

PH 6-17-21 THRIVE
MONTGOMERY 2050

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From: [Alexander Freedman <alexanderf@takomaparkmd.gov>](mailto:alexanderf@takomaparkmd.gov)
To: County.Council@montgomerycountymd.gov
Cc: [Suzanne Ludlow](#); [Jessica Clarke](#); [Kate Stewart](#); [Peter Kovar](#); [Cindy Dyballa](#); [Kacy Kostiuk](#); [Terry Seamens](#); [Jarrett Smith](#); [Talisha Searcy](#); [Rosalind Grigsby](#); [Afzal, Khalid](#)
Subject: Thrive Montgomery 2050 Letter of Support from the City of Takoma Park
Date: Thursday, June 10, 2021 1:03:42 PM
Attachments: [2021-06-09_City of Takoma Park Letter of Support Thrive Montgomery 2050.pdf](#)

Dear President Hucker and fellow Councilmembers,

5124042

Please find attached a letter in support of the latest draft of the Thrive Montgomery 2050 plan. The City is excited for the work that's been done and to continue working with County partners to pursue a more equitable and sustainable future for our community.

Thank you,
Alex

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Alexander Freedman
Planner | Planning and Development Services
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he, him, his

City of Takoma Park, Maryland

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Suzanne R. Ludlow, City Manager

June 9, 2021

Mr. Tom Hucker, President
and Members of the Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Dear President Hucker and Members of the County Council:

On behalf of the City of Takoma Park, I write to support the updated, proposed Thrive Montgomery 2050 Plan. Takoma Park shares the goals and vision of Thrive Montgomery 2050, which shifts the County's priorities away from car-oriented greenfield development and toward compact, walkable, transit-oriented, and mixed-use development and redevelopment. Thrive Montgomery also aligns with the City's priorities, particularly regarding climate, housing, and racial equity initiatives.

In Resolution 2019-15, Declaring a Climate Change Emergency, the City of Takoma Park calls on the county, state and federal governments "to take more aggressive action on climate change mitigation, adaptation and resiliency to move rapidly toward net zero GHG emissions, and the City will continue to advocate at all levels of government for adoption of policies to achieve these goals." The inclusion of goals for climate mitigation and adaptation throughout the proposed plan meet this challenge, and the City looks forward to the complementary implementation of Thrive Montgomery and the County's Climate Action Plan.

Thrive Montgomery's special focus on increasing affordability and attainability through the "expansion and diversification of our housing stock" in all parts of the County aligns with the City's hope that all aspects of the plan are implemented equitably throughout the County, as this will lead all municipalities to success. Takoma Park provides a disproportionate share of the County's affordable housing. The City recognizes the importance of creating more affordable and 'missing middle' housing as an important and necessary step to achieve housing goals and Complete Communities with greater density near transit. We appreciate that the Plan names the actions required to update County departmental policies and protocols to begin implementation. We hope that the County's Growth and Infrastructure Policy will continue to evolve in alignment with the goals of Thrive Montgomery.

The City appreciates the emphasis on transit and transportation alternatives, including bike and pedestrian infrastructure, and the transformation of major roadways into safe and attractive multi-modal boulevards, a goal the City identified in the Corridor Concept Plan for New Hampshire Avenue in 2008. We continue to advocate for Bus Rapid Transit on New Hampshire Avenue as an essential element of that transformation, as well as additional investment in all transit. We want to move away from continuing to plan for and fund more auto-oriented efforts. We also appreciate the incorporation of the goals of Vision Zero in the Plan.

The Plan highlights the need to coordinate with the State Highway Administration to achieve the shift from car-centric development patterns to improved multi-modal and transit options, and will benefit from the addition of more specific strategies to achieve this objective. The Plan also highlights the importance of coordination with surrounding jurisdictions to ensure project continuity, essential for municipalities like Takoma Park, which borders several jurisdictions. The City would like to see additional focus on how coordination between state and local partners will be operationalized. The success of the Plan will depend on reaching beyond the County boundaries.

In such an ambitious vision, we recognize the need for additional study and the development of metrics for many aspects of the plan, with particular emphasis on the measure and tracking of racial and climate equity goals. The divisive, living legacy of racist land use policies and future threats from a changing climate demand action from all of us. We appreciate the enumeration of possible metrics for evaluation listed through the Plan, and we continue to encourage the County to commit to regular evaluations of progress.

The Thrive Montgomery 2050 Plan is compatible with the work of the City of Takoma Park. We add our voices of support for the Plan and the commitment to create the future we need, and we look forward to cooperation on policies to implement the Plan in the future.

Sincerely,

Suzanne R. Ludlow

Suzanne R. Ludlow
City Manager

cc: Takoma Park City Council

PH 6-17-21 THRIVE
MONTGOMERY 2050

From: [Steven Kraft <stevenkraft85@gmail.com>](mailto:StevenKraft85@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, June 10, 2021 1:49:44 PM

5124046

Hello County Council Members,

My name is Steven Kraft and I am a resident of Montgomery County, in the Gaithersburg zip code. I have been a Montgomery County resident for over 20 years. My family moved here when I was in middle school, graduating from Tilden and then attending Walter Johnson, and then Montgomery College. I completed by BA at Towson University, then moved back to the county where I have lived and worked ever since. I am writing to you on behalf of myself in support of the Thrive 2050 plan. In particular, I support Thrive's plan to make the county more affordable and more inclusive by building more housing, focusing on walkable communities, and expanding methods of mass transit.

Montgomery County is expected to see a huge influx of people in the coming years. Already, housing prices in our county are unaffordable. If we are going to continue to grow as a county, and be inclusive, fight inequality, and provide jobs, we must follow through on Thrive's vision for walkable, mixed-income communities. In addition, our County is committed to fighting climate change and housing and transportation are enormous sources of CO2. Finally, the county also has a "Vision Zero" campaign to reduce traffic deaths, but the only true way to reduce traffic deaths is to reduce traffic. And the best way to do that is to provide people with walkable, and mass transit options.

In conclusion, I support the vision of Thrive 2050. I support building more housing, and housing options in Montgomery County, building walkable communities, expanding mass transit (including rail and Bus Rapid Transit), and being a welcoming county for ALL. The county has ambitions goals to combat climate change, reduce vehicle deaths, and grow. The only way to meet all those goals together, is by implementing Thrive 2050.

Thank you for your time,

Steven Kraft

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Steven Kraft
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https://www.linkedin.com/profile/public-profile-settings?trk=prof-edit-edit-public_profile

PH 6-17-21 THRIVE
MONTGOMERY 2050

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From: [Butchko, Dominic](#) on behalf of [Tibbitts, Dale](#)
To: [Hucker's Office, Councilmember](#); [Hucker, Thomas](#)
Cc: [County Council](#); [Singleton, Selena](#); [Michaelson, Marlene](#); [Kunes, Dave](#); [Drummer, Bob](#); [Howard, Craig](#); [Spielberg, Debbie](#); [Tibbitts, Dale](#); [Hartman, Ken](#); [Hudson, Barry](#); [Gyapong, Ohene](#); [#OMB.Admin](#); [Dunn, Pamela](#); [Anderson, Casey](#); ["Natali.Fani-Gonzalez@mncppc-mc.org"](#); ["gerald.cichy@mncppc-mc.org"](#); ["tina.patterson@mncppc-mc.org"](#); [partap.verma@mncppc-mc.org](#); ["gwen.wright@montgomeryplanning.org"](#); [Wellington, Meredith](#); [Iseli, Claire](#); [Ossont, Greg](#)
Subject: TRANSMITTAL: County Executive's Comments on Thrive Montgomery 2050 amendment to the General Plan
Date: Thursday, June 10, 2021 6:34:13 PM
Attachments: [County Executive's Comments on Thrive Montgomery 2050 amendment to the General Plan.pdf](#)

Dear Council President Hucker,

5124058

I am forwarding a copy of the County Executive's transmittal memorandum relating to County Executive's Comments on Thrive Montgomery 2050 amendment to the General Plan. Please see the attached documents being forwarded to you in place of the original.

Dominic J. Butchko
Senior Executive Administrative Aide
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Rockville, MD 20850
E-mail: dominic.butchko@montgomerycountymd.gov



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

June 10, 2021

TO: Tom Hucker, Council President

FROM: Marc Elrich, County Executive 

SUBJECT: County Executive's Comments on Thrive Montgomery 2050 amendment to the General Plan

Pursuant to Sec. 33A-7 of the Montgomery County Code, here are my comments on Thrive Montgomery 2050 amendment to the General Plan.¹

I. INTRODUCTION— Montgomery County residents are confused and inadequately informed about Thrive Montgomery 2050 and know little, if anything, about the Attainable Housing Strategies Initiative's complicated rezoning proposals that will make sweeping changes to their neighborhoods. I request that the Council separate the two projects and ask the Planning Board to stop work on elaborate rezoning proposals that would implement Thrive Montgomery before the plan has even been approved.

The Executive objected to the county's moving forward with Thrive Montgomery 2050 during an historic pandemic that overwhelmed government and residents with unceasing concerns about working and schooling while confined to home and experiencing economic hardship, business dislocations, and potential illness, and even death. These have not been circumstances in which our residents have had time to consider the first revision of the General Plan in 28 years, one that will shape the county's future development over the next 30 years.

Similarly, residents certainly are not able to understand and participate simultaneously in esoteric, elaborate rezoning proposals through an expedited, opaque Attainable Housing Strategies Initiative (AHSI) with an insider's group called the Housing Equity Advisory Team (HEAT), as described in detail below. The rezoning proposals are moving ahead even though the Thrive Montgomery 2050 principles that would justify these proposals have not yet been enacted or even considered by the County Council. In

¹ I am also attaching OMB's request, pursuant to Sec. 33A-7, for an Extension of Time for filing the Financial Impact Statement, as well as updating the Council president that the Executive branch will submit further technical comments from county agencies, prior to the Council's work sessions.

the meantime, hundreds of thousands of county homeowners have absolutely no idea what AHSI is, or what is about to happen to their properties in the next few months.

AHSI has already developed complex proposals to rezone large swaths of the entire county with different densities and housing types, and different rules for certain housing types for different locations. The new zoning proposals were presented for the first time on May 18 to HEAT.²

The Planning Department held four meetings with HEAT, and three meetings with the Community. HEAT's fourteen members³ were selected by the Planning Department to advise Planning on the AHSI. It appears that there was no public process or criteria for the selection. The names of the members are available in the meeting videos and in the PowerPoint for the new zoning proposal. There are no biographies, although the Planning Department and the members have mentioned generally HEAT members' occupations.⁴ Videos of the meetings are posted online, and as of Meeting #3, the general public could "attend" the meeting by sending a request to Planning beforehand. Participation was limited to sending in questions. Planning has also included the Chat discussions in most of the videos. Planning posted its written presentations, including the zoning proposal, with the video of the meeting.

The virtual Community meetings were accessed by signing up. Residents were able to speak directly to the Planning Staff and to each other. Planning didn't share its rezoning proposals directly with the community until the June 2nd Community meeting.⁵ There were, and are, virtual "Office Hours" where residents can ask questions.⁶ Unfortunately, attendance at, and viewing of these virtual meetings has not been robust.

The process allowed the HEAT members to have direct access to Planning Staff for the drafting of the zoning proposals and were asked their opinions on important decisions that were part of the Thrive review - for example, whether the new zoning rules would extend a half-mile or one mile from transit. It is

² <https://montgomeryplanning.org/wp-content/uploads/2021/05/HEAT-Meeting-4.pdf>

³ The members of HEAT are Dave Ager, Liz Brent, Karen Cordry, Amanda Farber, David Flanagan, Tracy Grisez, Ryan Hardy, Bill Kirwin, Gerrit Knapp, Cary Lamari, Jane Lyons, Damon Orobona, Sarah Reddinger, and Xiaochen Zhang.

⁴ <https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/housing-equity-advisory-team/>

Here's how the Planning department described HEAT:

As part of the [Attainable Housing Strategies Initiative](#), we created an external advisory team called the Housing Equity Advisory Team, or HEAT. The HEAT consists of county stakeholders that approach this issue from different perspectives. It includes developers (both for-profit and non-profit), a realtor, civic activists, housing activists, an economist and someone from the banking industry.

⁵ By then the proposals had already had some revisions, according to HEAT members.

⁶ There is no doubt that Planning staff has worked very hard to reach as many members of the community as possible. In fact, they are continuing to engage in community outreach through meetings and social media. The problem is that the outreach for AHSI only started at the beginning of March. During this time, communities were focused on understanding Thrive with the goal of participating at the County Council's Public Hearings on June 17 and 29. Residents have also been dealing with the unrolling of the vaccinations and the ever-changing school policies with regard to reopening this spring. As a result, AHSI has been under the radar.

important to note that some HEAT members are developers and real estate professionals who may benefit from the changes in the zoning.

In the meantime, there were different community participants at each of the sessions, and they did not receive the zonings proposals until more than two weeks after HEAT members had received them. Thus the process favored developers and supporters of the rezoning who successfully impacted the legislative recommendations. Despite their best efforts, Planning Staff was unable to achieve the broad community outreach that is necessary to allow informed input from a broad group of community stakeholders. The Planning Staff recommendations will be presented to the Planning Board in two weeks—and while Planning Staff continues to pursue other kinds of public outreach, the AHSI has so far accommodated insiders over the general public at a crucial point in the process.

I request that the Council separate the two projects and ask the Planning Board to stop work on proposals that would implement Thrive Montgomery before the plan has even been approved.

Once the General Plan is enacted after receiving a full vetting that a thirty-year plan deserves, the AHSI can be considered along with other strategies necessary to move the county forward. The parallel courses of the General Plan and the AHSI are not only confusing but suggest a predetermined outcome before the public has even been able to offer testimony about the Thrive plan. The situation is compounded by the tight and overlapping time frames for review of these two major land use proposals, with the Planning Board's review of the Attainable Housing Strategies Initiative sandwiched between the Council's two public hearing dates on Thrive.

II. THRIVE MONTGOMERY SHOULD ADDRESS THE COUNTY'S DYSFUNCTIONAL SYSTEM FOR DEVELOPMENT REVIEW.

The General Plan, until now referred to as the Wedges and Corridors Plan, is an important document that has guided the county's physical development since 1964.⁷ Its goal is to frame the county's built future and to embrace new, achievable concepts—bold ideas—that will better serve the county and the people who live here. These ideas may take a long time to reach fruition, but it is important that they be included: food for thought for our future.

Two bold ideas that came out of Wedges and Corridors and its amendments are the MPDU program—that originated in Montgomery County—and the Agricultural Reserve, which was an idea long before it became a reality. While both the 1964 General Plan and the 1969 Amendment⁸ supported the preservation of farmland, the Agricultural Reserve was not created until 1980.⁹

Thrive Montgomery should continue the tradition of bold, forward-looking ideas by including a recommendation for the county to study merging all functions of the development approval and permitting process under one agency.

The current system for development review is dysfunctional. The Executive Advisory Group's report, "An Economic Roadmap to Recovery and Long-Term Success", states, "The combination of a unique structure for real estate projects including an independent planning function and a separate County

⁷ <https://montgomeryplanning.org/planning/master-plan-list/general-plans/wedges-corridors-general-plan-1964/>

⁸ <https://montgomeryplanning.org/planning/master-plan-list/general-plans/updated-general-plan-1969/>

⁹ <https://montgomeryplanning.org/wp-content/uploads/2016/09/PreservationAgricultureRuralOpenSpaceFunctionalMasterPlan1980ocr300.pdf>

permitting process has created inefficiencies and frustrations.”¹⁰ Thrive should recommend that this “unique structure” be re-examined. It is off-putting to developers considering working in the County and to residents who must become mired in the complexities in order to have a voice. Fixing the approval and permitting process is essential. A more normative approval and permitting system will attract more developers, enhance competition, and lead to better community participation.

Thrive does not address these issues. Instead, it recommends adding workarounds to avoid the system entirely. **Planning’s proposal for by-right infill development relies on cookie cutter Pattern books to be used in every circumstance in every part of the county with no community input. It is a clumsy idea for a county of our size and maturity, seemingly intended to circumvent a development approval system badly in need of change.** We should find a better way, by adding reform of the development system to our policy goals for the next 30 years.

III. THE GENERAL PLAN MUST INCLUDE SUBSTANTIVE RECOMMENDATIONS FOR ECONOMIC DEVELOPMENT, ENVIRONMENTAL RESILIENCE, AND EQUITY THAT WILL BUILD ON THE COUNTY’S SUCCESSES AND ADDRESS ITS CHALLENGES.

The Planning Board draft focuses too much on national and international planning trends for Missing Middle Housing (MMH) and 15-minute living which is for cities. While it has been adopted by the Mayor of Paris, it isn’t suitable for a county encompassing 507 square miles. In fact, it glosses over the most pressing land use needs of Montgomery County over the next 30 years.¹¹ The draft presents many salient facts about the county—the lack of job growth over the last 10 years, the lack of diversity in some parts of the county, and the real harms from climate change that have already begun. But instead of recommending a comprehensive, fine-grained plan with a range of land use options, the Planning Board advocates MMH and Complete Communities as a one-size-fits-all plan for 32 activity centers and 11 corridors throughout the county.

Unfortunately, the county will not solve its economic development, environmental resilience, and Equity issues simply by rezoning most of the county’s residential zones—we tried that by rezoning our commercial areas with CR zones, with little success. Retrofitting with infill housing is very complex. Infill development must address not only the needs of new residents but also the needs of the existing community, environmental impacts, and potential displacement and gentrification. These complex planning issues are best done through small, context-sensitive plans, not through county-wide form based zoning with Pattern books. Washington, D.C.--with many of the same concerns—is beginning to use Small Area Planning (SAP) to achieve its goals.¹² We should, too.

A. Economic Development: The 1964 Wedges and Corridors Plan states that “Already urbanized areas should be encouraged to develop to their fullest capacity.”⁸ The county should affirm this recommendation and prioritize economic development that will bring jobs to our large urban centers like White Flint and Silver Spring.

¹⁰ https://www.montgomerycountymd.gov/OPI/Resources/Files/2020/EAG_Roadmap_11-2020.pdf, p. 7.

¹¹ The draft glosses over the county’s land use needs in two ways: 1) the narrative is much broader than the recommendations; and 2) even where there are recommendations, many of them are vague and generic, almost an aside to the main topic of urbanizing the county through Complete Communities.

¹² https://www.washingtonpost.com/opinions/local-opinions/mary-cheh-gentrification-dc-comprehensive-plan/2021/03/11/c0f1d58a-802f-11eb-ac37-4383f7709abe_story.html

These urban centers are the county's economic engine. The county's first priority must be to bring jobs that will lead to the completion and revitalization of our large centers where we have high-quality transit. Thrive's recommendations to spread our limited CIP funds over 32 centers of activity and 11 corridors is contrary to what should be the #1 priority.

That's why I have proposed, and this Council has supported, a pandemic center in White Flint. And this is just a start. Recent reports by the Planning Department confirm this, raising red flags about White Flint¹³ and Silver Spring.¹⁴

1. Low levels of job growth in Montgomery County are presenting the principal challenge to housing projects moving forward in White Flint.

The Planning Department's excellent study, *Advancing the Pike District*, paints a picture of what needs to happen in White Flint. It has staging capacity under the White Flint Sector Plan and there are large undeveloped parcels that could develop quickly if market conditions change. The report, however, makes clear that one of the principal reasons that White Flint development is stalled is the lack of job growth that has depressed the formation of new households. "Developers interviewed cited the low levels of job growth, the resulting slow pace of household formation and reduced demand for new apartments in the Pike District, as the principal challenges limiting their ability to advance new projects." p. 11

2. Silver Spring Downtown, not the Adjacent Communities, needs the county's full attention.

In preparation for the Silver Spring Downtown and Adjacent Communities Master Plan, Planning Staff with the help of the consultant Partners for Economic Solutions (PES) prepared a market study for the downtown Silver Spring retail and office market. The findings of the study are attention-grabbing:

- a. Office: "Currently, 18 percent of office space in downtown Silver Spring is vacant, sharply up since Discovery Communication's decision to relocate...." At the average pace of absorption between 2010 and 2020, even though 2018 was a very good year, it would take 53 years for office vacancy to decline to 9%.
- b. Retail: "PES estimates that 11% of retail space is vacant and that at the average pace of a absorption from 2017 to 2019 it could take 7 to 8 years for vacancy to fall to a healthier 5 per cent level."

The consultants recommended that the County provide incentives, an active recruitment of tenants, and a focused marketing and management plan. They also predicted that some offices would be converted to residences.

These concerns must be addressed as soon as possible, while also pressing forward with White Oak, Wheaton, and the redevelopment of office parks. Bethesda, too, must have the resources to stay competitive. We must focus on job growth in our large centers with high quality transit and not disperse employment throughout the county.

B. Environmental Resilience— The absence of *direct* recommendations related to environmental resilience is glaring. A new chapter, drawing on the substantive staff

¹³ <https://montgomeryplanning.org/planning/communities/midcounty/white-flint/advancing-the-pike-district/>

¹⁴ https://montgomeryplanning.org/wp-content/uploads/2020/12/Development-Trends-Report_FINAL_HR.pdf

recommendations in the *Healthy and Sustainable Solutions* chapter in the Public Hearing Draft, along with DEP recommendations, should be included in the General Plan.

- 1. While environmental issues such as energy efficient buildings, modern/enhanced stormwater management and others are mentioned throughout the draft, they are mostly *implied* as opposed to being *explicit*. Similarly, most of the environmental recommendations are *indirect* and flow from the thrust of the draft - “urbanism,” compact development, infill, complete communities. The Planning Board draft appears to assume that urbanism by itself is sufficient to address our environmental challenges. It is not.**

There may be significant environmental benefits associated with urbanism, such as shorter and fewer vehicle trips, although achieving this result may be more difficult in a large county, as opposed to a city. However, the plan must include actions that are restorative and regenerative as opposed to simply doing less harm by “minimizing the negative externalities associated with the development of land and intensification of its uses...”¹⁵

The General Plan should include substantive and *direct* actions to require state-of-the-art energy efficiency in new buildings, and modern/enhanced stormwater management--**including recommendations to address the repeated concentration of stormwater management waivers in certain areas of the county.**

The plan should also include substantive and *direct* actions that increase green space, forested area, and tree canopy; support regenerative agriculture; enhance pollination and biodiversity; facilitate distributed energy; battery storage and grid modernization; and better facilitate composting/food waste recovery and other circular economy solutions.

- 2. Montgomery County is already experiencing the impacts from climate change. These will only get worse. The General Plan should include specific recommendations related to enhancing resilience.**

There should be explicit actions to address supply chain and utility service disruptions such as the creation of resilience hubs, innovative food security strategies such as more widespread community gardens and “edible forests” and import-substitution strategies to build greater economic self-sufficiency.

- 3. The county must reaffirm its unconditional support for the Agricultural Reserve and reject the Planning Board’s attempts to weaken the Reserve by no longer supporting farming as the preferred use in the Reserve.**

The Planning Board draft recommends that the county “...manage the areas designated within the footprint [of the Reserve] for a rural pattern of development for the benefit of the entire county.” The draft retreats from the support of farming as the preferred use in the Reserve, instead supporting the economic viability of farming and policies to “facilitate a broad range of outdoor recreation and tourism...” p. 20

¹⁵ Planning Board draft, p. 132.

The General Plan must reaffirm the county's commitment to the Agricultural Reserve, and to the 1980 Preservation of Agriculture and Rural Open Space, Functional Master Plan as it did in the 1993 General Plan Refinement.¹⁶

C. Equity—The Planning Board should have paused the Plan when it learned through its own housing study for the Silver Spring Downtown and Adjacent Communities Master Plan that the MMH housing it was proposing was not affordable to Equity groups in the very locations where racial and income diversity were desired. The high cost and high profits of the new housing¹⁷ raise the specter of displacement and gentrification in Wheaton, Silver Spring, and other communities. Thrive must include safeguards against these unintended consequences, as well as many more housing strategies that right now are no more than a line on a page in the Planning Board draft. At a minimum, these strategies should be given equal weight with market rate housing. Finally, new housing should be located near high-quality transit, with the first priority being housing for those with the greatest need.

- 1. The Planning Board errs by focusing on the housing type as the Equity solution, rather than the housing cost.**

The Planning Board's type is unmoored from the price—the affordability--of the housing type. This is because the Planning Board draft's recommendations for MMH were made before the Planning Board had any sense of the relative cost of the new housing types, or their feasibility. But now we do.

The Planning Department's Silver Spring Missing Middle Housing Study found that no MMH types were feasible in downtown Silver Spring except for dense and moderate townhouses that cost \$715,000 and \$855,000, respectively. Similarly, an EYA-built 1500sf triplex on an R-60 lot in the Town of Chevy Chase, would, according to EYA, cost \$875,000!¹⁸

Contrast this to the Planning Board draft's graph of median incomes—Blacks and African Americans and Hispanics have a median income ranging from \$72,000-\$76,000.¹⁹ That income is enough to purchase a home costing \$300,000. Clearly, the county must do more than MMH/Attainable Housing in order to assure Equity in housing.

- 2. The Planning Department was supposed to define Attainable Housing through the AHSI, but so far there is no clear definition. This definition is essential, as is an understanding of the levels of income that will be needed to purchase new market rate housing.**

Right now, there is a complete disconnect between the asserted objective and the reality of who could purchase the new housing.

¹⁶ <https://montgomeryplanning.org/wp-content/uploads/2017/10/GeneralPlanRefinement1993ocr.pdf>, p. 33.

¹⁷ See EYA presentation cited in footnote 19.

¹⁸ <https://drive.google.com/file/d/1FMao-BHI69m21Xla502LgiNWigHYcDhS/view>

¹⁹ <https://montgomeryplanning.org/wp-content/uploads/2021/04/Thrive-Planning-Board-Draft-web.pdf>, p. 14.

3. **Here are multiple, interlocking strategies to make the necessary connections between objectives and costs, and achieve Equity in housing, defined as “the integration of neighborhoods by race and income,”²⁰ with priority for those with the greatest need:**
 - a. **Preserve Naturally Occurring Affordable Housing (NOAH)** as a stated goal for all Plans, as discussed in the Planning Board Preservation of Affordable Housing Study of 2020²¹ and the Planning Board Thrive Public Hearing Draft of October 2020.²² Without effective preservation, the Study predicts that the county will lose between 7,000 and 11,000 housing of 25,900 existing units by 2030. As part of preservation, **the county should discourage teardowns.**
 - b. **Establish a Policy of No Net Loss of market and restricted affordable housing in any redevelopment — ensuring equal numbers and sizes of affordable units, rather than the Planning Board draft language of “refine regulatory tools and financial incentives...without erecting disincentives for the construction of additional units.”²³**
 - i. In order to minimize displacement of people of color and lower income households, the General Plan must state a clear policy objective, as was included in the Public Hearing Draft as part of Goal 5.5.
 - ii. Examples of workable approaches include the Halpine View property in the Veirs Mill Corridor Master Plan²⁴ and Fairfax County’s endorsement of a Preservation and No Net Loss Program in April 2021 for inclusion in its Consolidated Plan.
 - c. **Adopt policies for Rent Stabilization.** This tool of land use planning was recommended in the Affordable Housing Preservation Study, p. 16, and identified as a need in the Planning Board Thrive Public Hearing Draft Goal 5.5, as a way to maintain mixed income communities and minimizing displacement.
 - d. **Modify the MPDU policy to increase the numbers and level of affordability of units.** Increasing the numbers of MPDUs required is consistent with the Public Hearing Draft Goal 5.3 and the Planning Board’s 2020 Housing Needs Assessment. In addition, the Council of Governments (COG) Housing Goals define the County’s need for at least 25% and as much as 50% of new units made affordable at lower income; these goals cannot depend on public subsidy alone. The Planning Board Draft language does not establish a goal of increasing MPDUs, recommending only that the county “calibrate the applicability of the MPDU program ... to provide units appropriate for income levels ranging from deeply affordable to workforce.” This is not enough.
 - e. **Revise and strengthen the Planning Board draft’s statement with respect to housing dedicated to special needs populations across all communities, including people**

²⁰ Ibid. p.

²¹ <https://montgomeryplanning.org/wp-content/uploads/2020/11/200914-Montgomery-County-Preservation-Study.pdf>

²² <https://montgomeryplanning.org/wp-content/uploads/2020/10/Public-Hearing-Draft-Plan-Thrive-Montgomery-2050-final-10-5.pdf>

²³

²⁴ <https://montgomeryplanning.org/wp-content/uploads/2020/01/Veirs-Mill-Corridor-Master-Plan-Approved-and-Adopted-WEB.pdf>, p. 101

transitioning from homelessness, those with disabilities, and the elderly. The draft states the goal of integrating these populations into attainable housing; the goal must be to integrate these populations into suitable housing of any kind, including housing for limited incomes.

- f. **Use SAP—Small Area Planning**—in our mature communities near transit to assure that we minimize the unintended consequences of new development—displacement and gentrification caused by loss of affordable housing.
- g. **Identify suitable tracts of land for development throughout the county**, as was done in the Centers and Boulevards Study, 2006.²⁵ Identifying larger parcels—3 to 5 acres—would allow excellent planned development with economies of scale.

IV. Transportation-- The Public Hearing draft's Goal 7.1 recommended that growth be focused on infill development and redevelopment concentrated around rail and BRT, but the Planning Board removed the transit underpinning. The General Plan should return to the Public Hearing draft's recommendation.

A. The Planning Board's recommendation to designate communities with limited public transit for urbanization with MMH is a new form of sprawl.

The Public Hearing draft recommended that Complete Communities with infill development be located around rail and BRT in Goal 7.1. The Planning Board, however, removed the transit element.²⁶ The current draft recommends MMH and Complete Communities in 32 centers of activity and 11 corridors dispersed throughout the county, including some centers served by only infrequent bus service.²⁷ By adding remote centers with inadequate transit located in areas not designated for intense growth,²⁸ the Planning Board encourages more driving with more Vehicle Miles Traveled (VMTs). The General Plan should return to the recommendation for transit in the Public Hearing draft.

B. The Planning Board draft needs to establish a narrative to explain how the county will transition in the next 30 years from its current level of auto use to biking, rolling, and walking either as independent trips or as a means of getting to transit.

In these uncertain times, the Transportation chapter envisions that Montgomery County will be able to add infrastructure for biking, rolling, and walking that will encourage the use of transit, thus allowing a reduction of the current number of car lanes and the narrowing of the streets in our centers of activity to increase walkability. I welcome that outcome, but the draft plan simply jumps from the present to the Plan's desired outcome, without explaining interim steps. That needs to be done.

C. I support the Planning Board draft's recommendation that no more highways be built and would add the recommendation to remove M-83 from the Master Plan of Highways.

²⁵ http://montgomeryplanning.org/strategic_planning/centers/Framework_Report_Final.pdf Executive Staff has not been able to find a copy of the final report, or the list of properties that the report identified.

²⁶ Comments of Chair Casey Anderson at meeting with Montgomery for All members on March 25, 2021.

Montgomery for All is an organization that supports Thrive, created by Jane Lyons of Coalition for Smarter Growth.

²⁷ See the list of centers on page 31 of the Planning Board draft.

²⁸ See the Growth Areas in the schematic map on p. 31 of the Planning Board draft.

V. Parks—This new chapter²⁹ recommends that urban parks receive priority without analyzing how this recommendation squares with the 2017 Park, Recreation, and Open Space (PROS) Plan.³⁰ The General Plan should contain a recommendation that the Planning Board shall develop criteria for balancing the competing park needs in the urban areas and surrounding neighborhoods.

A. The Planning Board draft should be revised to include a broader discussion and understanding of general park needs, not just urban parks. That discussion should include a recommendation that Parks establish and follow objective criteria for park selection.

The Planning Board draft has no discussion of the 2017 PROS Plan and relies on the 2018 Energizing Public Spaces Functional Master Plan (EPS) as the policy basis for its recommendations. The PROS plan establishes a hierarchy of park needs based on resident surveys. In 2017 “residents ranked trails, natural space, wildlife habitat, and nature recreation as the top three (sic) priorities for parks, across a variety of demographic segments.”³¹ This, and other PROS findings, need to be rationalized with the Planning Board’s recommendation to prioritize urban parks.

The need for objective criteria for park selection is highlighted by the Planning Board’s recent approval of a dog park in the heavily used Norwood Park. The Board approved the dog park without any analysis of the impact of the dog park on the existing uses: the toddler playground, free play area, and permitted ballfields, even though under Park standards the dog park was too close to the surrounding homes.

B. The General Plan must clearly convey that the existence and careful stewardship of park land is in no way a substitute for county-wide policies that foster sustainability and environmental resilience throughout the entire county.

The removal of the chapter on the environment and its recommendations, and then the addition of a long discussion of Parks’ dedication to Environmental Stewardship in the new Parks chapter is confusing.³² The Parks chapter should be clarified to show that the county understands that its environmental responsibilities go far beyond taking good care of its parks. This is particularly important, because in the 1964 and 1969 Wedges and Corridors plans, before the federal government passed landmark environmental legislation, “environment” was a general word that included conservation, natural resources, and many other concepts.³³ In the 1993 Refinement, the General Plan sets out a new definition of the environment grounded in the federal legislation, and an increased understanding of the environmental context in which land use decisions are made.³⁴

C. Finally, the Planning Board draft should delete its suggestion that “conservation-oriented parks” would be improved if there were better access in the park for bicyclists, walkers and transit users.³⁵

Conservation parks are for the preservation of nature, and access to a conservation park is achieved with natural trails for hiking. It is contrary to principles of conservation to open these parks potentially to bike

²⁹ The Public Hearing draft did not have a chapter on Parks.

³⁰ <https://www.montgomeryparks.org/uploads/2018/06/508-2017.PROS-COMplete.pdf>

³¹ PROS Plan, p. 6.

³² Planning Board draft, pgs. 115, 122, 1124

³³ https://montgomeryplanning.org/community/general_plans/wedges_corridors/part1-3.pdf, p. 44

³⁴ <https://montgomeryplanning.org/planning/master-plan-list/general-plans/general-plan-refinement-goals-amp-objectives-1993/> pgs. 66-68

³⁵ Planning Board draft, p. 115.

trails and pedestrian paths, and as routes for transit users. That is the function of urban parks, like the Western Grove Urban Park, with its hard surface, impervious path that encourages walking to the Friendship Heights Metro.

VI. The AHSP's zoning proposal must contain clear parameters to assure context sensitive planning, the active participation of the community, and sound planning principles.

A. Zoning changes in the R-40, 60, 90, and 200 residential zones may be done only through the master plan process, and any rezoning must be recommended in an approved and adopted master plan.

B. Where proposed zoning changes raise issues of gentrification, loss of NOAH, and/or environmental degradation, the master plan process shall include Small Area Planning (SAP).

C. Require Site Plan for infill development in both the single-family neighborhoods and the denser development in the corridors.

D. Retain compatibility standards. The concept of compatibility is a foundation of our zoning code, part of the DNA of county planning, and must be retained. Form based zoning may work well for large projects on open land where the planner has control of the relationships between all of units. It is not a substitute for compatibility for infill projects in established neighborhoods, or dense projects along our corridors.

CC: Marlene Michaelson, Executive Director, County Council
Pamela Dunn, Senior Legislative Analyst
Casey Anderson, Planning Board Chair
Natali Fani-Gonzalez, Planning Board Member
Gerald Cichy, Planning Board Member
Tina Patterson, Planning Board Member
Partap Verma, Planning Board Member
Gwen Wright, Director of Planning

Attachments: Extension Request



OFFICE OF MANAGEMENT AND BUDGET

Marc Elrich
County Executive

Jennifer Bryant
Director

M E M O R A N D U M

June 09, 2021

TO: Tom Hucker, President, County Council

FROM: Jennifer Bryant, Director, Office of Management and Budget 

SUBJECT: Extension Request: Fiscal Impact Statement for Thrive Montgomery 2050
Planning Board Draft, April 2021

As required by Section 33A-7 of the County Code, we are informing you that transmittal of the Fiscal Impact Statement for the above referenced General Plan, Thrive Montgomery 2050, will be delayed because additional time is needed to coordinate with the affected departments, collect information, and complete our analysis. We will transmit the statement no later than Friday, June 25, 2021.

JB:ps

cc: Claire Iseli, Special Assistant to the County Executive
Debbie Spielberg, Special Assistant to the County Executive
Dale Tibbitts, Special Assistant to the County Executive
Dominic Butchko, Office of the County Executive
Barry Hudson, Director, Public Information Office
Meredith Wellington, Office of the County Executive
Mary Beck, Office of Management and Budget
Pofen Salem, Office of Management and Budget
Chrissy Mireles, Office of Management and Budget

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Maureen Blassou <maureenblassou@gmail.com>](mailto:Maureen.Blassou@gmail.com)
To: County.Council@montgomerycountymd.gov
Cc: aspenhillcivicasociation@outlook.com; aspenhilladvocates@gmail.com; AspenHill.President@gmail.com
Subject: WHAT'S THE RUSH?
Date: Friday, June 11, 2021 8:42:32 AM

5124066

Dear County Council Members,

What is the rush?

Why are you in such a hurry to approve Thrive 2050, the general development and leading policy planning document that will impact the county for the next 30 years as we are emerging from a once-in-a-century pandemic whose impacts on every aspect covered in the plan have not yet been studied?

Why are you instructing the Planning Board to prepare major re-zoning amendments BEFORE THRIVE 2050 is even adopted, including pursuing an "Attainable Housing Strategy" is neither attainable nor equitable?

Why are you marginalizing tax-paying voters who own the homes and live in the impacted communities while taking guidance from developers whose raison d'etre is to maximize profits? Has there ever been such a massive transfer of decision-making power from voters and other community residents to developers in the history of Montgomery County?

I humbly request that the Council extend the public consultation period through the summer. The Covid-19 lockdown ended only two weeks ago. Many MoCo residents do not even know what THRIVE 2050 is. They have been focused on surviving the pandemic.

Give the impacted county residents and communities the time to participate, including in person at the County Council meeting when in-person meetings resume in the fall.

With sincere concern for my community,

Maureen Blassou

From: [Jane Salzano](mailto:Jane_Salzano@montgomerycountymd.gov)[Jane Salzano <janesalzano@gmail.com>](mailto:janesalzano@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Fwd: ASPEN HILL ADVOCATES TESTIMONY.
Date: JUNE 17 Friday, June 11, 2021 12:57:30 PM

5124076

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

From: **Jane Salzano** <janesalzano@gmail.com>
Date: Thu, Jun 10, 2021 at 4:53 PM
Subject: ASPEN HILL ADVOCATES TESTIMONY. JUNE 17
To: <countycouncil@montgomerycountymd.gov>,
<councilm.katz@montgomerycountycouncil.gov>

Jane Ford Salzano
President, Aspen Hill Advocates
14558 Kelmscot Drive
Silver Spring, MD 20906
June 10, 2021

Councilmembers,

Members of the Aspen Hill Advocates urgently request that you delay consideration of Thrive Montgomery 2050, Missing Middle Housing, and Attainable Housing until the fall. Our residents have just emerged from a long period of isolation, many have not yet heard about these initiatives. Our question is - What's the Rush? We need time to understand the implications of this potential legislation.

We are extremely concerned about the possible effects such as more crowded streets as parking is removed or minimized, the effect on already overcrowded schools, and flooding of streams as permeable areas are covered.

Our rights to participate in developing master plans for our neighborhoods seem to be evaporating, replaced by developers having the "right" to build 4 story buildings in our backyards with no local input.

Again, What's the Rush? Please delay this process until the fall so our citizens can learn about, discuss with each other, and then have the opportunity to testify before you in person.

Impersonal Zoom meetings do not satisfy your constituents.

Sincerely,

Jane Ford Salzano

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Joan Cohen <joan.cohen86@gmail.com>](mailto:joan.cohen86@gmail.com)
To: County.Council@montgomerycountymd.gov
Cc: [Aspen Association](#); aspenhilladvocates@gmail.com
Subject: Written testimony for Public Hearing on Thrive Montgomery 2050 on June 17, 2021
Date: Friday, June 11, 2021 10:55:36 PM

5124093

Honorable Councilmembers:

Thrive Montgomery 2050 has not been properly publicized to County residents, nor is it appropriate to create programs and policies that support Thrive's initiatives and long term goals prior to Thrive's formal vetting and approvals. Where are the ethics in such County shenanigans!?!

Attainable housing by Planning Board admittance will NOT be affordable based upon location; current construction and labor costs; and the current market. HEAT includes participants who will directly benefit from the proposed housing plans.

County residents have been literally fighting for their physical, medical, and financial lives for over a year. Most are not only unaware of the impact of Attainable/Missing Middle Housing; but at this point are too stressed and distracted to care. Your timing is perfect to please the developers who have supported your candidacy and political well-being in the past. Your timing is perilous for the residents living in the designated growth sectors.

What's the hurry? Is it beneficial to your political lives to cram this neighborhood tragic strategy without adequately hearing from or consulting with the residents it will surely impact? Many of the single-family homes located in the residential neighborhoods impacted by the costly townhomes and multiple dwelling units described ARE LESS EXPENSIVE in the current market THAN THE NEW CONSTRUCTIONS YOU ARE SUPPORTING! Where's the logic in your plan? How will what you propose enhance equity and ownership?

There is no justification for pushing such high stake changes through at this time in the County's pandemic, financial, academic, medical, and financially tumultuous time. Where is the concern for MC citizens you professed so loudly when you ran for the council member position?

You should be ashamed! Rest assured, the few of us who are aware of this travesty will do everything possible to stop this sham in its tracks and encourage enough time for residents to completely understand the future of their neighborhoods and their County.

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Jane Lyons](mailto:jane@smartergrowth.net)[Jane Lyons](mailto:jane@smartergrowth.net) <jane@smartergrowth.net>County.Council@montgomerycountymd.gov; [Albornoz's Office, Councilmember](#); [Riemer's Office, Councilmember](#); [Glass's Office, Councilmember](#); [Jawando's Office, Councilmember](#); [Friedson's Office, Councilmember](#); councilmember.katz@montgomerycountymd.gov; [Rice's Office, Councilmember](#); [Navarro's Office, Councilmember](#); [Hucker's Office, Councilmember](#)
To: [Afzal, Khalid](#); [Atwal, Upneet S.](#); [MCP-Chair](#); [Anderson, Casey](#); [Verma, Partap](#); [Patterson, Tina](#); [Cichy, Gerald](#); [Fani-Gonzalez, Natali](#); [Govoni, Lisa](#); [Wright, Gwen](#)
Cc: CSG's Thrive 2050 Testimony
Subject: Monday, June 14, 2021 8:57:22 AM
Date: [2021.06.14 CSG Testimony on Thrive 2050 to County Council - Unabridged - Final.pdf](#) 5124119
Attachments:

Good morning,

Please find attached the Coalition for Smarter Growth's written testimony on Thrive Montgomery 2050 in advance of the June 17th public hearing before the County Council.

Thank you,
Jane

--

Jane Lyons (she/her) | Maryland Advocacy Manager
Coalition for Smarter Growth
P.O. Box 73282, 2000 14th St NW
Washington, DC 20009
(410) 474-0741 | jane@smartergrowth.net
Your gift helps keep CSG's advocacy going! [Donate today!](#)

June 15, 2021

Montgomery County Council
Council Office Building
100 Maryland Ave, 6th Floor
Rockville, MD 20850

Thrive Montgomery 2050 (Support)

Testimony for June 17, 2021

Jane Lyons, Maryland Advocacy Manager

Thank you, Council President Hucker and councilmembers, for the opportunity to comment on the county's new general plan, Thrive Montgomery 2050. Please accept this testimony on behalf of the Coalition for Smarter Growth, the leading organization advocating for walkable, inclusive, transit-oriented communities as the most sustainable and equitable way for the DC region to grow and provide opportunities for all.

We strongly support the Planning Board's draft of Thrive 2050, although we urge you to further strengthen certain areas, as detailed below. Thrive creates a vital blueprint for a county that is more affordable, walkable, prosperous, resilient, and racially and economically integrated, and recognizes that the best way to achieve that vision is through embracing the principles of inclusive smart growth, urbanism, and equitable transit-oriented development.

Thrive 2050 provides a framework for Montgomery County's planning to respond to the times and use growth as a tool to meet our collective goals and improve everyone's quality of life. This is an opportunity to jumpstart our economy; to allow more people to decrease their carbon footprints by expanding housing opportunities in our many walkable, amenity-rich neighborhoods; to respond to changing demographics by making it easier for older people to age-in-place and households to downsize; and to undo our entrenched racial and economic segregation.

The fingerprints of the original *On Wedges & Corridors* plan can be seen in every land use, transportation, and housing decision in Montgomery County since 1969, for better or worse. For example, the fact that US-29 was not included as a growth corridor and no east-west corridors were selected as growth corridors exacerbated our stark east-west divide.

Similarly, the decisions you will make in this document will have generational implications for how we live, work, and play. The world in 2050 will be very different no matter what — the question is whether we allow our communities to evolve in order to preserve what we value the most: diversity, sustainability, affordability, prosperity, equity, and social mobility.

We present the following recommendations for your consideration:

General Comments

- **Prioritize eliminating racial and economic segregation**

Montgomery County is incredibly diverse, but its communities are largely segregated by race and income. We are excited by the existing language in support of breaking down invisible walls between different areas of the county, but this could be an even more explicit goal that is prioritized throughout the document.

- **Integrate with the county's Climate Action Plan**

The county's draft Climate Action Plan, although it does not discuss land use, identifies the climate impacts that put Montgomery County at the highest risk, including extreme heat, drought, extreme precipitation, and high winds. Thrive's land use policies are critical to addressing climate change, and in addition Thrive should further emphasize the importance of:

- Tree canopy expansion and other heat reduction tactics;
- Community networks to check on the elderly and other vulnerable residents during heat waves and other extreme weather events;
- Stormwater management and flood protection;
- Improving and expanding public transit options; and
- Additional climate resilience in the county's buildings, transportation system, utilities, agricultural land, parks, wetlands, and trees.

1- Introduction

- **Explain why we're anticipating growth**

Most of this plan is predicated on the fact that Montgomery County is projected to add approximately 200,000 people over the next 30 years. When hearing this, many residents ask why we have to accommodate such growth and cannot simply keep the population as-is. Thrive must have a stronger explanation as to why this growth is anticipated and why growth in walkable, transit-oriented communities is an opportunity to jumpstart the county's economy and reduce regional greenhouse gas emissions.

2 - Compact Growth

- **Focus primarily on centers, as well as corridors**

We are excited by the new attention given to corridor-focused growth, especially previously disinvested corridors. However, the primary emphasis should continue to be

on activity centers. Strong urban centers with clustered destinations are what make urban geometry work. To this end, we recommend the following line edits:

- Page 32: “Promote and prioritize public investments in infrastructure in activity centers and along growth corridors...”
- Page 32: “Establish high-quality transit infrastructure in activity centers and along growth corridors...”
- Page 32: “Leverage federal, state and local incentive programs, publicly owned land and land investment opportunities for ~~corridor~~ infill development.”
- Page 39: “Amount of infill development/redevelopment in activity centers and along major corridors”
- Page 39: “Proportion of new population, employment and housing within a mile (or half-mile) of activity centers and priority corridors”
- Page 39: “Public and private investment in infrastructure, services, and amenities in activity centers and along corridors...”

- **Refine the growth diagram**

Images are powerful, so we are glad to see Thrive’s land use vision mapped. Generally, we believe the approach used by the Planning Board is sufficient, with some minor revisions:

- The growth corridors should be listed in the map’s key.
- Change the name of the lightest blue area from “Corridor-Focused Growth” to “Infill Growth.”
- We are concerned about listing VIVA White Oak / FDA as a large activity center, given the absence of high-capacity transit access. All other large activity centers are supported by a Metrorail station.
- We were surprised not to see Takoma Park listed as an activity center. Given Takoma Park’s high quality transit infrastructure and central location next to Washington, DC, Takoma Park should be listed as a large activity center.
- Similarly, Long Branch, Takoma-Langlely Crossroads, Lyttonsville, and the Connecticut Avenue Purple Line station area should all be listed as medium activity centers, given their proximity to jobs, transit, and amenities.

- **Explain large, medium, smaller activity centers and villages and neighborhood centers.**

Certain areas of the county are identified as either large, medium, smaller activity centers or villages and neighborhood centers without any explanation as to what these different development scales are intended to be. Broad examples, including pictures, of these categorizations will be critical for future master planning.

- **Strengthen the Agricultural Reserve for the 21st century**

The Agricultural Reserve can and should be a source of local food; a place for sustainable recreation; and a means to protect forests, natural areas, and watersheds. The reserve should continue to serve our environmental interests, while benefiting the landowners and community members at-large. Thrive should provide a more clear vision for how to accomplish this.

3 - Complete Communities

- **Defining complete communities**

A complete community is defined broadly in this draft as having a mix of housing, retail, amenities, and services. While this is true in the broadest sense, we believe it would be useful for future planning to further describe uses that are especially important, such as a diversity of housing price points, grocery stores, health care, and green space. No community should be considered “complete” if it is unattainable for those with low or moderate incomes to live there.

4 - Design, Arts, and Culture

No comments.

5 - Transportation and Communication Networks

- **Mention parking minimums**

Eliminating parking minimums in downtowns, town centers, rail and BRT corridors and adjacent communities is mentioned on page 10 of the draft actions document, but should also be mentioned on page 80 of the draft plan. We recommend: “Manage parking efficiently by charging market rates and reducing the supply of public and private parking, including by eliminating parking minimums for new development projects.”

- **Prioritize frequent, reliable transit in capital budgets, as well as local street connections**

The draft states on page 84 that the addition of local street connections should be a top priority in both capital budgets and development review. If this priority is going to be explicitly mentioned, then funding frequent, reliable transit service in both the capital and operating budget should be mentioned as well. We must also ensure that new local street connections are complete streets and don’t further entrench our reliance on private vehicles.

- **Plan for electric cars**

There is no discussion of the role of electric vehicles in either the draft plan or draft actions plan. Although shifting to electric vehicles will not change land use or the need to reduce and shorten vehicle trips, we must transition to EVs to eliminate greenhouse gas emissions from transportation, which will require infrastructure upgrades and investments, like charging infrastructure for multi-family housing, that should be incorporated into Thrive.

- **Refine measures of success:**

We recommend adding the following metrics: jobs accessible by transit (up), amenities accessible by transit (up), average commute times (down), average transit commute time (down), average transit trip time (down), and difference between average car commute/trip time and average transit commute/trip time (down).

6 - Affordable and Attainable Housing

- **Create a stronger vision for economically and racially diverse neighborhoods**

While this chapter does discuss this goal, we believe it needs to be more of a priority. If economically and racially diverse neighborhoods were a primary goal, the subsequent policies would more deeply discuss targeting higher income areas with more housing, including subsidized housing. Furthermore, Thrive 2050 should recommit the county to subsidized housing being mixed income. This was not always the case in the affordable housing industry and exacerbated segregation.

- **Amplify the need for housing those with the lowest incomes**

The chapter is called “Affordable & Attainable Housing: More of Everything,” but spends most of the text explaining the need for more market rate housing and diverse housing types. While this is correct and we are grateful for this focus, we would like to see the chapter go into more detail about the housing needs of those who the market is very likely to still leave cost burdened. To serve those of the lowest incomes, the county will need to beef up its existing affordable housing programs and think more boldly and creatively about new programs.

- **Don’t leave out tenant rights**

Earlier drafts of Thrive 2050 had strong language declaring that housing is a human right — that language has since been deleted. We urge you to add it back in, and the ensuing importance of strong tenant rights and protections. The county must ensure that all households have safe, healthy housing that meets their needs and are not left behind by land use changes that result in higher property values and increased rents.

- **Think carefully about incentives**

We support public incentives for desirable, transit-oriented development and subsidized, income-restricted housing. However, financial incentives, especially for market-rate development, should be carefully considered. Thus, we recommend the following edit on page 99: “Provide ~~financial incentives such as Payment in Lieu of Taxes~~ to boost housing production for market rate and affordable housing, especially near transit and in Complete Communities.” Non-financial incentives can include adjustments in the development approval process.

7 - Parks and Recreation

- **Consider the natural environment beyond parks**

The original working draft included a “Healthy and Sustainable Environment” chapter that discussed parks, but also a range of other environmental topics. In the final Planning Board draft, those issues were integrated into some of the other chapters, but others were left out or not given due attention. We believe this current draft chapter could be adapted to re-incorporate some of those important ideas. The county needs a vision for the natural environment outside of parks that will be preserved through the application of urbanism, as detailed in the compact growth chapter.

Thinking beyond parks would also allow for the inclusion of stronger climate resilience, mitigation, and adaptation policies, such as related to renewable energy siting, stormwater management, heat mitigation, energy efficient buildings, and forest protection, as well as providing a 21st century vision for the Agricultural Reserve.

8 - Conclusion

- **Commit to evaluating the plan’s progress regularly**

We cannot wait thirty years to determine whether or not the county is successful in Thrive’s goals. Each chapter has identified metrics to measure progress, and those should be used to provide a regular report to the county’s leaders and decision makers. The working draft recommended an evaluation every five years to track progress in achieving the plan’s goals and envisioned outcomes, and the final draft of Thrive should do the same.

Actions & List of Resources

We support a supplemental Actions & List of Resources document that has more specificity than would be appropriate for the general plan itself. We would like to see the document expanded to list actions for departments outside of the authority of the Planning and Parks Departments. Please consider the following suggestions to strengthen this document:

- G-10: “Review county lighting standards to improve energy efficiency and minimize light pollution.”
 - This action should note the importance of county light standards in reducing traffic injuries and fatalities on our roadways. Over 65 percent of pedestrian fatalities between 2015 and 2019 happened at night. The county’s Vision Zero goals need to be balanced with its goal to minimize light pollution.
- C-4: “Update the County Growth and Infrastructure Policy to encourage co-location and adjacency of public facilities, including schools, to achieve the policies of Thrive Montgomery 2050.”
 - To achieve the policies of Thrive, more will need to be updated in the Growth and Infrastructure Policy. The impact taxes, transportation tests, and other policies incorporated in the adequate public facilities ordinance all influence whether or not the county develops in alignment with the general plan.
- T-16: “Form a subregional transportation or transit authority, such as the Northern Virginia Transportation Authority, that would include Montgomery County and Prince George’s County, among others.”
 - We are concerned by this action because it has resulted in less public input, political “logrolling” resulting in wasteful spending, overspending on roads and underspending on TOD supportive investments. We believe this should be a subject not included in the plan.
- T-21: “Eliminate motor vehicle parking minimums for new development projects in downtowns, town centers, rail and BRT corridors and adjacent communities to encourage travel by walking, bicycling, and transit.”
 - Parking minimums are an outdated policy that should be eliminated countywide. The absence of parking minimums does not mean that parking will not get built — only that developers will use the market to decide how much parking is needed rather than government regulations. We would encourage the county to consider parking maximums in downtowns.
- H-1: “Expand housing options in detached residential areas near high-capacity transit by modifying the zoning code to allow duplexes, triplexes, and quadruplexes, residential types by-right and with smaller lot areas.”
 - While evolving single family neighborhoods near transit, jobs, and amenities is critical, we must also continue to build large-scale, higher density developments in activity centers themselves.
- **What’s left out?**

There are no action items on protecting small businesses, building the planning bus rapid transit network, streamlining market-rate development, decarbonizing buildings,

or making it easier to add neighborhood retail into residential areas. These ideas are largely missing from the draft plan as well.

PH 6/17/21
Thrive Montgomery 2050

PD

Delgado, Annette

From: Hucker's Office, Councilmember
Sent: Monday, June 14, 2021 10:27 AM
To: Council President
Subject: Fwd: In Thrive Montgomery 2050, Schools Are Left Out of Complete Communities
Attachments: In Thrive Montgomery 2050, Schools Are Left Out of Complete Communities.docx.pdf

5124139

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

From: lgjreg@hotmail.com
Date: Sun Jun 13 2021 23:37:58 GMT+0200 (Central European Summer Time)
Subject: In Thrive Montgomery 2050, Schools Are Left Out of Complete Communities
To: councilmember.hucker@montgomerycountymd.gov
Cc: councilmember.albornoz@montgomerycountymd.gov, councilmember.friedson@montgomerycountymd.gov, councilmember.glass@montgomerycountymd.gov, councilmember.jawando@montgomerycountymd.gov, councilmember.katz@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

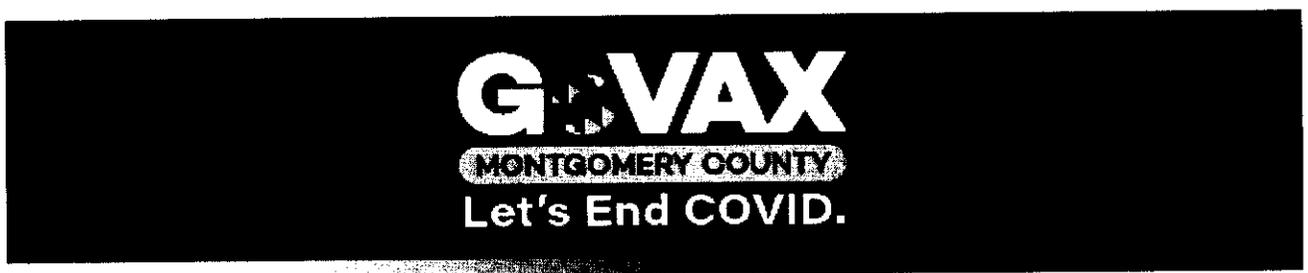
[EXTERNAL EMAIL]

Dear Council President Hucker:

With respect to the County Council's public hearings on the Thrive Montgomery 2050 Planning Board Draft -- the first hearing being on June 17, 2021 at 7:30 p.m. -- attached is my comment "In Thrive Montgomery 2050, Schools Are Left Out of Complete Communities"

Thank you for considering this submission.

Lloyd Guerci
Hunt Ave.
Chevy Chase (Montgomery County), MD



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

In Thrive Montgomery 2050, Schools Are Left Out of Complete Communities

As President Obama said: “a good education is no longer just a pathway to opportunity – it is a pre-requisite.” His first Education Secretary, Arne Duncan, said “public education has to be the great equalizer.”

So where in the Planning Board’s draft Thrive Montgomery 2050 (Thrive 2050) are the schools for the current and increased population in Montgomery County?
ESSENTIALLY NOWHERE.

A central element of Thrive 2050 is Complete Communities, pp. 41 – 54. Complete communities are not defined in the chapter on Complete Communities or in the Glossary (Appendix B). The draft report does say that the concept of “15-minute living” has emerged as a way of reimagining existing communities to maximize their attractiveness and efficiency by locating living spaces in each neighborhood or district within walking distance of services, infrastructure, facilities, and amenities that serve the daily needs of the people who live there. (p. 45). And it encourages “co-location and adjacency of all essential and public services . . . in complete communities.” (p. 46). But where are the MCPS schools?

It is shocking that the chapter on Complete Communities does not mention “schools” (based on a word search). They are not in the picture. Schools could be co-located with park areas, but while co-location is mentioned, schools are not. So, there you have it, a draft General Plan that prides itself in calling for equity but fails to address where public schools could exist and could be built.

My comments (12/8/20) to the Planning Board on the Public Hearing Draft of the Thrive Montgomery 2050 plan said:

The notion of local schools that children can walk to in Complete Communities is both wholly unrealistic and potentially socially problematic.

Excluding areas that have been newly built out, and at least in the down county, in general and far more often than not since I have lived here, school construction has involved demolishing school buildings and building new school buildings on existing school properties (e.g., Somerset school), building a school on a property that MCPS had used (e.g., Silver Creek Middle School in Kensington) or additions to existing schools (e.g., Bethesda-Chevy Chase High School). Land is too expensive and land condemnations too disfavored to acquire new land for schools. In light of this, the implicit notion of building new local schools that children can walk

to in Complete Communities, is unjustified and wholly unrealistic, at least in built-up down county areas.

Beyond that there are issues with local schools, including diversity.

The Planning Board Draft Thrive Montgomery 2050 sent to the County Council (April 2021) did not address this major shortcoming on property/land for schools in any way.

It is axiomatic that land is very expensive in Montgomery County. And in the relatively recent past, which may be prologue, Montgomery County Public Schools did not acquire many parcels of property for new schools. See [Land Acquisition: MCPS \(P546034\) | Montgomery County Maryland Capital Budget \(montgomerycountymd.gov\)](#). On top of that, land acquisition has not been eligible for state funding. OLO report, [OLO Report 2017-4 New School Construction Costs.pdf \(montgomerycountymd.gov\)](#), pp. 6, 30. Ultimately, local funds support 80-85 percent of total new and replacement school construction costs. OLO report, page after p. 66.

What is in store for MCPS students -- overcrowding, no or inadequate playgrounds/playing fields at schools? Where is the equity?

Thrive Montgomery 2050 cannot go forward until school properties and school buildings for increased numbers of students including from new residential units are examined thoroughly and addressed. Residents deserve answers to these questions. How will there be at least very good MCPS schools in the corridors? How will there be at least very good MCPS schools for the complete communities?

The absence of schools in Thrive 2050 is all the more problematic given the uses to which school buildings are put. School buildings increasingly have been used beyond classic public education for elementary school, middle school and high school students. For quite a while, they have been used for recreation programs on their fields and in their gyms. Increasingly, schools are used for early childhood education (pre-Kindergarten) and community activities.

Lloyd Guerci
4627 Hunt Ave.
Chevy Chase, MD 20815

June 13, 2021

PH 5/17/21
Thrive Montgomery 2050

PD

Delgado, Annette

From: Hucker's Office, Councilmember
Sent: Monday, June 14, 2021 10:23 AM
To: Council President
Subject: Fwd: In Thrive Montgomery 2050, Breathing Life into the East County is Ill Considered
Attachments: Breathing Life into the East County is Ill Considered in Thrive Montgomery 2050.pdf

5124141

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

From: lgjreg@hotmail.com
Date: Mon Jun 14 2021 14:31:25 GMT+0200 (Central European Summer Time)
Subject: In Thrive Montgomery 2050, Breathing Life into the East County is Ill Considered
To: councilmember.hucker@montgomerycountymd.gov
Cc: councilmember.albornoz@montgomerycountymd.gov, councilmember.friedson@montgomerycountymd.gov, councilmember.glass@montgomerycountymd.gov, councilmember.jawando@montgomerycountymd.gov, councilmember.katz@montgomerycountymd.gov, councilmember.navarro@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov, councilmember.riemer@montgomerycountymd.gov

[EXTERNAL EMAIL]

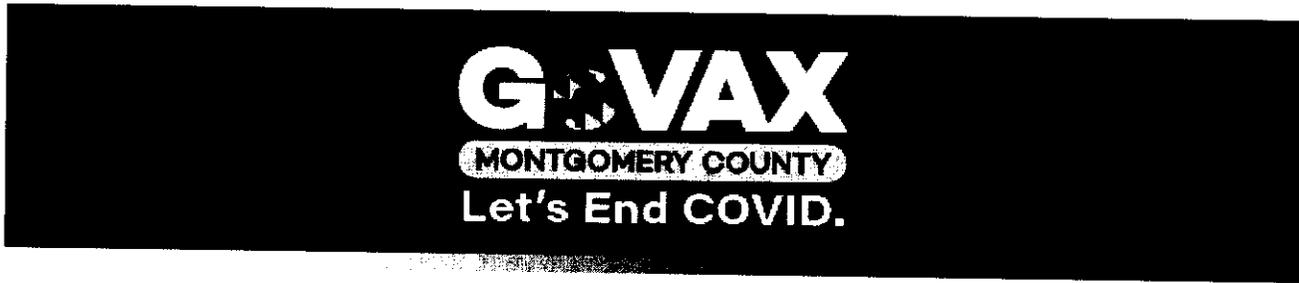
Dear Council President Hucker:

With respect to the County Council's public hearings on the Thrive Montgomery 2050 Planning Board Draft -- the first hearing being on June 17, 2021 at 7:30 p.m. -- attached is my comment:

Breathing Life into the East County is Ill Considered in Thrive Montgomery 2050

Thank you for considering this submission.

Lloyd Guerci
Hunt Ave.
Chevy Chase (Montgomery County), MD



For COVID-19 information and resources, visit: www.montgomerycountymd.gov/COVID19

Breathing Life into the East County is Ill Considered in Thrive Montgomery 2050

The Planning Board's draft Thrive Montgomery 2050 (Thrive 2050) expresses concern about the eastern part of Montgomery County.

There are three general issues: (1) are Thrive 2050's characterizations and history of the East County full, fair and balanced; (2) is Thrive 2050's prescription for the East County likely to solve the actual problems; and (3) what adverse effects/negative consequences may flow from the medicine the planners prescribe for the East County's growth areas and elsewhere?

First, the East County cannot be described in a handful of paragraphs, nor will these comments attempt to do so. As Councilmember Navarro has in effect said there are many nice neighborhoods and people in that area. Some residents would like to see more and better jobs and investments in affordable housing, and fairly so. Thrive 2050 draws a dichotomy between investment in the East County and West County. Thrive 2050 notes that planning efforts disregarded and ultimately removed the growth corridor along Route 29 and I-95 in the eastern portion of the county. Corridors other than the I-270 corridor – including Georgia Avenue, where Metrorail's Red Line was built – were largely left behind per Thrive 2050 (p. 28). It is questionable whether some of Thrive 2050's description tells a complete and balanced story, as both West County and East County had and have major road corridors (State route 355 vs. Georgia Ave./650 New Hampshire Ave. /29 Colesville Road -Columbia Pike, etc.) and both have metrorail stops, although the western county has more, and both general areas have been fully represented in the County Council. Market economy forces have been major factors in development to date. A recent article in the Washington Post, "Connected DMV takes on area's east-west divide," (June 7, 2021) notes that the regional east-west divide issue is not new, was addressed in a Brookings Institute report dating to 1999 and is addressed in a recent "Regional Economic Development Strategy." But the article does not mention Thrive 2050's growth corridor theory. The Planning Board draft conveniently ignores that a lot of money has been pumped into Silver Spring but it isn't doing particularly well in some respects and planning staff individually have lamented the fact that desired investment, sometimes limited by market demand, has lagged at Forest Glen, Wheaton and Glenmont, even though zoning allowed for it. The point at this juncture is that the problems/issues are far more complex and stubborn than described in Thrive 2050 and zoning does not necessarily bring desired investment.

Second, Thrive 2050 says that identification of growth corridors in the East County – particularly along Route 29 and the Georgia Avenue corridor along Metrorail's Red Line – is vital to reversing decades of disinvestment and ensuring that the benefits of growth are more equitably distributed. But there are substantial questions whether this will ensure that the desired results come about. Thrive 2050 offers a simplistic, conclusory statement to support its view: "By focusing investment and encouraging development along corridors in the East County, this plan will establish the foundation for Complete Communities that will create a more prosperous and equitable future in this area." p. 36. This contains wishful thinking based

in part on the perceived theoretical force of Thrive 2050's call for corridors and complete communities, and the strength of "focusing" and "encouraging" – terms used in Thrive. The conclusion is a leap of faith, not justified in Thrive 2050. At the same time, historical development shortfalls in Silver Spring and White Oak and the regional east-west divide noted in the Washington Post article cited above, which are prologue in looking to 2050, and the underlying reasons, are ignored. There is no mention of the East County in the Complete Communities chapter and little after that (based on a word search). The County Council will do a significant disservice to the present and future residents of the East County if it simply endorses what Thrive 2050 advocates for the East County. In any event, *if* based on full and proper consideration, focusing investment and encouraging development along corridors in the East County will make a significant improvement – make it, with the addition of considerable detail, a part of (but certainly not all of) the revised general plan as it applies to the East County.

Third, and importantly, a huge potential problem is that the housing changes that follow Thrive 2050, in the East County growth zones and elsewhere, likely will be a give-away to developers as their profit motive produces higher priced development on properties where low- and moderate-income residents live and turns the upgraded property over to people with higher incomes.

Developers will buy properties, develop them into multiple residential units that have relatively high prices and sell or rent them. People will be displaced/driven out. The new units will be priced beyond what existing residents can afford. The result will be gentrification, a well-known economic-social phenomenon.

Thrive 2050 devotes little to assurance of the continued existence of market-rate affordable housing, be it rental or owned, although it very vaguely mentions refining regulatory tools. p. 101. Elsewhere, in sector plans adopted by the County Council, it has been very important to consider preservation of market-rate affordable housing in neighborhood-specific detail:

The recently approved Forest Glen/Montgomery Hills Sector Plan said in part (p. 58):

This plan aims to balance the preservation of existing market-rate affordable housing with the production of new housing, including MPDUs. This preservation and production strategy seeks to retain the existing zoning on most of the single-unit properties, and rezone select multiunit properties near existing transit stations.

The Glenmont Sector Plan said in part (p. 15):

Glenmont is known as a housing resource with a variety of housing options including multifamily condominiums and rental apartment units, many of which are considered market affordable. Market affordable units are not part of a County, State, or federal affordable housing subsidy program, but have generally lower rents than comparable units in other locations in the County, particularly when compared to new construction. While the area's single-family houses and condominiums are not recommended for

change and therefore would be preserved in the foreseeable future, the three multifamily garden apartment complexes could be redeveloped, decreasing the area's market affordable units.

And, the Wheaton CBD and Vicinity Sector Plan said in part (p. 25):

New development should

- provide a housing mix that includes moderate-income housing, workforce housing, and live-work units such as artist studio

To preserve market-rate affordable housing, it is necessary to adopt any appropriate zoning changes ONLY on a block or neighborhood basis, similar to the Forest Glen sector plan, above, and NOT by a sweeping ZTA.

There are numerous problems beyond the displacement of residents. The following includes problems in Thrive 2050 and in the Planning Department's Attainable Housing Strategies Initiative. They are highly related as much of Thrive 2050 involves, directly and indirectly, housing. Both involve Missing Middle and other multifamily housing. Some problems:

- The Planning Board initiatives will produce market rate housing, not affordable housing. There is no requirement that that the "attainable housing" be affordable – these units will sell or rent at market rates.

- This will be a windfall for developers, as they pick the most profitable ventures, not the ones that would do the residents the most or any good. The East County has faced difficulties from under investment. Underlying this, there have been actors and those who failed to act. Developers have been a part of the problem. Developers, in their own financial self-interest, have not invested in the East County. Now, the proposed revised general plan and emerging Attainable Housing Strategies Initiative would in effect turn to developers for implementation. The developers will once again do what is best for their bottom lines. It's the fox running the hen house.

One thing developers like is to avoid public input. In the absence of public input, they have opportunities to do what they want at a faster pace. They can also move faster if they can take a design they choose and build it, regardless of whether it fits the local neighborhood or not. The Planners' proposals are a developer's dream in many respects. Developers could locate duplexes, triplexes, town houses and apartment buildings in residential neighborhoods. The program suffers from the following problems:

- Does not include a process requiring significant community input and participation for multifamily buildings in residential zones. Does not include site plan review and approval by the Planning Board.

- Does not require that the housing be served by adequate public services and facilities including schools, public roads, stormwater drainage, sanitary sewer capacity and water.
- Does not require that the housing meet compatibility standards for various uses in residential neighborhoods including single-family neighborhoods.
- Does not require that the housing be harmonious and consistent with the character of the surrounding neighborhood.

INSTEAD, the developer could build a multifamily structure “as a matter of right” if that housing matches an example in a “pattern book like document” (which does not yet exist) regarding general massing, orientation, scale and parking (no mention of architectural design criteria tailored to individual communities) without notice to or input from the affected neighborhood.

In addition, does not require review of whether there already is insufficient parking in the vicinity of the project and does not require sufficient on-site parking for new multifamily buildings which results in increased street parking. Does not address charging of electric cars.

In addition, in the aggregate, the addition of considerable amounts of housing can and will produce:

- Overcrowded schools
- Overcrowded libraries
- Overcrowded parks
- Loss of Green and Open Space
- Disputes and aggravation over parking spaces in the context of too few spaces
- Increased traffic on neighborhood streets
- Higher taxes to pay for additional public services and facilities

A site-specific review mechanism, with significant input from local residents, that considers the circumstances and facts is needed.

Lloyd Guerci
 4627 Hunt Ave.
 Chevy Chase, MD

June 14, 2021

PD

PH 6-17-21
Thrive Montgomery 2050

From: Hucker's Office, Councilmember
Sent: Monday, June 14, 2021 11:38 AM
To: Council President
Subject: Fwd: Thrive

5124144

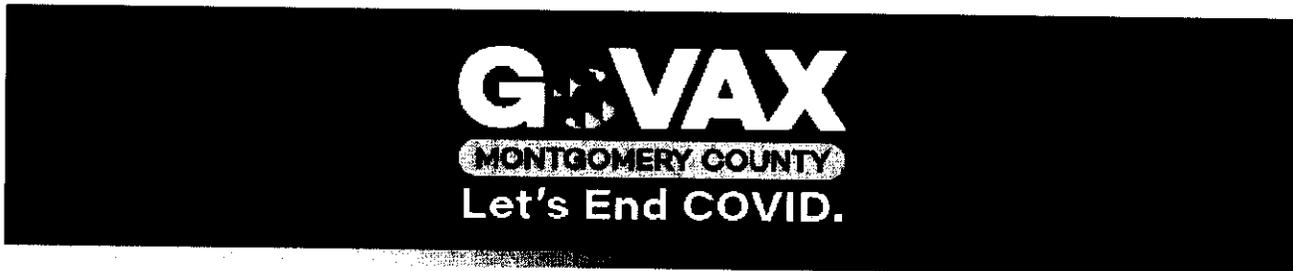
----- Forwarded message -----

From: ssmith@lowellschool.org
Date: Mon Jun 14 2021 17:33:17 GMT+0200 (Central European Summer Time)
Subject: Thrive
To: hans.riemer@public.govdelivery.com, marc.elrich@public.govdelivery.com,
councilmemberfriedson@montgomerycountymd.gov, councilmember.hucker@montgomerycountymd.gov,
councilmember.albornoz@montgomerycountymd.gov
Cc: councilmember.jawando@montgomerycountymd.gov

[EXTERNAL EMAIL]

Dear Council Members,

I am writing to express my strong opposition to the Planning Staff's proposal to allow duplexes, triplexes and quadplexes by right in the Town of Chevy Chase. The plan seems to benefit only real estate developers and those eager to increase the tax base since the units are not affordable, merely "attainable." Critically, there is no provision being made for parking on the very narrow and winding streets, which would be a safety as well as a major convenience issue. The amount of storm water run-off into adjoining properties and streets is already an issue as home sizes have increased on town lots. There is also no provision for school expansion and as we have witnessed at both Bethesda Elementary and BCC High School, the facilities are already hard-pressed to meet the existing population needs. Within a year there will be hundreds of new units available to rent or own at the corner of Connecticut Avenue and Manor Road. The 4-H Center property is being sold and will be developed within a few years. The density of the Town is expanding, but the option of living in single family neighborhood which every home buyer in the Town opted for on purchasing their home should not be arbitrarily abrogated by the council in a blatant quest for tax revenue. Sarah Smith



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PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Mike English <mje213@gmail.com>](mailto:mje213@gmail.com)
To: County.Council@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov;
councilmember.albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.Rice@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov
Subject: Thrive 2050 Testimony
Date: Monday, June 14, 2021 10:11:55 PM
Attachments: [Michael English Thrive 2050 Testimony.pdf](#)

5124157

Good Evening Councilmembers,

While I will be providing my oral testimony on Thrive this Thursday, and have already provided my written testimony through the online submission form, I am also attaching it here for your convenience.

As you will see within, I fully support Thrive and urge the Council to adopt it in the strongest possible terms.

Thank you for all you do, and the time you are taking to read and listen to my and other testimonies. Whatever action you take, your service is appreciated,

Mike English,
8005 13th Street
Unit 304
Silver Spring, MD
20910

Members of the County Council,

I am writing to express my enthusiastic support for Thrive 2050, and strongly urge the council to adopt the plan as presented.

I've lived in Montgomery County for nine years now, and truly can't see myself living anywhere else so long as I have a say in it. And that's just it. I've been lucky, I have a stable, good paying job, and was able to purchase a condo a little less than two years ago. Barring a drastic change in my situation, I should be ok, but I'm very much the exception, not the rule. While some deny the depth and breadth of our crisis, such as the current county executive who bafflingly claims that there is no demand for market rate housing in the county, even people who make a decent wage here are finding it hard to afford a place to live. It's true that the deepest need is at the lowest income levels, and that subsidized income restricted housing, social housing, Moderately Priced Dwelling Units and other measures will need to be implemented and/or expanded to tackle that, and Thrive outlines strategies to increase this type of housing as well, one of many reasons it should be supported. However, we also have a widespread middle income housing affordability problem, and many of the principles Thrive lays out can do a lot to improve that situation as well.

While rents have flattened a bit in the wake of the pandemic, this is likely to be a temporary reprieve at an already high price. Moreover, the median home sales price is over \$500 thousand in the county, and over \$700 thousand if you only count single family homes. Simply put, it is becoming harder and harder for people to move or stay here, hurting both the quality of life of county residents and its economic vitality. More and more people I know, some of them making quite healthy incomes, are looking to further out in the county, or looking to nearby, cheaper jurisdictions due to the rising cost of living and the, sadly probably accurate, belief that at this rate they will never be able to afford to buy a home anywhere in the county. Certainly not in transit accessible, walkable areas that will be more and more important in combating our climate crisis as time goes on and we try to limit our reliance on cars.

While it is true that Thrive will not change any zoning directly, it will set the guidelines and overall approach to be carried out by various local sector plans that will, so the decision before the council is tremendously important. By setting the ambition to allow denser development in more places, especially around transit, we can help bring housing costs down both directly by increasing supply, and perhaps more importantly by providing more housing options that can serve more households types more cheaply, while also helping free up supply indirectly.

For example, the county's own housing needs assessment found that 32 percent of owner occupied households are "over-housed" having two or more bedrooms more than they have people, compared to only 3 percent of renter households. With younger generations being made up of more 1 and 2 family households than previous generations, this is not surprising, but due largely to zoning that allows nothing more than single family homes in over 90 percent of the county, our housing stock has not adjusted accordingly. By allowing more apartments, condos, townhomes, plexes, and other denser, smaller, cheaper housing, we not only add supply of

rental and owner units for people that can't afford and don't need a single family home, but offer smaller housing units for people living in a single family home that want to downsize and stay in the area. This, in turn, would free up these single family homes that are on the market now, helping bring prices down.

Some opponents have noted that newer townhomes, plexes, and other forms of missing middle housing are sometimes more expensive than older single family homes, but this is misleading for two reasons. The first is false equivalency, newer homes will always cost more than an equivalent older home, and newer single family homes would be more expensive still. The housing crisis was not created overnight, and it won't be completely solved overnight either. Providing options down the line will allow these smaller housing units to become even more affordable over time, as they tend to appreciate in value less than detached single family homes, and will provide an option for older single family homes to be torn down or remodeled into something other than a McMansion, as is happening so often in the current market.

The second is that single family homes are largely being remodeled into, or replaced by, larger, more expensive single family homes than the current more modest units many current owners know and love. Even if these owners do not make these changes when they sell, the people they sell it to may very well do so. There is nothing wrong with this, just like there is nothing wrong with a developer building "luxury" apartments and condos, but I find it curious that we only apply this label to one and not the other, and that so many castigate developers for making a profit with new construction, but not single family homeowners for making a profit on housing values that have doubled, tripled, and more, thanks to artificially constrained supply amidst growing demand.

It is also noteworthy that in his formal comments, the county executive notes that Silver Spring's downtown, where I live, "not the adjacent communities" "needs the county's full attention", a thinly veiled reference to his opposition to modest upzoning in portions of Woodside, Woodside Park and East Silver Spring (along with the rest of the county) and his repeated contention that because there is unbuilt capacity left in places such as downtown Silver Spring, more density isn't needed elsewhere and single family only neighborhoods don't need to change at all. Respectfully, this represents a fundamental misunderstanding of how zoning works. In order for this logic to make sense one needs to assume that all areas will be built to the maximum zoning allows. This is simply not how the market works, and not how development has happened in the past. New buildings are the result of individual land use decisions. Developers might not build to full capacity for any number of reasons, cost, design, marketing, neighborhood concerns, sightlines, etc. Further, people who live in homes that are on upzoned land may choose not to sell, leaving single family or other lower level of development in place for decades no matter what is allowed. Zoning is not a mandate, it simply sets the maximum. No existing homes will be torn down unless the owners wish them to be, and there is no compulsion to build as high as zoning allows if that is not what the market dictates.

This is why it is imperative that we reform zoning. We can't only allow density in the small pockets we currently do and expect enough housing, market rate, income restricted, social,

MPDU, or otherwise, to be built. We need to allow density in enough places that non maximal construction, which is the reality we have always operated under and always well, can still meet the county's housing needs. To do otherwise is simply to allow comfort with the status quo and fear to overcome reason.

Our county has a progressive reputation, and it's one I'm proud of, but for too long we have allowed people to protect outdated, harmful, conservative land use that perpetuates the harmful impacts of past redlining and other racist measures through past and present economic segregation while not challenging them on how this is inconsistent with our progressive bonifdes. Thrive is a welcome shift in this regard, and deserves our full throated support.

Further, much has been made of Montgomery County's stagnation in job creation and retention, and these fears are not unfounded. Yet many seem to get it precisely backwards, arguing that we don't need more housing when there isn't job growth, while the high cost of housing, and the difficulty in recruiting employees accordingly, is no doubt playing a role in companies' decisions to locate elsewhere.

Not all of the benefits of Thrive's outlined vision have to do with the cost of living and economics. The increased focus on compact, walkable communities could not only improve the quality of life of many residents who choose to live in such neighborhoods (though there would still be no shortage of car driven suburban locations for those who desire such), but would help reduce our dependence on cars and other environmentally unhelpful side effects of sprawl, something that we can't afford to lose sight of in a rapidly developing climate crisis. Renewable energy, green buildings and roofs, residential solar, electric vehicles, and other more traditionally thought of environmental measures will be essential, but so will transportation and land use policies that limit our structural carbon footprint. Further, such compact, walkable development could help attract younger residents who have come to value such communities, and who tend to be part of smaller, if any, families, compared to previous generations. This will be especially important to match our changing demographics. Thrive sets an ambitious and welcome outline for these and other actions

In summary, while Montgomery faces many challenges, it is still a wonderful place to live, and I wouldn't trade it for anywhere else. That said, structural decisions have lead to the issues we face today, and they require structural solutions to tackle them. Thrive is an important step in the right direction, and one I implore the council to take.

Thank you,

Michael English
8005 13th Street, Unit 304
Silver Spring, Maryland,
20910

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Denisse Guitarra <denisse.guitarra@anshome.org>](mailto:denisse.guitarra@anshome.org)
To: Councilmember.Glass@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; County.Council@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov
Cc: [Eliza Cava](#); [MCP-Chair](#); [Anderson, Casey](#); [Fani-Gonzalez, Natali](#); [Patterson, Tina](#); [Verma, Partap](#); [Cichy, Gerald](#); [Findley, Steve](#); [Afzal, Khalid](#); [Wright, Gwen](#); adam.ortiz@montgomerycountymd.gov; Adriana.Hochberg@montgomerycountymd.gov
Subject: Audubon Naturalist Society (ANS) - Thrive Montgomery 2050 comments
Date: Tuesday, June 15, 2021 10:15:58 AM
Attachments: [2021_06_15_ANS_Testimony_ThriveMontgomery2050.pdf](#)

5124166

Dear Montgomery County Council,

Audubon Naturalist Society (ANS) thanks the Montgomery County Council for the opportunity to provide written comments on the Thrive Montgomery 2050 Plan. Please find in the attached document ANS's written comments ahead of the County Council's public hearing on June 17th. If you have any further questions about our comments, please do not hesitate to contact me.

Thank you for your consideration,
Denisse Guitarra

Denisse Guitarra

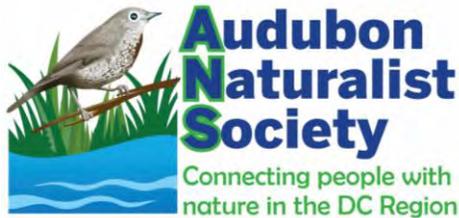
She/Ella

MD Conservation Advocate
Audubon Naturalist Society
240-630-4703



ANS has received a 4-star rating from Charity Navigator for the 3rd consecutive year indicating that we are accountable, transparent and adhere to financial best practices.

In an effort to help contain the spread of Covid-19, ANS's offices are closed to the public. Email is the best way to reach me. For information about our current status please visit anshome.org/covid-19-updates/



June 15, 2021

Written Comments on Thrive Montgomery 2050 Plan¹ ahead of Montgomery County Council's Hearing on June 17, 2021.

Submitted by Denisse Guitarra

Maryland Conservation Advocate, Audubon Naturalist Society (ANS)

Dear Montgomery County Council,

For 124 years, Audubon Naturalist Society has inspired people to enjoy, learn about and protect nature. We are Headquartered in Montgomery County at Woodend Nature Sanctuary (which is free and open to the public) and are a major environmental education partner for Montgomery County Public Schools. We provide nature education and outreach programming to children and adults, advocate for stronger policies on human health & access to nature; biodiversity & habitats; addressing the climate crisis; and sustainable land use. Our Director of Conservation serves as co-chair of the Stormwater Partners Network of Montgomery County, of which ANS was a key founder.

We have directly engaged in the Thrive 2050 process since its inception: by hosting virtually and in person, webinars, and discussion fora with the public and with representatives of watershed groups, helped the Planning Department improve its Spanish-language outreach by providing outreach feedback, inviting them to our Long Branch community outreach events, and co-hosting online bilingual webinars. ANS brought together BIPOC leaders around environmental issues as part of the MORE Network, Montgomery for All Coalition, Stormwater Partners Network, and the new Montgomery Forest Group around Thrive 2050.²

We thank the Montgomery Council for the opportunity to testify and provide written comments of the areas we support and propose to be amended on the County's New General Master Plan - Thrive Montgomery 2050 (The Plan). We list our comments as follows:

¹Montgomery Planning (2021) Thrive Montgomery 2050 – General Master Plan. Available from: https://montgomeryplanning.org/wp-content/uploads/2021/02/THRIVE-Planning-Board-Draft-2021-Pages_web.pdf

² Partial summary of Thrive events and actions hosted or lead by ANS. 2020. Available from: <http://conservationblog.anshome.org/tag/thrive-2050/>

Woodend Sanctuary | 8940 Jones Mill Road, Chevy Chase, Maryland 20815 | 301-652-9188

Rust Sanctuary | 802 Childrens Center Road, Leesburg, Virginia 20175 | 703-669-0000

anshome.org

ANS supports the following elements of the plan:

- **Protection and creation of greenspaces:** We support the Plan’s recommendation of increasing the number of parks, protecting our parks as natural solutions for climate resilience, biodiversity, and habitat protection, and fostering healthy communities. We support creating more opportunities and eliminating barriers for underserved communities to enjoy the wonders of our Parks system. Protecting and expanding our currently existing green spaces, forests, and waterways will always be a better cost saving measure for climate change mitigation than to destroy and then replace them elsewhere due to sprawl development.
- **More urban housing equals less sprawl:** The Plan’s emphasis on urbanism as a strategy to protect natural spaces and reduce sprawl, while concentrating development around transit corridors, is a balanced and well thought out approach to sustainable land use development and matches the county’s needs. Higher-density housing centered around transit corridors is an essential component to climate change mitigation. If people of all income levels have more housing options to choose from near urban centers, then people will be less likely to rely on cars and instead use public transportation to get around. More highway expansions (which support sprawl development) also equate to more greenhouse gas emissions from driving, more flooding from stormwater runoff whooshing off more impervious surfaces and impacts to our local air and waterways from vehicle emissions, salt runoff, and more.

At the same time, we need to find ways to preserve the existing natural spaces and not over-concentrate pavement at the expense of greenspace. Keeping lot coverage requirements the same while allowing more units in the same footprint as proposed in ZTA 20-07³, will reduce the need for cars and new roads, and increasing forest conservation requirements will all help strike the right balance between increasing urban housing while protecting the green spaces that people living in dense areas need all the more. Our recommendations in the next section will help achieve this balance.

- **Functional and livable communities:** We support the approach and emphasis given in the Plan to connect people to their environment and promote healthy and active lifestyles, and planning for people not cars. This policy highlighted across the Plan will ensure that county residents can easily access basic needs within a short distance. The “15-minute living” policy is a sustainable urban policy approach being replicated across the world that

³ ZTA- 20-07: R-60 Zone - Uses and Standards. Introduced on December 8, 2020. Available from: <https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/zta/2020/ZTA%2020-07.pdf>

seeks to balance growth with climate change priorities.⁴ Allowing people to reach all places they need withing a short distance and time by walking, biking, or even wheel chairing will cut down significantly on greenhouse gas emissions and increase people's health, wellbeing, and connection to their community.

ANS recommends amending the following:

- **Increase Black, Indigenous, and other People of Color (BIPOC) inclusion:** Although “equity” is one of Thrive Montgomery 2050’s three main pillars, many BIPOC groups felt left out of major conversations as the General Plan went through its various revisions and creation phases. We advocate for a true commitment from both Council and the Planning Department to put in place stronger policies and language in the Plan that lines up with the County’s Racial Equity and Social Justice Act and seeks to prioritize land use policies that are inclusive, and actively seek feedback from BIPOC individuals, groups, and communities. We ask for the co-creation of community-led outreach & engagement decision making processes that are fair, equitable, relevant, timely, and efficient.
- **Stronger climate change policies:** We would like the Plan to have stronger climate change policies within the “Parks and Recreation” chapter. As it stands right now, this chapter only focuses on increasing park access but misses the opportunity to highlight the urgent need to protect our greenspaces and waterways to enhance climate and community resilience, such as from urban heat island effects and flood risk. It also needs a much stronger focus on preserving and enhancing the County’s more remote, natural Parks-managed areas.
- **A standalone environment chapter:** Council should revise the Plan to bring back the “Health and Sustainable Environment”⁵ chapter found in previous versions of the Thrive 2050 Draft plans, and which contained stronger climate provisions than the version last published. Furthermore, we advocate for a stronger cross-collaboration and merged policy goals between the new General Plan and the new Climate Action Plan (CAP). The General Plan should contain a clear and strong set of climate policies and actions that are consistent with CAP and will truly help the county meet its climate change goals.

⁴ C40 (2021) Available from: <https://www.c40.org/other/agenda-for-a-green-and-just-recovery>

⁵ Thrive Montgomery 2050 Draft Plan. October 2020. Health and Sustainable Environment chapter - page 95.

Available from: <https://montgomeryplanning.org/wp-content/uploads/2020/10/Public-Hearing-Draft-Plan-Thrive-Montgomery-2050-final-10-5.pdf>

- **No net loss of forests:** Trees provide countless ecological services such as creating healthy communities, preventing floods, capturing, and storing carbon, purifying our air and water, and reducing urban heat island effects. None of these natural ecological services could ever be replaced by built infrastructure. Despite the well-established benefits of trees and an existing Forest Conservation Law, Montgomery County continues to lose trees and forest cover. Between 2008 and 2016, development in the County cleared 1,383 acres of forests – the 5th highest amount of forest cleared among all counties in Maryland.⁶ Updating the county’s Forest Conservation Law and setting a policy goal in the General Plan to do so such that the county adopts a “no net loss of forest” policy, would be an important step towards protecting our natural resources as key climate mitigation prevention measures. This step would also follow other counties around the state, such as Howard, Anne Arundel, and Frederick. Frederick County passed Maryland’s strongest local “no net loss of forest” law last summer.⁷
- **Net zero buildings:** The Plan does an excellent job emphasizing the need to plan for people and not for cars, but lacks strong policy recommendations for buildings, which are the *largest* contributor of greenhouse gas emissions in the county. It is therefore essential that the Plan have a stronger building greenhouse gas reduction policy in place to create sustainable, energy efficient buildings that reduce GHG while harmonizing between wildlife, waterways, and people. One clear step would be for Council to adopt the 2018 IgCC green construction code.⁸
- **Stormwater management:** The Plan should call for an increase in stormwater management protections that not only meets but exceeds our current regulatory requirements in order to accommodate the upcoming increase in frequent and heavier rainstorms due to climate change. One solution would be policies to reduce the number of stormwater waivers being currently granted by DPS for re-development. Another would be adding more impervious surface caps overlays to sector and master plans, which the General Plan should provide a process for prioritizing and doing.

⁶ CBF (2018) Based on data from the Maryland Department of Natural Resources from individual county Forest Conservation Act Annual Reports and compiled by the Chesapeake Bay Foundation. Some comparative data was only partial because counties did not submit at least two annual reports to the State, in violation of the State Forest Conservation Act law. Available from: <https://www.cbf.org/document-library/cbf-guides-fact-sheets/md-fca-fact-sheet.pdf>

⁷ Frederick County Government (2020) Frederick’s Forest Conservation Law Changes. Available from: <https://frederickcountymd.gov/DocumentCenter/View/324596/Protecting-Frederick-County-Environmental-Resources>

⁸ ANS (2020) Comments on the 2018 IGCC. Available from: <http://conservationblog.anshome.org/blog/take-action-submit-your-green-building-code-comments-to-dps-before-april-30/>

- **Renewable energy policies:** The General Plan should also provide guidance on where local renewable energy generation projects should be sited within the county, whether solar, wind, geothermal, or other such projects. These projects should first be sited on already-developed lands like parking lots, rooftops, brownfields, and county properties, prior to moving into undeveloped spaces such as forests and the Agricultural Reserve. Such policies and guidance are completely missing in the General Plan, and the challenging discussion on solar in the Agricultural Reserve last year highlighted the need to proactively plan better for this essential countywide resource.
- **Agricultural reserve:** The Plan lacks a complete analysis and policy recommendations on the pros and cons of continuing or changing the systems in place in the Agricultural Reserve. Reserve stakeholders have frequently expressed concerns regarding the absence of specificity in long-term commitments to protect the Reserve in the Thrive 2050 update, and Council in conjunction with the Planning Department should address that need proactively. The Plan should evaluate existing policies, clearly and strongly plan for the future of the Agricultural Reserve and seek to create new policies that find a balance between food accessibility, sustainability, and climate change where all people across the county can equally benefit from this countywide resource. As currently written, there is too much uncertainty to ensure that the Agricultural Reserve is still one of the treasures of Montgomery County.
- **Metrics and implementation:** We recommend that the Plan incorporates clear and more specific metric requirements and a timeline to ensure that the policies and actions stated in the Plan are enforced throughout the activity, master, sector, and other planning processes. We recommend Council to revise and bring back key components in the “Implementation”⁹ and “Actions List of Resources”¹⁰ chapters into the full Thrive 2050 Plan.

⁹ Thrive Montgomery 2050 Draft Plan. October 2020. Implementation Chapter -page 125. Available from: <https://montgomeryplanning.org/wp-content/uploads/2020/10/Public-Hearing-Draft-Plan-Thrive-Montgomery-2050-final-10-5.pdf>

¹⁰ Actions List of Resources. April 2021. Available from: <https://montgomeryplanning.org/wp-content/uploads/2021/04/Actions-document-final-for-April-8th.pdf>

Overall, we seek the continued protection of our green spaces and emphasize sustainable, equitable, transit-oriented early design planning which enhances quality of life, lowers upfront costs, and builds resilient communities with adaptable infrastructure that mitigates the worst effects of climate change. On behalf of ANS and our 28,000 members and supporters, we thank Council for considering our comments and suggestions.

Sincerely,
Denisse Guitarra
Maryland Conservation Advocate
Audubon Naturalist Society

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: Kathryn George <kay.george@verizon.net>
To: county.council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 - June 17 Hearing at 7:30 pm written testimony
Date: Wednesday, June 16, 2021 3:11:26 AM

5124195

June 15, 2021

Montgomery County Council
Stella B. Werner Council Office Bldg
100 Maryland Ave
Rockville, MD 20850
240-777-7900
county.council@montgomerycountymd.gov

- sent by email 06/16/2021

Gentlemen:

Regarding Thrive Montgomery 2050, for the June 17 2021 hearing at 7:30 pm, I want to testify with two written comments. These are:

First, on page 96, the Thrive Montgomery 2050 report states: "Expansion and diversification of our housing stock is an essential step toward reducing these kinds of racial and socioeconomic inequality. By 2045, the people of color are forecast to make up 73 percent of the county's population, with a significant percentage earning less than \$50,000 a year. In order to match the anticipated incomes and housing types suited to the county's future population, about half of all new dwellings will need to be rental units in multifamily buildings (including both apartment and townhome, duplex, triplex, and quadplex units) and more than one quarter will need to be for-sale units in multifamily buildings (including condominiums and other attached and semi-detached building types). With more than one-third of the county's land area currently zoned for single family residences, these needs will be difficult to meet."

Rental units do not build equity. Other sources have complained that some racial minorities do not have a high level of wealth and assets, as they have not inherited houses and property passed from parent to child. If people are RENTING, they cannot pass a house appreciated in home value to their children. Furthermore, giving a condo apartment unit to an adult child is lower value than a stand-alone house with yard, as it has no or very little land and its value depends on how well the total building is kept up. One beautiful unit in a building of ten co-op apartments or townhouses, where nine are in disrepair, 30 years out from when the parents bought, is not going to be high value.

Do not be so negative on single-family houses with yards. Many neighborhoods in Gaithersburg are mixed ethnicity, with Hispanic, white, Asian and black homeowners living next door to each other. Do not deny people of all races the opportunity to buy a house and enjoy the yard, while they raise children.

Second, consider this June 12 2021 article on a subdivision of houses built in the Southwest United States. See <https://www.zerohedge.com/economics/wealth-redistribution-blackrock-and-other-institutional-investors-buying-entire> .

To quote two paragraphs from the article, " As an example, a 124 new home neighborhood was bought in its entirety in Texas. Average Americans were outbid to a tune of \$32 million. Homes sold at an average of 20% above listing. Now the entire neighborhood is made up of SFR's. What are SFR's?? <https://t.co/luVQEXUeKy>
— CulturalHusbandry (@APhilosophae) June 9, 2021 [SFR is Single Family Rental.]

" This is wealth redistribution, and it ain't rich people's wealth that's getting redistributed. It's normal American middle class, salt of the earth wealth heading into the hands of the worlds most powerful entities and individuals. The traditional financial vehicle gone forever.

— CulturalHusbandry (@APhilosophae) June 9, 2021"

Montgomery County MD has less open land than the southwest United States. But try to take care that neighborhoods of post WWII ramblers with small yards are not bought up and demolished to create space for new, crowded and densely packed housing with minimal yards, that will be a boon to developers, placing three houses, say, where one once stood, all with new appliances, lay-out, and structure, so more expensive. The older Rambler could have been bought by a young family and "fixed up" by their own and extended family labor, with a yard for children to enjoy.

Note that similar renewal took place in Fairfax VA. See "In Fairfax, High-Density Suburban Renewal," Washington Post, Tues, Sept 03, 2002, page A01. This article states, "At the end of this month, the quiet Fairfax communities of Dixie Hill, Centennial Hills, and Legato Acres will begin to be wiped out. Gone will be the ramblers, Colonials, and split-levels built on generous wooded lots from the 1950s through the 70s. Gone too will be the trees, playground,

"DixGenGato, as the communities came to be called, is a prime example of ...[older] Fairfax... [situated on] ample lots and detached homes. When its demolition is complete, this piece of Washington's suburban history will have been erased.... a harbinger ... as developers seek to convert older neighborhoods to more profitable use.

"One by one, 88 of the 100 homeowners in DixGenGato sold out earlier this summer to Centex Homes, a national home builder. The lots, most ranging in size from a half-acre to an acre, went in some cases for as much as \$500,000. ...

"On the 80-plus-acre site will eventually rise more than 1,000 townhouses and apartments and a handful of detached houses, densely packed onto new streets. It will be one big development, with one new name, Fair Chase."

".... The neighborhoods and their large wooded lots became either an oasis or an anomaly in the era of 'smart growth.'

"Centex spent more than two years negotiating to buy the properties for about \$36 million overall, but its success followed about 15 years of DixCenGato homeowners fighting and negotiating with a succession of developer hopefuls....

"[One homeowner said] some neighbors 'were taken advantage of. Some were intimidated into selling.'

"[Another homeowner who was offered a property contract, but countered it, found that] When four of her neighbors either didn't sign or weren't included, she said Centex simply left her out.

"'I get mad every time I see the surveyors,' said Herring. 'I never realized that the land could be consolidated and that they wouldn't buy all the houses.'"

[NOTE: This newspaper article runs four 8.5 x 11 inch pages when printed. As it is from 2002, one may need to go to the library to find and print a copy.]

Sincerely,

K. George
16625 Alden Av
Gaithersburg MD 20877
kay.george@verizon.net

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
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From: [Todd Hoffman <thoffman@townofchevychase.org>](mailto:thoffman@townofchevychase.org)
To: councilmember.Albornoz@montgomerycountymd.gov; [Friedson's Office, Councilmember;](#)
councilmember.glass@montgomerycountymd.gov; ["councilmember.hucker@montgomerycountymd.gov";](#)
Councilmember.Jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov;
councilmember.Navarro@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Reimer@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Town of Chevy Chase Testimony on Thrive Montgomery 2050
Date: Wednesday, June 16, 2021 10:24:21 AM
Attachments: [TOCC Testimony on Thrive Montgomery 2050 \(6-17-21\).pdf](#)

5124204

Please see the attached testimony from Town of Chevy Chase Mayor Barney Rush. Thank you.

Todd Hoffman
Town Manager
Town of Chevy Chase, Maryland
[4301 Willow Lane](#)
[Chevy Chase, MD 20815](#)
[301-654-7144](tel:301-654-7144) (P)
[301-718-9631](tel:301-718-9631) (F)
thoffman@townofchevychase.org

Town of Chevy Chase Testimony
County Council Public Hearing on Thrive Montgomery
June 17, 2021

Good evening, my name is Barney Rush, Mayor of the Town of Chevy Chase. Our Town is a member of the *Thrive Montgomery 2050 Neighborhood Coalition*. The coalition, consisting of more than twenty-five communities across the County, will provide you with a formal letter expressing support of key principles of the “Thrive” Draft Plan, but also proposing seven critical modifications. Tonight, I will focus my remarks on a few of the modifications.

First, the county should continue to use the master & sector planning processes as the vehicle for change. The development of “complete communities” involves additional density and Thrive anticipates higher density development in single family residential communities. What must be avoided is a binary approach that leaves residents either opposed to any change or in favor of large-scale change. Residents have a continuum of views, with many accepting some additional density. But it is a matter of degree – and the degree matters.

Finding the right balancing point for a given area cannot be done with a “one size fits all” approach. Instead, a carefully considered local solution, focused on the street patterns and existing density of that area, and incorporating engagement with residents, will have the best chance of attracting the broad support that fundamental change requires. Also, such a local approach will be best suited to create and tailor incentives to retain and refurbish existing attainable and affordable housing -- vital components of the County’s housing stock.

Second, robust funding methods are required to finance the proper level of infrastructure needed to attain Thrive’s vision of complete communities. Where will the funds be found for the added pedestrian, bicycle, bus rapid transit, stormwater, and school infrastructure projects? And how will such costs be shared amongst developers, commercial interests, and residents? Decreasing impact fees is not a funding strategy. This issue, too, could be addressed in conjunction with a master or sector plan process.

Third, the underpinning for achievement of all these goals will be sustained job creation and economic growth. This, too, must be a focal point of our new general plan.

We care deeply for our community and county and want to see everyone *thrive*. Let us find the common ground to achieve this result, by committing ourselves to economic growth, sound financial planning, and use of the master and sector planning processes as the means of instituting zoning changes.

Thank you.

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Evelyn Jacob <evelynjacob@comcast.net>](mailto:Evelyn.Jacob@comcast.net)
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Wednesday, June 16, 2021 12:02:32 PM

5124209

June 16, 2021

Dear County Council Members,

I think there is much to be admired and lauded in the Thrive Montgomery 2050 Plan. However, there needs to be significant improvement with regard to addressing climate change.

I was very surprised that the Thrive 2050 was not integrated with the Climate Action Plan. These two documents, which will guide Montgomery County during the coming years, need to be integrated.

Specifically, the Thrive 2050 document needs to address climate change in a deeper and more thorough manner. The Chapter "Healthy and Sustainable Environment" makes some good points, but it only scratches the surface of what needs to be addressed.

We are in a climate emergency; one would never know that from the Thrive 2050 document. I would like to see more attention to developing corridors of natural areas that will help reduce climate change through increased carbon sequestration and increase biodiversity. We must see ourselves as a part of our natural world and strive to support the natural world on which we depend so it also thrives.

Parks and increased public natural green space are a part of the solution. But I think Montgomery County needs to address and support making private and commercial green spaces more supportive of our natural world. Doug Tallamy's work points the way regarding this issue.

Please require change in the Thrive 2050 Plan so it more thoroughly addresses our climate emergency and is integrated with the Climate Action Plan. I expect all county efforts to actively work together to reduce climate change and to address mitigation efforts. We, our children, and our grandchildren deserve no less from our government.

Sincerely,
Evelyn Jacob

9500 Falls Bridge Lane
Potomac, MD 20854

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Michael Dirda <mdirda@gmail.com>](mailto:mdirda@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Against the rezoning of Woodside Park
Date: Wednesday, June 16, 2021 10:45:06 PM

5124227

Dear Montgomery County Council Members,

I know that many residents of Woodside Park will be writing to you with careful, reasoned arguments against the proposed "Thrive Montgomery 2050 Plan" for rezoning and wrecking our neighborhood. Please listen to them--and to County Executive Elrich, who has publicly recognized in an 11-page document all the flaws, shortcomings and suspicious motives behind this project.

Please vote down this virulently hated, high-handed proposal to chip away at, and eventually destroy, Woodside Park.

At the least, be pragmatic. I'm a professional journalist, many of my neighbors are lawyers, political and social activists and government officials. Do you really want such people scrutinizing your actions and working against you come election time? When you threaten a person's home, as you are doing with this proposed rezoning, you should expect a fight with no quarter given. Listen to my neighbors and County Executive Elrich: Leave Woodside Park alone.

Sincerely,
Michael Dirda

1200 Woodside Parkway
Silver Spring, Maryland 20910

--

Michael Dirda
1200 Woodside Parkway
Silver Spring, Maryland 20910

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: lifearth@verizon.net
To: county.council@montgomerycountymd.gov
Subject: Public Hearing Testimony - Planning Board Draft of the General Plan (Thrive 2050)
Date: Wednesday, June 16, 2021 11:23:08 PM
Attachments: [General Plan Update - Thrive Plan.doc](#)

June 17, 2021

5124228

The attached public hearing testimony is for the Planning Board Draft General Plan (Thrive Montgomery 2050).

Submitted by: John Parrish 9009 Fairview Road, Silver Spring, Maryland 20910

June 17, 2021

To: The Montgomery County Council,

RE: Planning Board Draft of the General Plan Update – Thrive Montgomery 2050

Public hearing testimony submitted by John Parrish, 9009 Fairview Rd. Silver Spring, MD 20910

The Planning Board Draft General Plan (Thrive Montgomery 2050) is seriously flawed. Please send it back to M-NCPPC planners to rewrite, and reemphasize, protection of the natural environment and the Agricultural Zone, and to protect older communities from the encroachment of “missing middle” housing.

1) PROTECTING THE NATURAL ENVIRONMENT AND THE AGRICULTURAL RESERVE

The General Plan requires an eco-centric, not anthropocentric approach for the natural environment, agriculture and the human community to truly thrive.

The previous update of the General Plan (1993) placed a great emphasis on preserving and restoring the natural environment. The General Plan Refinement of the Goals and Objectives for Montgomery County approved in December 1993 was an outgrowth of the Maryland Planning Act of 1992 which stressed natural resource protection. It is more urgent than ever to increase protection of the natural environment and devote far more attention to these values in the current General Plan update.

The General plan should continue to be built on, and strengthen, the seven visions of the State Planning Act. The first five visions are especially critical to retain: 1) *Development is to be concentrated in suitable areas;* 2) *Sensitive areas are to be protected;* 3) *In rural areas growth is to be directed to existing population centers and resource areas are to be protected;* 4) *Stewardship of the Chesapeake Bay and the land is to be considered a universal ethic;* 5) *Conservation of resources, including a reduction in resource consumption is to be practiced.*

All of the goals, objectives and strategies outlined in the Environment section (pgs. 66-73) of the 1993 General Plan should be retained and strengthened in the Thrive update.

Very sadly, the Thrive draft plan departs greatly from natural resource protection. Instead, the focus has become strongly anthropocentric in a time when an eco-centric approach will be the most urgent need to assure our civilization survives through the end of this century.

Before the Covid lockdown, on February 3, 2020 M-NCPPC staff presented an outline of the Thrive plan to the Council’s PHED Committee. In regard to a healthy and sustainable environment, staff did a good job describing the many issues and challenges that should be a primary focus of the General Plan update. However, since that time, most of the language pertaining to the natural environment has been diluted or deleted. In fact, the Planning Board had the audacity to deliver the final blow and completely deleted the section of the Public Hearing Draft called *Healthy and Sustainable Environment!* **It appears that the Thrive Plan has been directed away from an environmental focus by those in power who consider protection of the natural environment to be an impediment to growth and development.**

The following text is comprised of language that M-NCPPC staff composed for the draft Thrive plan in February 2020. The bolded portions are especially important to reintroduce because they begin to describe

the issues and challenges we face now and into the future. This language needs to be reintroduced to a Healthy & Sustainable Environment section of the Plan and goals and strategies must be defined clearly.

Healthy and Sustainable Environment

A healthy and sustainable environment is a network of natural and built habitats that supports healthy and diverse human, animal, and plant communities, clean air and water, and continues to provide these benefits as the earth and climate change. The built environment influences human health by influencing behaviors, physical activity, social connections and access to resources and the quality of the environment.

The last several decades have seen great changes in the county with respect to all aspects of the environment and our knowledge and understanding of it, including its vital importance to human society, health, the economy, and our ability to protect and enhance it. These changes include new sources of environmental data and the ability to track trends, new scientific understanding, new global and regional climatic trends, new technologies and strategies for improving the environment, and new regulatory frameworks.

Environmental Concerns

Montgomery County has always been in the forefront of protecting and enhancing the natural environment through a broad range of planning initiatives and policies. However, despite the county's rigorous regulatory framework to protect sensitive environmental resources, many indicators such as water quality of the streams, forest lost, and increased imperviousness point to a downward trend. All the County's water bodies fail to meet one or more of the State's water quality standards for their designated uses, and many are under review for additional water quality impairments. Since the start of the State's Total Maximum Daily Load (TMDL) program implementing water quality standards, the number of water bodies that require TMDLs has been steadily increasing. The downward trend in water quality and increases in listed impairments are due to several factors such as decreases in forested and other natural lands, increases in development footprint and impervious cover, and climate change trends towards more frequent, intense, and erosive storms and associated runoff.

Although there are a variety of factors that affect stream condition in the County, the loss of natural areas and the degree of imperviousness is one of the more significant ones. Higher impervious cover leads to higher amounts of stormwater runoff and urban pollutants that tend to erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream condition scores and narrative rankings. The down-county areas with higher levels of impervious cover and disturbed and compacted soils, older and less effective stormwater management, and fewer natural areas and undisturbed soils that can filter and infiltrate rainfall to groundwater effectively, consistently show lower quality streams over the years. The Agricultural Reserve and other up-county areas have much lower imperviousness, uncompacted soils, and greater natural and other undisturbed vegetated areas, and generally have higher quality streams.

Climate change

In addition to chronic sustainability issues, climate change caused by Greenhouse Gas emissions (GHG) has emerged as a major issue in the last few decades. Climate change has huge impacts including sea level rise, extreme temperatures, and extreme weather events. Our infrastructure is not designed to withstand the shocks of extreme weather conditions and will require greater resiliency in dealing with growing environmental threats. Impacts will be direct and indirect; for example, the Blue Plains Treatment Plant that treats much of the sewage from the county is in a flood zone threatened by sea level rise.

Climate change will further exacerbate health related issues. Increased temperatures and precipitation extremes have health implications that we are already seeing. Extreme weather events may impact our housing and infrastructure, as well as restrict access to care and community health facilities.

Although the trend for up-county area streams continues to be dominated by streams in good condition, over the years there has been a significant loss of streams in excellent condition. This may be partially due to the more intense and erosive storms related to climate change.

Meeting the challenges of climate change and reducing Greenhouse Gas emissions will require a renewed commitment to conserving and protecting natural areas and other green open space, and limiting development footprint and impervious cover as key strategies to protect water quality and handle increasing stormwater.

Water and sewer

The Washington Suburban Sanitary Commission (WSSC) provides water and sewer service within the Washington Suburban Sanitary District, which includes most of Montgomery and Prince George's Counties except for most of the City of Rockville and the Town of Poolesville.

Most of Montgomery County's water comes from the Potomac River, the rest from the Patuxent River. The main question for the water supply system is whether it has the capacity to adequately handle the needs of an additional 200,000 people in the next 30 years while facing the potential impacts of climate change as droughts become more frequent.

The Agricultural Reserve

The Preservation of Agriculture & Rural Open Space Functional Master Plan (1980) established the Agricultural Reserve through the mechanism of Transfer of Development Rights (TDRs). It was a pioneering and bold initiative that made the county a leader in preserving land for farming and open space. Subsequent controls and policies such as Building Lot Termination and associated preservation easements further strengthened the preservation goals against development pressures.

The Agricultural Reserve covers about 114,000 acres or about 35 percent of the County. Second to parkland, the Ag Reserve contains most of the forested land in the County-38,000 acres or about 40 percent of all forest in the County.

According to the 2017 Census of Agriculture, there are 558 farms occupying 65,537 acres of land. Although big farms (50 acres or more) are decreasing, the number of farms between 10 and 49 acres is increasing, as are farms less than 10 acres. Traditional agricultural activities, including grain farms and livestock operations, have been sustained, while tabletop food production as well as the horticulture and equestrian industries have increased. In addition, interest in agricultural and cultural education and tourism experiences is on the rise.

Many of the County's streams begin in the Agricultural Reserve and other up-county areas. Protecting downstream water quality and stream condition depends on protecting the upstream portions. Without the existing protection afforded by the up-county areas, particularly the Agricultural Reserve, the stream condition of many of the down-county streams would be even more impaired. The benefits of the Agricultural Reserve to the environment in general, and to stream condition in the rest of the County in particular, are inestimable and cannot be overemphasized.

The Ag Reserve is protecting agricultural land, rural open space, and providing important environmental and economic benefits, but at the same time there are competing demands for land for other purposes such as solar energy production and this is putting pressure on the Ag Reserve. New strategies are needed to ensure the Ag Reserve remains protected and economically viable for the next 30 years.

A Healthy and Sustainable Environment section has to strongly emphasize forest preservation, water quality, preservation of the Agricultural Zone, and sustaining native biodiversity if our human quality of life is to be "healthy and sustainable". The draft Plan glosses over environmental concerns and is dismissive to the substance of those concerns. It is seriously flawed. At every step in the Thrive process leading up to the Planning Board Draft, concerns regarding the natural environment have been pushed

aside and ignored. That there is no longer a Healthy and Sustainable Environment section included in the Thrive Plan is wholly unacceptable.

Forest Preservation

Montgomery County has a very low percentage of its land area (<28%) in forest cover. Only two other Maryland counties rank worse in terms of percent land area in forest cover. According to federal studies, *“Acre for acre, forests are the most beneficial land use in terms of water quality. Acting as a living filter, forests capture rainfall, regulate stormwater and streamflow, filter nutrients and sediment, and stabilize soils.”* The excerpt above is from a report titled *“Conserving the Forests of the Chesapeake: The Status, Trends, and Importance of Forests for the Bay’s Sustainable Future”* – USDA-Forest Service, Northeastern Area, NA-TP-03-96. How can we expect to have healthy streams and a sustainable natural environment when existing laws, master plans and environmental guidelines do not go far enough to afford protection to forests? The Thrive plan needs to incorporate and strengthen language from the 1993 General Plan (Objective 8, pg. 72) calling to *“Increase and conserve the County’s forests and trees.”* The Plan should call for improvements to laws, master plans, and environmental guidelines to overcome any shortcomings of the 1993 plan.

Water Quality

Streams and lakes throughout the county continue to degrade due to poor planning. For example, why has it become the annual norm for Lakes Frank and Needwood to be considered unsafe for water contact due to the microcystin toxin each summer and fall? This degradation shows us that development carried out under master planned guidance led to this condition by allowing over-development in the upper Rock Creek watershed. The Patuxent drinking water reservoirs, Rocky Gorge and Triadelphia Lake have also begun to experience harmful levels of microcystin during the summer and fall. The flash drought of late summer-early fall 2019 brought this problem to the forefront. All of this is due to over-development in the Patuxent watershed allowed by, and despite, existing zoning and planning that is supposed to be protective of water quality. The Patuxent River Watershed’s Primary Management Area in Montgomery County must have stricter controls on land use and land development if the Reservoirs are to meet clean drinking water standards for future generations. Objective 3 of the 1993 General Plan (pg. 70) instructs us to *“protect and improve water quality.”* Plus, it outlines nine strategies to achieve the objective. The Thrive Plan should adopt the same approach and strengthen the strategies to realize water quality goals.

High levels of impervious surfaces continue to be the leading cause of stream degradation. More strict limits on impervious cover are needed throughout the County but especially in the Special Protection Areas. Removal of impervious cover in urban areas is highly needed. Stormwater infiltration via bio-swales and rain gardens should be mandated for all existing and planned parking lots.

The Thrive plan needs to recognize the short comings of the previous General Plan and address the short comings by calling for stronger protections for streams and water quality if we and the aquatic life in our streams are to truly thrive.

Agricultural Zone

The Agricultural Zone continues to be threatened by large lot developments, industrial solar and by the applications of toxic pesticides and herbicides to grow crops. The Thrive plan needs to encourage sustainable organic-based agriculture and promote better policies to prohibit land uses that undermine agriculture and public health. Industrial solar should not be permitted and harmful crop herbicides and pesticides should be banned. Strategies must be outlined to strengthen protections for the Agricultural Zone.

Biodiversity

We are now living amid a sixth great extinction event where species are rapidly disappearing from our planet due to massive human caused habitat destruction. The Thrive plan needs to incorporate language from the 1993 General Plan (Objective 6 - pg. 71) to “*preserve and enhance a diversity of plant and animal species in self-sustaining concentrations*” and outline strategies to achieve this objective. The 1993 General Plan strategies should be retained and strengthened in the updated plan.

Climate Change and a paradigm shift

It is good that the Thrive plan acknowledges climate change as a significant threat to our human and natural communities. However, it does not offer a plan that has the ability to withstand the disruptions forecast by a consensus of the scientific community to occur within the 2050 timeframe. The Plan needs to shift to a radically different paradigm where humans are encouraged to live more simply, and with a deeper respect to our limited natural resources. How to live with respect for Mother Earth is what the Thrive plan must expound upon. Living out the American Dream as framed by the Thrive Draft will only exacerbate climate disruption at the expense of the quality of life for most species, including Homo sapiens. The Thrive plan should emphasize the need for humans to drastically simplify our lives by reducing consumption, buying reused products, and recycling our wastes in a more ecologically sensitive way. The Plan should encourage citizens to reduce our individual carbon footprints by driving and flying less, and replacing lawns with gardens so that we mow less.

Noise

The Thrive plan should encourage ways to sharply reduce noise pollution. One good way is to ban or more strongly regulate noise emissions from leaf blowers and lawn mowing equipment. A strengthened noise ordinance that calls for a sharp reduction in decibel levels is needed for peace of mind and body. Objective 10 of the 1993 General Plan (pg.72) states: *Protect residents and workers from unacceptable noise levels.* Strategies to support this objective should to be developed and incorporated into the Thrive Plan.

Transportation

The Draft Plan calls for examining the potential removal of highways from the Master Plan of Highways and Transitways. The Mid-County Highway extension known as M-83 should be highlighted as an example of why we need to revise the master plan. This highway is a relict of poor planning that would devastate streams, forests, biodiversity and communities. Likewise, the Montrose Parkway East extension from Rockville Pike to Veirs Mill Road should be abandoned, and the road right-of-way designated as a greenway park to preserve the ribbon of forest just as was done to create the Matthew Henson Greenway.

Community Gardens

The community garden program in Montgomery County is highly popular. The waiting list to obtain a garden plot is very long. Some folks wait years to obtain a plot. Thrive should promote the creation of more community gardens to accommodate the high demand and promote a healthier lifestyle. Expansion of the community garden program will also give people living in apartments and town homes an opportunity to grow fresh food.

2) PROTECT OLDER COMMUNITIES FROM ENCROACHMENT OF MISSING MIDDLE HOUSING

I am a 25 year resident of the beautiful, unique and well-cared for community of Woodside Park in Silver Spring. Founded in the 1920's, Woodside Park is a green haven situated next to the Silver Spring Central

Business District (CBD). My entire community lies within one mile of the Silver Spring Metro and is directly affected by the proposed Thrive Plan.

I adamantly oppose thrusting “missing middle” housing into older neighborhoods of the County. If enacted, the Thrive Plan will destroy the character and qualities that make Woodside Park and other older neighborhoods desirable and special places to live. If passed, Thrive will result in an increase in the tearing down of homes and replacement with incompatible housing such as apartments, duplexes, McMansions, and townhouses and be highly disruptive to the quietude and quality of life many have worked hard for and deserve. In short, Woodside Park and older communities convey a “sense of place” due to their architecture, greenery, history, and layout. This sense of place would be greatly diminished if the Thrive Plan is acted upon as drafted.

The homes in my community are not only architecturally diverse, but the residents are ethnically, racially, and religiously diverse. Housing choices range from town homes at the edge of the CBD, to a blend of small, medium, and large homes in the interior of the neighborhood. The cost to purchase or rent a home here varies considerably. Current zoning laws allow for homes to have accessory uses which afford opportunities for those who cannot, or do not wish to, purchase a home. We have many homes with accessory usage in our community.

When missing middle housing is planned for a new community I can support it. But as outlined in the Thrive Draft, it would have a disproportionate impact on older neighborhoods. It is highly intrusive to neighborhoods where citizens made choices to reside in what they thought would be quiet stable communities. It is reasonable for citizens to expect that kind of stability in the characteristics and qualities of their neighborhoods. The Thrive Plan would impose on and trample upon the reasonable expectations of residents.

Replacing good quality homes with apartments, duplexes and townhouses would be entirely out of character here. I urge you to tour Woodside Park to see for yourself what would be destroyed. In addition, new construction would bring noise and air pollution and disruption for years on end from heavy equipment, machinery, and work vehicles intruding into the peaceful surroundings of our community. I do not want to live next to a construction site!

The ostensible reasons for the missing middle housing are to provide a range of housing choices for a range of income levels, and to increase density within walking distance of transit. The argument is framed under the guise of an affordable housing crisis – not enough units to meet demand. So why are we not first taking advantage of creating housing opportunities in the Silver Spring CBD where empty buildings have long stood vacant waiting to be retrofitted? And why hasn't enough affordable housing been built as part of the downtown Silver Spring redevelopment boom over the past 20 years?

For years we have heard about the need for more affordable housing and yes it is much needed. **However, the Thrive Plan provides zero assurances that housing will be affordable to lower income people.** In fact it encourages the construction of housing that only middle and upper income people can afford. Locally, recent new housing at the sites of the old Silver Spring Police Department and at the Chelsea School are priced way out of reach of lower income citizens. **Why should we expect anything different to occur if the draft Thrive Plan is approved?**

What we can expect from implementing the draft Thrive Plan is school overcrowding, clogged roads, lack of adequate parking, an increase in construction of McMansions, duplexes, apartments, and townhomes in older neighborhoods and the loss of historic character within the neighborhoods

Thrive really appears to be about promoting higher density development to provide a larger tax base for the County and a boon to developers at the expense of the quality of life in older communities. It is also a slap in the face to the lower income citizens it pretends to benefit. If you want help lower income citizens, then raise the minimum wage requirement beyond \$15/hour so people from all walks of life can afford decent housing.

Please reject the Planning Board Draft and send it back to M-NCPPC planners to find better ways to provide affordable and diverse housing choices. Those goals can be achieved without destroying the character and serenity of existing older communities.

Conclusion

The development of the Thrive plan is occurring during the ongoing Covid crisis and a global climate crisis. More time should be taken to fix fundamental flaws in the plan before it is approved by the County Council. This will afford staff the opportunity to reorient and restore the General Plan toward stronger protections of the natural environment, the Agricultural Zone, and older communities. The Plan must be adapted to guide us through the climate crisis and the pandemics that are forecasted to be more severe in the coming years. **The Covid crisis and the climate crisis must be viewed as an opportunity to reenvision our world in a much better way.** A General Plan update has the potential to do this, but thus far, the Thrive Plan falls short of providing the strong environmental basis to truly thrive.

Anthropocentrism is why we are facing a Covid crisis, a climate crisis, and far too many environmental calamities. Eco-centrism is the only way forward if we expect to live in a world where all life thrives.

Sincerely,

John Parrish

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD
CC

From: [Robert Banach <robertbanach@yahoo.com>](mailto:robertbanach@yahoo.com)
To: [Councilmember Andrew Friedson; councilmember.albornoz@montgomerycountymd.gov;](mailto:councilmember.albornoz@montgomerycountymd.gov)
[Councilmember.Glass@montgomerycountymd.gov;](mailto:Councilmember.Glass@montgomerycountymd.gov) [Councilmember.Jawando@montgomerycountymd.gov;](mailto:Councilmember.Jawando@montgomerycountymd.gov)
[Councilmember.Riemer@montgomerycountymd.gov;](mailto:Councilmember.Riemer@montgomerycountymd.gov) Councilmember.Hucker@montgomerycountymd.gov
Cc: [County.Council@MontgomeryCountyMD.gov;](mailto:County.Council@MontgomeryCountyMD.gov) [Richard Podolske](mailto:Richard.Podolske@montgomerycountymd.gov)
Subject: Important Considerations for the Council concerning Thrive Montgomery 2050 and Zoning
Date: Thursday, June 17, 2021 7:31:28 AM
Attachments: [Brookdale Letter to Montgomery County Council 6-17-21.docx](#)

Dear Councilmembers:

5124232

I am forwarding a letter prepared by the Brookdale Citizens' Association, a neighborhood of approximately 400 homes that borders the District along Western Avenue near the Friendship Heights metro. It concerns both Thrive Montgomery 2050 and proposed zoning changes.

The President of our association is cc'd on this submission in case you would like to offer us a response.

Thank you.

Bob Banach
Dalton Road
Brookdale

June 17, 2021

Montgomery County Council Members
100 Maryland, Avenue, 6th floor
Rockville, MD 20850

Dear President Hucker and Council Members:

As the elected board of the Brookdale Citizens' Association¹, we are appealing to our elected representatives, five of whom directly represent us, to consider resident perspectives before moving forward on any zoning changes or the Thrive Montgomery 2050 plan.

The county executive and other groups have detailed specific steps that the County Council needs to address before proceeding with any steps affecting existing single family home neighborhoods. We have reviewed several of these and strongly endorse their consideration by the County Council. While we are not repeating those recommendations and comments, we would like to add a few additional points for consideration.

While we, like others, think bringing additional living units, including MPDUs near transportation is a laudable goal, it can be executed without eliminating single family home neighborhoods as proposed by the Planning Board (see [3/7/21 Washington Post opinion by Natali Fani-Gonzalez](#), Planning Board vice-chair). The Planning Board's one-size-fits-all approach to urban, suburban, and more rural areas of the county near metro stops is extremely short-sighted and irresponsible, doesn't benefit stable and historic neighborhoods like Brookdale and will not create any affordable/attainable housing.

Our reasoning is as follows:

First, despite a significant collapse in the Friendship Heights retail core, redevelopment is planned or underway to expand new residential opportunity. For example, the 5500 Wisconsin plan by Donohoe and Carr Properties will replace a mostly empty one story retail complex with a 380 unit apartment building, including 15% MPDUs. In addition, on the D.C. side the current Mazza Gallerie site has been purchased by Tishman Speyer, and they announced plans to construct 350 apartments on the site, including affordable units, along with ground floor retail. Finally, GEICO has an approved development plan that includes 500 residences (town homes and apartments). Further cooperation between jurisdictions is an essential component of any plans in the Friendship Heights area. It would seem encouraging development or conversion to residential/mixed use would yield more of the affordable/attainable housing desired.

Second, we applaud the policy to permit accessory dwelling units (ADUs) in single family neighborhoods, such as Brookdale. This has the potential to increase density in the neighborhood and affordability both to the owners of the property and the people who live in the smaller accessory units. As the change to zoning allowing ADUs by right is very recent (2019), it clearly needs time to attain broader adoption.

Third, as we understand the proposal, letting developers, by right, infill our R-60 lots with town homes or apartment blocks, with no off-street parking requirements or community comment or review, causing significant increases in density on our mostly narrow streets, with no sidewalks, curbs, or gutters seems like a recipe for accidents waiting to happen.

¹ Brookdale is an over 80-year-old community of approximately 400 single family homes along the D.C. border near the Friendship Heights metro.

When residents have events with significant street parking, you can't drive a normal car down some streets, let alone emergency vehicles.

Fourth, though the proposed changes will increase density, given the significant cost to land in this neighborhood, it will yield more higher-priced homes, offering none of the attainable units desired. Evidence of this can be seen in the enormous prices obtained by other town house type developments in and around Chevy Chase and Bethesda.

Finally, real estate experts have told us that the real scarcity is in the number of single family homes. Every sale of a single family home in our area in the past six months brings in multiple buyers, bidding wars, and prices exceeding the already high asking prices by 10-20%.

We recently heard from several members of the planning department at our annual meeting and it became clear they are moving forward to implement a plan that isn't even approved. We urge the Council to slow the process down and expand your outreach efforts to locations across the county to obtain the input you need from your constituents and allow for debate on such a significant change to the county plan.

The county's Wisconsin Place Recreation Center will be available to host neighborhood meetings again in September so the Brookdale Board would be happy to host an event where informed citizens can offer their perspective on these planning efforts.

Please do not mistake our politeness for acquiescence as many residents are outraged over this assault on taxpayers that seems to mostly benefit developers. The Thrive Montgomery 2050 plan and related zoning proposals will be eliminating a zoning planning and approval process that resident taxpayers relied upon when buying homes.

We thank you for the opportunity to offer our views and concerns and look forward to robust community involvement in the development proposals for our county.

Sincerely,

Richard Podolske

President, Brookdale Citizens' Association on behalf of the Brookdale Board

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD
CC

From: [Elizabeth Dupree <evodupree@yahoo.com>](mailto:evodupree@yahoo.com)
To: councilmember.friedson@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov;
councilmember.albornoz@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
county.council@montgomerycountymd.gov
Subject: Please Address Issues Raised in Thrive Coalition Letter
Date: Saturday, June 19, 2021 4:45:13 PM

5124301

Dear Montgomery County Councilmembers:

The Thrive Coalition, representing more than 25 communities / 40,000 voters, has proposed multiple issues for the Council to consider in *Thrive Montgomery 2050*. As a Montgomery County resident and taxpayer, I urge you to fully address all the issues raised. I strongly urge you to consider the confirmed evidence of best practices and an appropriate balance of aspirations and resources, and reject the application of untested planning and land use theories on a large scale, using instead the master plan process.

Signed,

Elizabeth Dupree
8 Magnolia Parkway
Chevy Chase, MD 20815

From: [Zoey Solomon <zoey_solomon@yahoo.com>](mailto:zoey_solomon@yahoo.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov
Subject: Thrive 2050 testimony
Date: Friday, June 18, 2021 6:46:35 PM

Hello,

5124316

My name is Zoey Solomon, and I am a resident of Rockville, Maryland. I am 19 years old, and have been living in the area for 5 years now. I am in support of the policies outlined in Thrive 2050, and believe it is necessary in order to have a more equitable county for future generations. As a young person, what pertains to me the most in the plan is an increased focus on public transportation, as well as greater access to parks and other green spaces.

Having easily accessible, timely, and affordable public transportation allows for a safe and environmentally conscious option for those who are unable to drive, such as myself. Current policies, such as the fare reduction that was implemented as a result of the Covid-19 pandemic, has made it easier to use public transportation, and could incentivize riders if implemented long-term.

I also believe it is important to increase the amount of walk-able cities and parks in our county, to help strengthen the bonds within communities. I grew up in Baltimore City, and lived across the street from Patterson Park. With 137 total acres, it not only provided a place for children to play, but allowed for numerous cultural events to take place such as a lantern parade. I still fondly remember the times I spent there as a child, and would like future generations to have the same experiences I did.

Therefore, I urge you to support the Planning Board's draft of Thrive 350, while increasing equity and sustainability for all residents.

Thank you,
Zoey Solomon

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: David M Lewis <davidmlewis46@gmail.com>
To: County.Council@montgomerycountymd.gov
Subject: Zoning Changes Near Metro
Date: Monday, June 21, 2021 10:33:50 AM

5124350

Dear Council Members.

We live in Brookdale a single family home community adjacent to Friendship Heights. We and our neighbors are appalled at the fact that the Council is considering an ill conceived "one size fits all" change to the R60 zoning that would permit denser housing in our neighborhood. This change if adopted will benefit none except developers. It will not create any affordable housing and will tax our neighborhood's resources. PLEASE DO NOT ADOPT THIS CHANGE. IF YOU DO WE WILL WORK AS HARD AS WE CAN TO INSURE THAT THIS IS YOUR FINAL TERM ON THE COUNCIL. Thank you

David Lewis
4503 Dalton Road
Chevy Chase, MD 20815

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Richard Gilmore <rickgilmore@gicgroup.com>](mailto:rickgilmore@gicgroup.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive
Date: Monday, June 21, 2021 11:30:38 AM
Attachments: [image001.png](#)
[image002.png](#)

5124358

June 27, 2021

Montgomery County Council

Subject: Please Address Issues raised in Thrive Coalition Letter

Dear County Councilmembers:

The Thrive Coalition, representing more than 25 communities / 40,000 voters, has proposed multiple issues for the Council to consider in *Thrive Montgomery 2050*. As a Montgomery County resident and taxpayer, I urge you to fully address all the issues raised. I strongly urge you to consider the confirmed evidence of best practices and an appropriate balance of aspirations and resources. I ask that you reject the application of untested planning and land use theories on a large scale, and instead use the master plan process.

Signed,

Richard Gilmore
Home address: 3801 Woodbine Street, Chevy Chase, MD 20815
President/ CEO
GIC Group
4328 Montgomery Avenue
Bethesda, MD 20814
Office: 301-799-0840
Direct: 301-799-0841
Cell: 202-441-5651
web: www.gicgroup.com

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PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Adrienne Nassau <anassau@icloud.com>](mailto:anassau@icloud.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive Montgomery
Date: Monday, June 21, 2021 1:58:19 PM

5124369

I live in the Brookdale single family neighborhood very close to Friendship Heights.

Though I favor higher density in Friendship Heights, I strongly disagree with Thrive Montgomery's intention to introduce missing middle housing in Brookdale. This will spoil the character of our close knit and historic neighborhood.

And, frankly, I will vote against any council member who supports this aspect of Thrive Montgomery at the next election.

Regards, Adrienne Nassau

Sent by Adrienne Nassau from my iPhone.

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Scott Plumer <scott.plumer@gte.net>](mailto:scott.plumer@gte.net)
To: County.Council@montgomerycountymd.gov
Subject: County Council Public Hearing - Thrive Montgomery 2050 - Darnestown Civic Association Part One
Date: Monday, June 21, 2021 6:15:25 PM
Attachments: [image001.png](#)
[3 thrive map planning board final.bmp](#)
[3b 2020 Growth and Infrastructure Policy Transpo Policy Areas.png](#)
[Thrive page 98 residential.bmp](#)

5124384

Our initial suggested changes are essential for us, key to achieve corridor-focused growth, non-disruptive to the plan, and straightforward.

A.

Amend the "Rural Areas and Agricultural Reserve" area depicted in Figure 29 on page 31 of the proposed new general plan to match the Rural East and Rural West Transportation Policy Areas in the currently adopted Growth and Infrastructure Policy.

B.

Amend the "Rural, Agricultural" area depicted in Figure 61 on page 98 of the proposed new general plan to match the Rural East and Rural West Transportation Policy Areas in the currently adopted Growth and Infrastructure Policy.

C.

Remove Darnestown from the list of "Villages and Neighborhood Centers" in Figure 29 on page 31 of the proposed new general plan.

Respectfully,

Scott Plumer

Staff Assistant for Research and Strategic Projects
Darnestown Civic Association Executive Board and Committees
scott.plumer@verizon.net



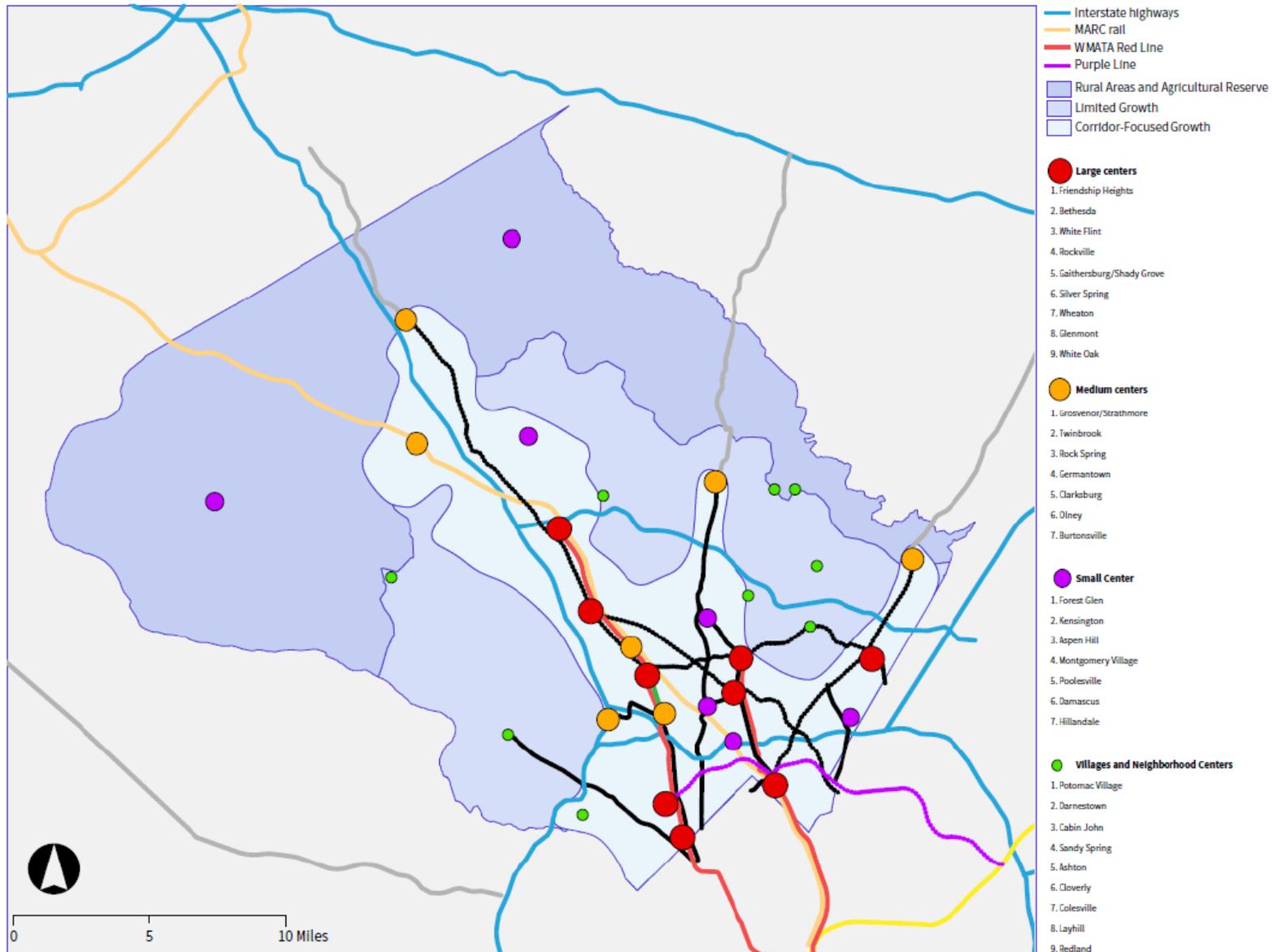
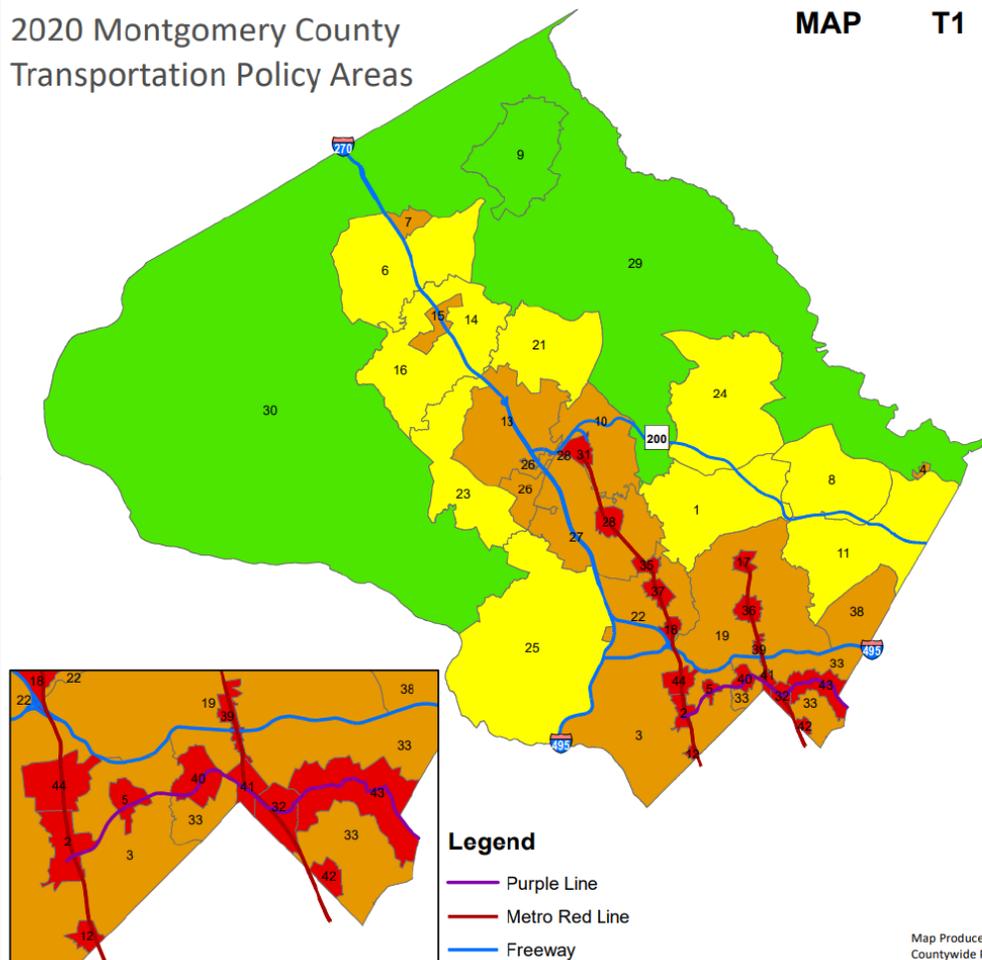


Figure 29: Corridor-focused growth

2020 Montgomery County Transportation Policy Areas

MAP T1



Red	
2	Bethesda CBD
5	Chevy Chase Lake
12	Friendship Heights
17	Glenmont
18	Grosvenor
28	Rockville Town Center
31	Shady Grove
32	Silver Spring CBD
35	Twinbrook
36	Wheaton CBD
37	White Flint
39	Forest Glen
40	Lyttonsville
41	Woodside
42	Takoma
43	Purple Line East
44	Medical Center
Orange	
3	Bethesda/Chevy Chase
4	Burtonsville Town Center
7	Clarksburg Town Center
10	Derwood
13	Gaithersburg City
15	Germantown Town Center
19	Kensington/Wheaton
22	North Bethesda
26	R&D Village
27	Rockville City
33	Silver Spring/Takoma Park
38	White Oak
Yellow	
1	Aspen Hill
6	Clarksburg
8	Cloverly
11	Fairland/Colesville
14	Germantown East
16	Germantown West
21	Montgomery Village/Airpark
23	North Potomac
24	Olney
25	Potomac
Green	
9	Damascus
29	Rural East
30	Rural West

Legend

- Purple Line
- Metro Red Line
- Freeway

Map Produced by the Montgomery County Planning Department
Countywide Planning and Policy Division (CPP) November 11, 2020

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Patricia Johnson <pdjohnson01@yahoo.com>](mailto:pdjohnson01@yahoo.com)
To: Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov;
[Montgomery County Council](mailto:Montgomery_County_Council); councilmember.friedson@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov
Subject: Testimony re Thrive Montgomery 2050/June17, 2021
Date: Tuesday, June 22, 2021 8:06:25 AM
Attachments: [Patricia Johnson Thrive Testimony for June 17th.pdf](#)

5124388

I am submitting my testimony from June 17th re Thrive Montgomery 2050..for the record.

Thank you, Patricia Depuy Johnson

June 17, 2021

Testimony re Thrive Montgomery 2050

My name is Patricia Johnson. I'm a resident of Kenwood. Thrive is a radical plan for the next 30 years that will not accomplish what the county needs for continuing vitality and growth. The second part of this: the AHSI rezoning proposals that derive from this plan will not do what they are proposed to do: they will not provide affordable housing. They will not provide attainable housing. They will provide market priced housing in dense areas where land is expensive. Housing type does not reduce housing cost. This plan will not solve the equity issue. In fact it will exacerbate gentrification. It will not protect Naturally Occurring Affordable Housing

The process has been flawed with the lack of citizens being able to participate in the development of these ideas. Zoom meetings do not allow free discussion or an informative exchange. A pandemic is not the time to introduce a sweeping zoning plan with an exclusive group deciding how we live our lives. This has been the time for a small inside group to expand on ideas that affect a large group of people, who cannot influence the outcome because they cannot participate. Both the Thrive Plan, and the zoning projects that go with it, should be stopped until they can receive the full vetting that a thirty year plan deserves. We need neighborhood advisory committees that can have person to person discussions about the intricacies of Thrive and the ZTA's that spring from the plan. The HEAT Committee was not transparently chosen and is weighted toward developers/realtors rather than residents of neighborhoods that will be affected. At one meeting a neighborhood activist (one of the few allowed) was told to "be quiet and stop talking" by a realtor that had a vested interest. That would not happen if people were face to face.

Zoning changes in R40, 60, 90, and 200 zones should be done through the master plan process. Site Plans must be required for infill development in both single family neighborhoods and dense corridors. A process should be in place that requires community input and participation. Compatibility is fundamental to our county zoning codes. It must be upheld.

Compatibility preserves quality of living in single family neighborhoods and dense corridors. Building and architectural standards must be compatible with existing scale and the character of the neighborhood it is in.

Standards cannot be picked out of a "pattern book", which has been touted as an answer to "attainable housing" but hasn't yet been

developed. A county as large and diverse as ours cannot be subject to a “pattern book” of building standards as a cure all solution with no community input. This has been introduced to speed up development at communities’ expense. One size does not fit all and compatibility has been left out of the proposal of Thrive. Building standards from a pattern book will adversely impact neighborhoods from the standpoint of structures looming over existing houses, overloaded street parking, traffic, noise, adverse lighting, depleted green space and canopy. These dense structures are suggested without notice to or input from the affected neighborhoods. We need rules in place that demand good planning principles, and participation from the community. Leaving it up to developers to pick from a ‘pattern book’ is going to lead to community discord and the destruction of established neighborhoods that create an environment where people want to live.

National and international trends which propose Missing Middle Housing (now referred to by the Planning Staff as “attainable housing”) and ‘complete communities’ are misplaced in a county that is 507 square miles. We are not a city. This plan will not solve its economic problems with this “pattern book” of activity centers. The center of economic development are the urban centers which must attract jobs first. Builders will not build if there are no jobs. Jobs in Montgomery County have decreased by 6.5%. People cannot afford rent or mortgages without jobs that pay more than minimum wage. Office and apartment spaces are vacant in both Silver Spring and Bethesda. If you build it they won’t come unless there are jobs. The county needs to think of ways to attract business with incentives and incubators for entrepreneurs. Young people need a reason to move to Montgomery County. National government positions cannot support our economic development. Montgomery County Government is the county’s largest employer. Job growth has lagged behind our neighboring counties by over 21% in the last 10 years. There is much work to be done here before a plan like Thrive can exist.

Thrive is a fantasy with no explanation or thought to fiscal responsibility. Thrive has been derived without a financial plan in place to support, schools, infrastructure, environmental pressures, roads, paths, green spaces. Higher taxes will be needed to pay for these amenities. These cost items will not pay for themselves with added density.

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Judy R <jrivlin@gmail.com>](mailto:Judy.R.<jrivlin@gmail.com>)
To: County.Council@montgomerycountymd.gov
Cc: [Richard Podolske](#)
Subject: Friendship Heights and zoning issues
Date: Tuesday, June 22, 2021 11:27:22 AM

5124390

Dear President Hucker and Council Members:

As a resident and homeowner/taxpayer in Brookdale, I write to express my concerns about zoning changes the Council is considering, and particularly the Thrive Montgomery 2050 plan,

My message is not a NIMBY: I request and deserve a more thoughtful approach to development. After all, there are many other opportunities for new multi-family housing in and near the Friendship Heights metro stop, which I support. I also encourage the Council to work in collaboration with DC to develop the large available pieces of property in the immediate area, and to do so in a manner that will offer new affordable housing units.

Please note that Brookdale is a unique neighborhood with a proud history that has been documented by our resident historian: large parts of Brookdale were developed by Cooper Lightbaum and share unique architectural elements that would be destroyed if the plan under consideration would be adopted. These neighborhood attributes were critical to our decision to buy a home in Brookdale. We don't have sidewalks, but do have an active community of walkers - both before and after the worst of the COVID pandemic.

More specifically, please note that changes to the current R60 zoning would not add "missing middle" housing units," as all our lots have single-family homes. If Thrive would permit the demolition of existing R60 units, Brookdale still would not be a realistic location for missing middle units. Not only do we not have sidewalks, but many homes do not have garages. This means that our roads are already full of parked cars that make vehicular passage difficult - and adding more density in housing would make the streets dangerous,

I will not reiterate all the points made in the June 17, 2021 letter submitted by the Brookdale Citizens' Association, but I agree with that letter and adopt it as my own. I also urge the Council to hold meetings with, and listen to, residents before any such zoning changes would be made.

Sincerely,

Judy Rivlin

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Christine Ryan Jyoti](mailto:Christine.Ryan.Jyoti@montgomerycountymd.gov)
To: <cs_ryan@yahoo.com>
Subject: county.council@montgomerycountymd.gov
Date: Proposed Zoning Changes
Tuesday, June 22, 2021 12:40:12 PM

5124398

Dear President Hucker and Council members,

I am an 11 year resident of Brookdale in Chevy Chase, MD and the parent of two children who take advantage of our beautiful neighborhood.

I urge that before you move forward on any zoning changes or the Thrive Montgomery 2050 Plan, that you seriously consider the views of the residents of our unique community.

In particular, we ask that you keep in mind the following:

- Higher density in our single family neighborhood with narrow streets, no sidewalks and limited parking is a prescription for accidents
- The historical character of our neighborhood would be damaged
- The Planning Board's one-size-fits-all approach to urban, suburban, and more rural areas of the county near metro stops is extremely short-sighted and irresponsible, and doesn't benefit stable single family neighborhoods like Brookdale
- There are ample opportunities for providing higher residential density near the Friendship Heights metro stations outside of our residential neighborhood along Wisconsin Avenue, on the Mazza Gallerie site, GEICO, and the Lord and Taylor site, among other locations.
- We request a full airing of our concerns and not a rushed initiative to implement the Thrive 2050 plan and associated zoning changes

Thanks in advance for your attention to these issues.

All the best,
Christine Ryan
5308 Sherrill Ave
Chevy Chase, MD 20815
301.657.0020

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Lawrence Bruser <lbrusr@hotmail.com>](mailto:lbrusr@hotmail.com)
To: County.Council@MontgomeryCountyMD.gov
Subject: Development Planning
Date: Tuesday, June 22, 2021 9:34:21 AM

5124402

To the County Council:

We live in the Brookdale community near Friendship Heights, and are very concerned by your consideration of higher-density development in our neighborhood.

Brookdale, as you know, is a stable community of single-family homes, many of historical character. In our part of Brookdale, north of River Road, the streets are narrow with limited parking and no sidewalks.

Permitting multi-family housing here would not only destroy the character of our neighborhood, it would create hazardous traffic conditions in streets that cannot safely accommodate more cars. It would be foolish to impose these changes on our neighborhood, especially when there are ample opportunities for developing higher-density housing nearby, including the Mazza Gallerie and Lord & Taylor sites. The GEICO property, as you know, was previously approved for townhouse development – surely that should be an alternative to destroying Brookdale.

We urge you to fully reconsider your plans, and to fully engage with our community representatives as you study development issues. We urge you not to approve multi-family housing in Brookdale.

Sincerely,

Lawrence and Susan Bruser
4716 Merivale Road
Chevy Chase 20815

From: [Dominique Rychlik <rychliks@gmail.com>](mailto:rychliks@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: URGENT concerns about the Thrive 2050 zoning changes
Date: Tuesday, June 22, 2021 11:15:47 AM

5124407

Dear County Council,

As a real estate agent AND a longtime resident of the Brookdale Community near Friendship Heights (having grown up there), I am deeply concerned about the density changes being pushed through (via Thrive 2050) outside of the normal planning process. This "one sized fits all" approach seems to benefit developers but not homeowners (either existing owners or those seeking affordable housing).

Near Friendship Heights there is AMPLE rental apartment and condo inventory. On MLS I can access the individual rental stats and things are on market often for a month or more. **However there is an extreme shortage of single family homes compared to demand.** Houses sell with multiple offers 10-20% over asking as a rule in the past year (and generally). In addition there are several rental buildings coming online on the DC side, the redevelopment of Mazza and Lord and Taylor sites, AND the GEICO plan provides for multiple housing types if implemented. *To have developers competing with homeowners for single family properties they could convert to multifamily would worsen this shortage.*

In addition this would create parking and safety problems with no reasonable provisions for off street parking etc. Our streets are narrow. Thrive 2050 does not appear to require upgrades to infrastructure either which multi-family homes would strain.

Nothing in the Thrive 2050 plan would create more affordable housing-- it would only create development opportunities benefitting developers and realtors working in that field. I do realize developers contribute a GREAT DEAL of money to council members and I ask respectfully that this not cloud your judgment on this issue.

There is already a "by right" ADL option in our zoning allowing more affordable units to come online while maintaining the architectural character of Brookdale (built by Cooper Lightbown who also built Mar-a-Lago for Marjorie Merriweather Post). We already have the risk of tear downs for new homes but the lure for developers of more options via Thrive 2050 would destroy a unique and architecturally significant neighborhood. We don't want to be forced to go through historic designation restricting the rights of owners to expand and improve as they wish. But we may be forced to reconsider should this go through.

Zoning changes of this magnitude should be required to go through the normal and lengthy master plan process, not be pushed through with inadequate public input (and understanding) during a pandemic. I have only just been made aware of this in the last few weeks and I work in the housing field.

You must hit pause on this plan and go through normal channels to reconsider zoning. That way you can consider which areas have a shortage of multi-family and affordable housing (the true problem) and developers could be required to provide affordable units as part of the plan. We have several very large sites even closer to Metro ripe for redevelopment the focus should be on those sites. An individual focus, not "one-size-fits-all".

Sincerely,

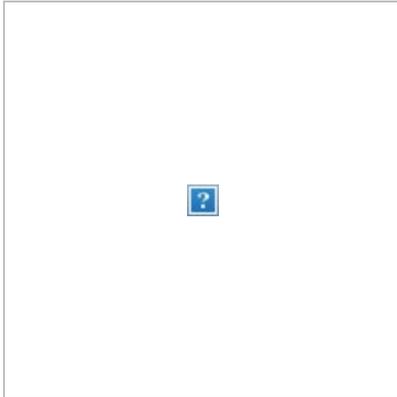
Dominique Rychlik

--

Dominique Rychlik

301.580.0934

[Website](#)



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PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Rashmi Sinha <sinhar54@gmail.com>](mailto:Rashmi.Sinha<sinhar54@gmail.com>)
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Tuesday, June 22, 2021 1:46:58 PM

5124410

Dear County Council,

I am a longtime resident of Montgomery county, I am deeply concerned about the density changes being pushed through (via Thrive 2050) outside of the normal planning process. This "one sized fits all" approach seems to benefit developers but not homeowners (either existing owners or those seeking affordable housing).

In Bethesda and around Rockville Pike there is AMPLE rental apartment and condo inventory. Many large apartment buildings have been developed over the last decade. Having more would create a huge problem for traffic and overcrowding of schools. In addition this would create parking and safety problems with no reasonable provisions for off street parking etc. Our streets are narrow. Thrive 2050 does not appear to require upgrades to infrastructure either which multi-family homes would strain.

Nothing in the Thrive 2050 plan would create more affordable housing-- it would only create development opportunities benefitting developers and realtors working in that field. I do realize developers contribute a GREAT DEAL of money to council members and I ask respectfully that this not cloud your judgment on this issue.

Zoning changes of this magnitude should be required to go through the normal and lengthy master plan process, not be pushed through with inadequate public input (and understanding) during a pandemic.

You must hit pause on this plan and go through normal channels to reconsider zoning. That way you can consider which areas have a shortage of multi-family and affordable housing (the true problem) and developers could be required to provide affordable units as part of the plan. We have several very large sites even closer to Metro ripe for redevelopment the focus should be on those sites. An individual focus, not "one-size-fits-all".

Sincerely,
Rashmi Sinha
6624 Marywood Road
Bethesda, MD 20817

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: divinenwd@aol.com
To: councilmember.friedson@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
county.council@montgomerycountymd.gov
Cc: section5manager@comcast.net
Subject: Letter from Taxpayer Section 5
Date: Tuesday, June 22, 2021 1:08:59 AM

5124413

To the Members of the Montgomery County Council:
Please see the attached signed letter from a Chevy Chase Section 5 resident.

June 22, 2021

Montgomery County Council

Subject: Please Address Issues raised in Thrive Coalition Letter

Dear Montgomery County Council Members:

The Thrive Coalition, representing more than 25 communities / 40,000 voters, has proposed multiple issues for the Council to consider in Thrive Montgomery 2050. As a Montgomery County resident for more than 40 years and as a taxpayer who funds your salaries, I strongly urge you to fully address all the specific issues and concerns raised by the Coalition as follows.

- ✓ Municipalities should continue to maintain regulatory authority over residential buildings
- ✓ Major zoning changes should be implemented through a Master or Sector Plan, with meaningful input from local neighborhood residents
- ✓ Include information about whether infrastructure (e.g., schools, stormwater management structures, and other public facilities) will be built to address current needs and accommodate expected impacts of increased density, and more about funding mechanisms for this infrastructure
- ✓ Address how to limit loss of naturally occurring affordable housing, including the replacement of affordable single-family housing by multi-family housing
- ✓ Explain how to implement affordable housing in high land-value areas
- ✓ Acknowledge the continued need for cars by County residents and especially the disabled, aging, and young families

I strongly urge you--and will mobilize my fellow voters and taxpaying neighbors as well---to ensure that the Council members consider the confirmed evidence of best practices and an appropriate balance of aspirations and resources. I request that you reject the application of untested planning and land use theories on a large scale, and instead use the master plan process.

As a resident of Chevy Chase Section 5, I wish to be assured that your actions, as well as the record of your communications concerning those actions, be fully transparent. Clearly, your actions on these issues--as both individual Council members and as a Council body--are being closely noted and scrutinized by the local citizenry, especially by those who reside in the Connecticut Avenue corridors.

Finally, I trust your actions as a Council will meet with the standards of the local residents-- whose voices are your obligation to heed and whose rights are your obligation to protect—and that such actions will be forthright, timely, and will stand the test of accountability for how the Montgomery County Council members use the power entrusted to them by the voters.

Sincerely yours,

Nancy W. Dudley

11 Leland Court

Chevy Chase, MD 20815

June 22, 2021
Montgomery County Council
Subject: Please Address Issues raised in Thrive Coalition Letter

Dear County Councilmembers:

The Thrive Coalition, representing more than 25 communities / 40,000 voters, has proposed multiple issues for the Council to consider in Thrive Montgomery 2050. As a Montgomery County resident for more than 40 years and as a taxpayer who funds your salaries, I strongly urge you to fully address all the specific issues and concerns raised by the Coalition as follows.

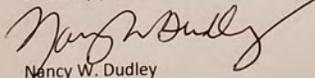
- ✓ Municipalities should continue to maintain regulatory authority over residential buildings
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- ✓ Explain how to implement affordable housing in high land-value areas
- ✓ Acknowledge the continued need for cars by County residents and especially the disabled, aging, and young families

I strongly urge you--and will mobilize my fellow voters and taxpaying neighbors as well---to ensure that the Council members consider the confirmed evidence of best practices and an appropriate balance of aspirations and resources. I request that you reject the application of untested planning and land use theories on a large scale, and instead use the master plan process.

As a resident of Chevy Chase Section 5, I wish to be assured that your actions, as well as the record of your communications concerning those actions, be fully transparent. Clearly, your actions on these issues--as both individual Council members and as a Council body--are being closely noted and scrutinized by the local citizenry, especially by those who reside in the Connecticut Avenue corridors.

Finally, I trust your actions as a Council will meet with the standards of the local residents-- whose voices are your obligation to heed and whose rights are your obligation to protect--and that such actions will be forthright, timely, and will stand the test of accountability for how the Montgomery County Council members use the power entrusted to them by the voters.

Sincerely yours,



Nancy W. Dudley

11 Leland Court

Chevy Chase, MD 20815

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [H.M. Harris <harrishessie@hotmail.com>](mailto:harrishessie@hotmail.com)
To: county.council@montgomerycountymd.gov
Subject: Testimony In Opposition To Attainable Housing Strategies Initiative
Date: Tuesday, June 22, 2021 6:57:14 PM

5124426

TESTIMONY IN OPPOSITION TO ATTAINABLE HOUSING STRATEGIES INITIATIVE

My name is Hessie Harris. I live in Silver Spring. I am testifying against the so-called Attainable Housing Strategies Initiative.

I fully agree with County Executive Mark Elrich that this proposal undertakes too much and is out of synch with undefined, undeveloped and consistently shifting terminology, confusing citizens and obscuring the true nature of what is being proposed.

First, there is zoning. The goal to eliminate Single Family Homes (SFH) is reflective of the current notion that historic wrongs must continue to be atoned for whether or not they still exist.

The discrimination and resulting segregation associated with SFH was outlawed in the last century. Economic disparity, in and of itself, does not connote or denote discrimination. Intended or not, the Initiative provides a basis for social engineering as well as the destruction of the lives and property of people who are not culpable for things that occurred before they, and possibly, their parents were born.

Second, the strategies proposed are based on aspirations and projections not facts. For example, the implementation of housing goals must be preceded by economic investment, job development, and knowledge of where the jobs will be located for those aspirations to be attainable. To paraphrase, there is no guarantee that if you build it they will come.

Third, but by no means last, what is passing for civic engagement over these proposals is staged, cursory overview of the conclusions already reached by the Planning Board, followed by asking the audience if they have questions. It doesn't matter how many community outreach sessions the Planning Board holds. If they do not listen to citizens and adapt their proposals accordingly, then these sessions are insufficient cosmetic exercises.

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Frank Borchers <f.borchers@gmx.net>](mailto:f.borchers@gmx.net)
To: county.council@montgomerycountymd.gov
Subject: OBJECT to Thrive Montgomery 2050 General Master Plan
Date: Tuesday, June 22, 2021 7:07:27 PM

5124427

Good Evening,

We would like to voice our objection to the Thrive Montgomery 2050 Master Plan. My wife and I just recently moved to Cloverly and we enjoy having a smaller town and less urban feel. We just watched the urbanization of Downtown Crown and believe some areas of our county need to be left as is. Not every street needs more development, traffic and housing. We have plenty of areas in the county already urbanized that should be slated for redevelopment. You have plenty of abandoned shopping areas, office buildings that should be redeveloped before you wreck the quiet neighborhoods and streets that many of us in the Cloverly area enjoy. Not every corner of this county needs a Walmart, walgreens and apartment buildings. Don't ruin the way of life in all areas for the all mighty dollar.

I hope you will take the time and listen to the constituents of this county and take into account what we treasure about the space we call home!

Frank and Christina Borchers
830 Snider Ln
Silver Spring, MD 20905
Cell: (301) 605 4285

f.borchers@gmail.com

From: [PETRO PAPAGEORGE <pgpapageorge@verizon.net>](mailto:pgpapageorge@verizon.net)
To: County.Council@montgomerycountymd.gov
Subject: URGENT concerns about the Thrive 2050 zoning changes
Date: Tuesday, June 22, 2021 8:49:15 PM

5124435

Dear President Hucker and Council Members:

I am a resident of the Brookdale community who very concerned about the possibility of higher density development which includes duplexes, triplexes, and apartment buildings being allowed in our single family neighborhood. I've been made aware of the rapid pace in which this will occur and want to add my voice with those of my neighbors' to insist on slowing down what appears to be a rushed initiative to implement the Thrive 2050 plan and associated zoning until we've had time to thoroughly discuss our concerns with the Planning Board. My concerns regard the following points:

- Higher density in our single family neighborhood with narrow streets, no sidewalks and limited parking is a prescription for accidents
- The historical character of our neighborhood would be damaged
- The Planning Board's one-size-fits-all approach to urban, suburban, and more rural areas of the county near metro stops is extremely short-sighted and irresponsible, and doesn't benefit stable single family neighborhoods like Brookdale
- There are ample opportunities for providing higher residential density near the Friendship Heights metro stations outside of our residential neighborhood along Wisconsin Avenue,, on the Mazza Gallerie site, GEICO, and the Lord and Taylor site among other locations.
- We request a full airing of our concerns a not a rushed initiative to implement the Thrive 2050 plan and associated zoning

The Planning Board's one-size-fits-all approach to urban, suburban, and more rural areas of the county near metro stops seems extremely short-sighted and irresponsible, doesn't benefit stable and historic neighborhoods like Brookdale, and will not create any affordable/attainable housing. Higher density in our single-family neighborhood with narrow streets, no sidewalks, and limited parking is a prescription for accidents. There are ample opportunities for providing higher residential density near the Friendship Heights metro stations outside of our residential neighborhood along Wisconsin Avenue, on the Mazza Gallerie site, GEICO, and the Lord and Taylor site among other locations.

I urge you to consider residents' perspectives before moving forward on any zoning changes or the Thrive Montgomery 2050 plan and allow a full airing of all concerns and not a rushed initiative to implement the Thrive 2050 plan and associated zoning.

Sincerely,

Petro G. Papageorge
4631 River Road
Bethesda, MD 20816
301-986-5119

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Peter Kovach <pjkove@gmail.com>](mailto:pjkove@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Adamantly Opposed to Thrive 2050
Date: Tuesday, June 22, 2021 8:57:15 PM

5124436

I am so sick of our council reps taking money from developers and disguising their profitable support with politically correct rationalizations.

I will not sit by idly. Any representative that supports Thrive 2050, that dares disrupt our residential peace, no matter what happens to former commercial properties in Friendship Heights, I will organize to defeat. It won't be pretty or polite. It will be as nasty as such unbridled cynicism deserves.

We defeated one 'whore' of the developers in denying Roger Berliner the Council Chair. That will only be the start.....

So be alert and aware. The opposition will not be pretty if Thrive 2050 or anything like it becomes policy. Peter Kovach, Bethesda

--

Peter Kovach
Bethesda, MD

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: gldansky@verizon.net
To: County.Council@montgomerycountymd.gov
Subject: Concerns re: Thrive Montgomery 2050 Proposed Zoning Changes
Date: Tuesday, June 22, 2021 9:06:18 PM

5124437

Dear County Council,

I'm a resident of the Brookdale community near Friendship Heights and am writing to voice my concern about the possibility of higher density development including duplexes, triplexes, and apartment buildings being allowed in our single-family neighborhood. I understand that the Planning Department is moving forward to implement a plan that isn't even approved. I urge the Council to slow the process down and expand your outreach efforts to locations across the county to obtain input from your constituents and allow for debate on such a significant change to the county plan.

The Planning Board's one-size-fits-all approach doesn't benefit stable and historic neighborhoods like Brookdale. Higher density in our single-family neighborhood with narrow streets, little or no sidewalks, and limited parking would create safety problems and would ruin the unique and architecturally significant character of Brookdale. There are ample opportunities for providing higher residential density near the Friendship Heights metro stations outside of our residential neighborhood along Wisconsin Avenue, on the Mazza Gallerie site, GEICO, and the Lord and Taylor site among other locations.

I urge you to consider residents' perspectives before moving forward on any zoning changes and allow a full airing of all concerns and not a rushed initiative to implement the Thrive 2050 plan and associated zoning.

Sincerely,

Gail Dansky
4631 River Road
Bethesda, MD 20816

From: [shaazka_beyerle <shaazka@hotmail.com>](mailto:shaazka_beyerle@hotmail.com)
To: County.Council@MontgomeryCountyMD.gov
Subject: URGENT - Our concerns about the Thrive 2050 zoning changes
Date: Wednesday, June 23, 2021 4:23:31 AM

5124443

Dear County Council,

We are long-time residents of the Brookdale Community near Friendship Heights since 2001, a unique, diverse neighborhood with residents of a variety of races, ethnicities, origins, religions, and age groups. We're writing to express our deep concern about the density changes being pushed through (via Thrive 2050) outside of the normal planning process. This "one sized fits all" approach seems to benefit developers but not homeowners (either existing owners, and as importantly, those seeking affordable housing).

Near Friendship Heights there is more than ample rental apartment and condo inventory. Our realtor neighbor, Dominique Rychlik, has found that on MLS, the individual rental stats and things are on market often for a month or more. **However there is an extreme shortage of single family homes compared to demand.** Houses sell with multiple offers 10-20% over asking as a rule in the past year (and generally). In addition there are several rental buildings coming online on the DC side, the redevelopment of Mazza and Lord & Taylor sites, AND the GEICO plan provides for multiple housing types if implemented. *Ironically, to have developers competing with homeowners for single family properties they could convert to multifamily would worsen this shortage.*

In addition this would create parking and safety problems with no reasonable provisions for off street parking etc. Our streets are narrow. Thrive 2050 does not appear to require upgrades to infrastructure either which multi-family homes would strain.

Nothing in the Thrive 2050 plan would create more affordable housing-- it would only create development opportunities benefitting developers and realtors working in that field. It's well known that developers contribute a GREAT DEAL of money to council members and we ask respectfully and as citizens you are tasked to serve that this not cloud your judgment on this issue.

There is already a "by right" ADL option in our zoning allowing more affordable units to come online while maintaining the architectural character of Brookdale (built by Cooper Lightbown who also built Mar-a-Lago for Marjorie Merriweather Post). We already have the reality of tear downs for new mega-homes but the lure for developers of more options via Thrive 2050 would permanently destroy a unique and architecturally significant neighborhood. We don't want to be forced to go through historic designation restricting the rights of owners to expand and improve as they wish. But we may be forced to reconsider should this go through.

Zoning changes of this magnitude must be required to go through the normal and lengthy master plan process, not be pushed through with inadequate public input (and understanding) during a pandemic. This is not transparent, there is minimal accountability, and not reflective of democratic practices.

We and our neighbors request that you hit pause on this plan and go through normal

transparent, accountable, democratic channels to reconsider zoning. That way you can consider which areas have a shortage of multi-family and affordable housing (the true problem) and developers could be required to provide affordable units as part of the plan. There are several very large sites even closer to Metro ripe for redevelopment and the focus should be on those sites. It is in the best interests of all concerned that an individual focus is adopted, not "one-size-fits-all".

Sincerely,
Shaazka Beyerle and Kanthan Shankar

Sent from [Mail](#) for Windows 10

From: [Robert Banach <robertbanach@yahoo.com>](mailto:robertbanach@yahoo.com)
To: [Councilmember Andrew Friedson; councilmember.albornoz@montgomerycountymd.gov;](mailto:councilmember.albornoz@montgomerycountymd.gov)
[councilmember.glass@montgomerycountymd.gov;](mailto:councilmember.glass@montgomerycountymd.gov) [councilmember.jawando@montgomerycountymd.gov;](mailto:councilmember.jawando@montgomerycountymd.gov)
[councilmember.riemer@montgomerycountymd.gov;](mailto:councilmember.riemer@montgomerycountymd.gov) councilmember.hucker@montgomerycountymd.gov
Cc: county.council@montgomerycountymd.gov
Subject: Re: Important Considerations for the Council concerning Thrive Montgomery 2050 and Zoning
Date: Wednesday, June 23, 2021 7:28:37 AM

5124446

I sent a letter on behalf of the Brookdale Citizens' Association on June 17, 2021. I'm now writing as a resident of Brookdale to share what occurred at a recent Citizens Coordinating Committee on Friendship Heights meeting I attended where two members of the Planning Department (Jason Sartori and Lisa Govoni) gave a presentation and answered questions. I asked specifically about Brookdale's issue with narrow streets with no sidewalks, curbs, or gutters, and was told they did not consider those issues in their plan. Seems like a glaring omission to me and yet another reason for the council to stop moving forward with a one-size-fits-all approach and make the planning department and Planning Board determine whether any of the single family home neighborhoods they want to eliminate can actually support the proposal. Without that neighborhood by neighborhood analysis it would seem the council is being asked to decide on something without benefit of the necessary information, even though it can be provided.

Please SLOW DOWN and do the necessary work needed for proper decision making.

Thanks for reading.

Bob Banach
Dalton Road
Chevy Chase

On Thursday, June 17, 2021, 07:30:50 AM EDT, Robert Banach <robertbanach@yahoo.com> wrote:

Dear Councilmembers:

I am forwarding a letter prepared by the Brookdale Citizens' Association, a neighborhood of approximately 400 homes that borders the District along Western Avenue near the Friendship Heights metro. It concerns both Thrive Montgomery 2050 and proposed zoning changes.

The President of our association is cc'd on this submission in case you would like to offer us a response.

Thank you.

Bob Banach
Dalton Road
Brookdale

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Juliette Balabanian <izbalabanian@gmail.com>](mailto:izbalabanian@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Residential Expansion in Brookdale
Date: Wednesday, June 23, 2021 7:59:23 AM

5124449

Dear Council Members,

It has come to our attention that there are plans to expand residential housing in the Brookdale area. We have lived in Friendship Heights for 35 years in both a condominium and single family home. We have enjoyed both life styles. We have also endured the many changes which have blocked traffic and created messes taking months and years to clear. They are less obvious currently because traffic patterns have slowed during covid adjustments.

We stand with our neighbors to look elsewhere for your development plans. More residential housing will bring more residents with more cars. Nearness to the Metro doesn't imply car free residents. Don't mess up a nice area with historical homes for the sake of unnecessary 'modernization' or upgrading.

Respectfully,

Noris and Juliette Balabanian

Sent from my iPhone

From: [Campbell Graeub <campbellgraeub@gmail.com>](mailto:CampbellGraeub@gmail.com)
To: County.Council@MontgomeryCountyMD.gov
Subject: Thrive 2050
Date: Wednesday, June 23, 2021 8:07:04 AM

5124450

Dear Council Members:

As a nearly 60 year Brookdale resident I am appalled that you are considering to adopt Thrive 2050 which would have a devastating impact on our community. Brookdale, with its very unique neighborhood design, built by Cooper Lightbown over 90 years ago, long before Metro was on anybody's mind, is within waking distance of the Friendship Heights station and falls within the boundary, as defined by Thrive 2050. I urge the Council strongly to include a Special Exception for long established neighborhoods, such as Brookdale, for residents to decide on their own what development rights can be granted. The broad-brush Thrive 2050 impact in old long-established areas, as Brookdale could be devastating.

Brookdale is an unique neighborhood, not replicated anywhere else in the County; we are committed to retain its special residential qualities. I don't want to repeat what has already been communicated to you by many about the placement of our homes, their design, the narrow streets with no curbs, no sidewalks, small lots, neatly kept gardens, and more.

Please, please don't adopt Thrive 2050 without a Special Exception to allow Brookdale to keep its traditional, nearly century-old design principals.

Sincerely, Campbell and Joy Graeub

From: [H.M. Harris](#)
To: [County Council](#)
Subject: TESTIMONY IN OPPOSITION TO ATTAINABLE HOUSING STRATEGIES INITIATIVE
Date: Wednesday, June 23, 2021 12:27:36 PM

5124475

TESTIMONY IN OPPOSITION TO ATTAINABLE HOUSING STRATEGIES INITIATIVE

My name is HESSIE HARRIS. I live in Silver Spring. I am testifying against the so-called Attainable Housing Strategies Initiative.

I fully agree with County Executive Mark Elrich that this proposal undertakes too much and is out of sync and has undefined, undeveloped, and constantly shifting terminology, confusing citizens and obscuring the true nature of what is being proposed.

First, there is zoning. The goal to eliminate Single Family Housing (SFH) is reflective of the current notion that historic wrongs must continue to be atoned for whether or not they still exist.

The discrimination and resulting segregation associated with SFH was outlawed in the last century. Economic disparity, in and of itself, does not connote or denote discrimination. Whether intended or not, the initiative provides a basis for social engineering as well as the destruction of the lives and property of people who are not culpable for things that occurred before they, and possibly, their parents were born.

Second, the "strategies proposed are based on aspirations and projections not facts. For example, the implementation of housing goals must be preceded by economic investment, job development, and knowledge of where the jobs will be located for their aspirations to be attainable. To paraphrase, there is no guarantee that if you build it they will come.

Third, but by no means last, what is passing for civic engagement over these proposals is followed by asking the audience if they have questions. It does not matter how many community outreach sessions the Planning Board holds. If they don't listen to citizens and adapt their proposals accordingly, then these sessions are insufficient cosmetic exercises.

From: [Jane Lyons](#)
To: [MCP-Chair](#); [Fani-Gonzalez, Natali](#); [Anderson, Casey](#); [Verma, Partap](#); [Patterson, Tina](#)
Cc: [Wright, Gwen](#); County.Council@montgomerycountymd.gov; [Jawando's Office, Councilmember](#); [Navarro's Office, Councilmember](#); councilmember.katz@montgomerycountymd.gov; [Riemer's Office, Councilmember](#); [Hucker's Office, Councilmember](#); [Govoni, Lisa](#); [Sartori, Jason](#); [Albornoz's Office, Councilmember](#); [Friedson's Office, Councilmember](#); [Wellington, Meredith](#); [Rice's Office, Councilmember](#); [Glass's Office, Councilmember](#)
Subject: CSG Testimony on Attainable Housing Strategies
Date: Wednesday, June 23, 2021 4:12:14 PM
Attachments: [2021.06.23 CSG Testimony on Planning Dept Preliminary Middle Housing Recommendations - Final.pdf](#)

Good afternoon,

5124483

Please see attached for the Coalition for Smarter Growth's written testimony on the Planning Department's Attainable Housing Strategies recommendations.

Thank you,
Jane

--

Jane Lyons (she/her) | Maryland Advocacy Manager
Coalition for Smarter Growth
P.O. Box 73282, 2000 14th St NW
Washington, DC 20009
(410) 474-0741 | jane@smartergrowth.net
Your gift helps keep CSG's advocacy going! [Donate today!](#)

June 23, 2021

Montgomery County Planning Board
2425 Reedie Dr, 14th Floor
Wheaton, MD 20902

Item 7 - Attainable Housing Strategies (Support)

Testimony for June 24, 2021

Jane Lyons, Maryland Advocacy Manager

Thank you, Chair Anderson and Planning Commissioners. My name is Jane Lyons and I'm testifying on behalf of the Coalition for Smarter Growth, the leading organization advocating for walkable, inclusive, transit-oriented communities as the most sustainable and equitable way for the DC region to grow and provide opportunities for all.

We strongly support the direction of the Planning Department's recommendations for more diverse housing typologies in Montgomery County, especially in places near transit, amenities, and jobs. Inequitable, unsustainable land use patterns are a systemic problem at the root of some of our most difficult social issues. Montgomery County should not be a place where your zip code can predict your future income, health, or other life outcomes.

Middle housing zoning reform will not change neighborhoods overnight or solve all our housing challenges. Rather, smart land use decisions will lay the foundation for a better, more just society where people can find a place to live that fits their needs, their income, and provides access to opportunities. It will help Montgomery County become a place where more people can choose to live car-lite or car-free and drive less; a place where more people can start a family or age-in-place.

Please see below for our suggestions to make the staff's recommendations even stronger:

Ensure market feasibility: We need to make sure that these housing types can actually get built. Thus, we are concerned that without modest changes to setbacks, height allowances, and lot coverage requirements, middle housing types will not be feasible and desirable to build. Furthermore, it is unclear whether the Attainable Housing Optional Method (AHOM) will actually result in medium scale middle housing being built due to lot assemblage requirements.

Geographic targeting: We support by-right duplexes and triplexes in R-40, R-60, and R-90 zones, but believe that R-200 zones are more often too far from activity centers and located in the Agricultural Reserve to allow for more dense housing types.

It is also unclear to us from the staff report where fourplexes and the new optional method are applicable. We support the optional method being allowed on properties within the Priority Housing

District that have frontage along one of the growth corridors, but it is unclear what is meant by “adjacent to certain Thrive identified Centers of Activity.” The optional method should be allowed within and around activity centers, not just on properties that are directly adjacent.

For example, the optional method should be applicable in the “adjacent communities” identified in the ongoing Silver Spring sector plan, not only the adjacent communities properties that are literally *adjacent* to the central business district. East Silver Spring is a great example of how large- and medium-scale middle housing can exist alongside single family detached homes.

We also have several critiques of the draft Thrive growth map upon which the Priority Housing District and other recommendations are based. These suggestions were previously included in our written Thrive 2050 testimony submitted to the County Council:

- We are concerned about listing VIVA White Oak / FDA as a large activity center, given the absence of high-capacity transit access. All other large activity centers are supported by a Metrorail station.
- We were surprised not to see Takoma Park listed as an activity center. Given Takoma Park’s high quality transit infrastructure and central location next to Washington, DC, Takoma Park should be listed as a large activity center.
- Similarly, Long Branch, Takoma-Langley Crossroads, Lyttonsville, and the Connecticut Avenue Purple Line station area should all be listed as medium activity centers, given their proximity to jobs, transit, and amenities.

Limits on average unit size: Although we understand the good intention behind it, we are opposed to unit size maximums. It will be incredibly difficult to select the right maximum square footage, and will make development of middle housing types more complicated than necessary. If we want homes with more bedrooms, it will be important to not place a cap on square footage that makes this impossible. It is not clear that requiring an *average* unit size in the AHOM would actually allow for more three-bedroom units.

Parking: We support reduced parking minimums, especially near transit, although we believe that all parking minimums in the county should be eliminated. This would not mean that no parking would be built — instead, developers would be allowed to decide how much parking to provide based on market considerations.

New terminology: The staff report recommends creating a new building type called a Multiplex, defined as a building that contains three or four units of multi-unit living. However, if the proposal is to allow triplexes in most residential zones and fourplexes only in the Priority Housing District, then there should be a distinction between those housing types in the zoning code.

Subdivision: We strongly support making it easier to subdivide properties in order to encourage homeownership opportunities in middle housing types.

In closing, we appreciate the work that has been done on the Attainable Housing Strategies Initiative regarding zoning recommendations, as well as the important homeowner- and community-focused catalyst policy and program recommendations. Many policies are needed to ensure housing attainability for all residents. Our housing crisis is multi-faceted and requires a range of solutions on the local, state, and federal levels, but Montgomery County must do all it can.

Thank you.

From: [Gaebl, Jill](#)
To: [County Council](#)
Subject: FW: Rizik Testimony outline- 6/29/21
Date: Wednesday, June 23, 2021 4:19:41 PM
Attachments: [image001.png](#)

From: Peter Rizik

5124484

From: peter.rizik@gd-ms.com

Date: June 23, 2021 at 12:48:26 PM EDT

To: pdrizik@gmail.com

Subject: Rizik Testimony outline- 6/24/21

Attainable Housing in MOCO- are we our own worst enemy?

1. Everyone I know or have spoken to about attainable housing is in favor of it. Low to Middle wage workers is the target population- lets ease their burden. We all agree. As is apparent from the Thrive 2050 draft documents, Montgomery County, one of the most affluent Counties in the US, is taking a good, if not uninformed, bite at the apple. The attainable housing problem is one that is being debated and attacked from the Federal, State, and City level. What role should we play?
2. The Draft Thrive 2050 draft documents, and the town Hall meetings that have taken place, make it clear that we are NOT in step with other efforts, and that there are competing objectives being pursued inside the cabal of MOCO experts driving the program.
 - a. Competing Objectives – What I’ve heard and read - “Reverse Racist housing polices of the past”, “Social Injustice”,or are we trying to find Attainable Housing solutions? And – how do we JUMP to eliminating neighborhood zoning as the solution to attainable housing? (Did we just skip about 12 steps?- jobs, tax base, economic sustainment,...)
 - b. Other Efforts: When we are NOT in step with other better funded Federal, State, and City efforts – it takes away from other worthy efforts our MOCO leaders could be working on, and it potentially takes away our funding from ongoing efforts at the State and City level. Freezes money – distrust other experts we have at Federal, City and State level. Our efforts become a distraction.

Peter D. Rizik

c-(202)-306-3212



PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [lijoiec <lijoiec@aol.com>](mailto:lijoiec<lijoiec@aol.com>)
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050 Zoning Changes
Date: Wednesday, June 23, 2021 5:09:28 PM

5124487

Dear Council Members ,

As a resident of a community (Brookdale) that could be affected by changes in density zoning , I'm very concerned that little consideration is being given to Montgomery County citizens' voices and disproportionate accommodation to developers' interests.

I strongly support affordable housing , but that is not the issue here . In fact , in this very small neighborhood of only single family homes near Friendship Heights, the newest "new build" home sold for over 3 million - more than 2-3 times the current sale prices of our older homes. Clearly, developers would only be interested in high-end multi dwelling homes - and would probably be able to build only a few - hardly making a dent in the housing crunch. At the same time , we have limited parking , narrow streets , but also a neighborhood unique in appearance (of historical architectural interest) and sense of community.

There are better sites for development in Friendship Heights: Mazza Gallerie , the Lord and Taylor lands (which are quite extensive) and Geico which was approved years ago for resident/retail development . Moreover , many of the apartment buildings in Friendship Heights have numerous vacancies, including one on Willard Avenue where I work .

I would like to see the County Council work for its citizens and not just for developers. White Flint would be a perfect site for affordable to high-end housing, retail spaces, parks and other amenities , and a Metro nearby. With imagination and effort , developers' interests and the County's needs for more money/tax bases could be met, while adding to positive community growth .

I am an active supporter of and contributor to political campaigns. I will , like my neighbors, be keeping an eye on what happens , and how you open this issue up for community input.

Sincerely,
Lisa Hochheiser
4704 Merivale Road
Chevy Chase, Md

PH 6-17-21 THRIVE
MONTGOMERY 2050

From: [Wade Sovonick <wsovonick@verizon.net>](mailto:wsovonick@verizon.net)
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, June 24, 2021 9:02:34 AM

5124508

Dear Council Members:

As a nearly 37 year Brookdale resident I am appalled that you are considering to adopt Thrive 2050 which would have a devastating impact on our community Brookdale, with its very unique neighborhood design, built by Cooper Lightbown over 90 years ago, long before Metro was on anybody's mind. Brookdale is within walking distance of the Friendship Heights Metro station and falls within the boundary, as defined by Thrive 2050. I urge the Council strongly to include a Special Exception for long established neighborhoods, such as Brookdale, for residents to decide on their own what development rights can be granted. The broad-brush Thrive 2050 impact in old long-established areas, as Brookdale could be devastating.

Brookdale is a unique neighborhood, not replicated anywhere else in the County; we are committed to retain its special residential qualities. I don't want to repeat what has already been communicated to you by many about the placement of our homes, their design, the narrow streets with no curbs, no sidewalks, small lots, neatly kept gardens, and more.

Please, please don't adopt Thrive 2050 without a Special Exception to allow Brookdale to keep its traditional, nearly century-old design principals.

Sincerely,

Wade J. Sovonick
5001 Brookdale Road
Bethesda, MD 20816

From: [Kathryn Paull Brown <kbrown5001@verizon.net>](mailto:Kathryn.Paull.Brown<kbrown5001@verizon.net>)
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, June 24, 2021 9:50:19 AM

5124510

Dear Council Members:

As a nearly 35-year Brookdale resident I am appalled that you are considering adopting Thrive 2050, which would have a devastating impact on our Brookdale community, with its unique neighborhood design, built by Cooper Lightbown over 90 years ago, long before Metro was on anybody's mind. Brookdale is within walking distance of the Friendship Heights Metro station and falls within the boundary, as defined by Thrive 2050.

I strongly urge the Council to include a Special Exception for residents of long-established neighborhoods, such as Brookdale, to decide on their own what development rights can be granted. The broad-brush Thrive 2050 impact in old long-established areas such as Brookdale could be devastating.

Brookdale is a unique neighborhood, not replicated anywhere else in the County; we are committed to retain its special residential qualities. I don't want to repeat what has already been communicated to you by many about the placement of our homes, their design, the narrow streets with no curbs, no sidewalks, small lots, neatly kept gardens, and more.

Please, please don't adopt Thrive 2050 without a Special Exception to allow Brookdale to keep its traditional, nearly century-old design principles.

Sincerely,

Kathryn P. Brown
5001 Brookdale Road
Bethesda, MD 20816

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD
CC

From: [ELEANOR DUCKETT <eleanorduckett@comcast.net>](mailto:eleanorduckett@comcast.net)
To: County.Council@MontgomeryCountyMD.gov
Subject: KVCA Thrive Montgomery 2050 Concerns Letter
Date: Thursday, June 24, 2021 10:55:15 AM
Attachments: [KVCA Thrive Montgomery 2050 Concerns 6-24-2021.docx](#)

5124519

Dear President Hucker and Members of the County Council,
Please accept the attached letter from the Kensington View Civic Association.
Thank you,
Eleanor Duckett
Acting Chair - KVCA Land Use and Zoning Committee

June 25, 2021

Dear President Hucker and Members of the County Council

The Kensington View Civic Association (KVCA) Land Use and Zoning Committee concurs with and supports the views of the Kensington Heights Civic Association (KHCA) and County Executive Marc Elrich with regards to Thrive Montgomery 2050. We have also signed on to the Town of Chevy Chase Coalition Letter.

Kensington View is a small pre-1928 recorded subdivision within ½ mile of the Wheaton Metro. Our community worked diligently on the Wheaton Sector Plan and the Zoning Code re-write. In addition to the concerns expressed by KHCA, Executive Elrich, and the Coalition above, we also have these concerns:

- Thrive Montgomery 2050 is replacing the General Plan. Appendix A ("Compliance with state law requirements") states that Master and Sector Plans usually amend the General Plan, but this draft says on Page 160 that this General Plan amends the Master and Sector Plans.
- Our subdivision, recorded in 1925, is covered under Sec.7.7.1.D.3 (Exemptions). We do not believe the Planning Department, during a pandemic, has provided adequate public meetings for neighbors to fully understand how this initiative will affect their neighborhoods (as required by State law). Many neighbors are not able to participate in zoom meetings.

We respectfully request that you slow this approval process down and heed the more detailed comments submitted by KHCA, Executive Elrich and the Town of Chevy Chase Coalition.

Eleanor Duckett
Acting Chair – KVCA Land Use and Zoning Committee

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Anne Miano <AnneMiano@live.com>](mailto:AnneMiano@live.com)
To: County.Council@MontgomeryCountyMD.gov
Cc: [Phil Bechtel](#)
Subject: Opposition to Thrive 2050 proposed zoning changes
Date: Thursday, June 24, 2021 2:20:53 PM
Attachments: [Zoning change opposition.docx](#)

5124524

Sent from my iPhone

June 24, 2021

Montgomery County Council
Montgomery County Maryland

Dear Council Members,

We are deeply concerned about the density changes being pushed through--via Thrive 2050--outside of the normal planning process. This "one size fits all" approach seems to benefit developers, but not existing homeowners (a.k.a. taxpayers and voters) or those seeking affordable housing. The speed with which these significant zoning changes have been propelled--during a pandemic and rushed to a vote in the midst of summer--is appalling in both lack of transparency and democratic concerns for due process.

To reiterate arguments made by many of our like-minded neighbors, there is ample rental apartment and condo inventory near Friendship Heights. **However there is an extreme shortage of single family homes compared to demand.** There are rental buildings coming online on the DC side, the redevelopment of Mazza and Lord and Taylor sites, and the GEICO plan provides for multiple housing types if implemented. *To have developers competing with homeowners for single family properties they could convert to multifamily would worsen this shortage.*

Moreover, this proposal would create parking and safety problems with no reasonable provisions for off street parking, etc. Our streets are narrow and lack sidewalks. Thrive 2050 does not appear to require upgrades to infrastructure either which new multi-family homes would strain.

Nothing in the Thrive 2050 plan would create more affordable housing--it would only create development opportunities benefitting developers and realtors. Developers contribute plenty of money to council members and we hope that their influence does not cloud your judgment on this issue of great importance to your voters.

We understand that our existing zoning already allows more affordable units to come online while maintaining the architectural character of Brookdale (built by respected architect Cooper Lightbown). We already have the risk of tear downs for new homes but the lure for developers of more options via Thrive 2050 would destroy a unique and architecturally significant neighborhood. We don't want to be forced to go through historic designation restricting the rights of owners to expand and improve as they wish. But we may be forced to reconsider should this go through.

Zoning changes of this magnitude must go through the normal and deliberative master plan process, not be pushed through with inadequate public input (and understanding) during a pandemic. We have only just been made aware of this in the last few weeks.

It is time to hit pause on this plan and go through normal channels to reconsider zoning. That way you can consider which areas have a shortage of multi-family and affordable housing (the true problem) and developers could be required to provide affordable units as part of the plan. There are very large sites even closer to Metro that are ripe for redevelopment, and your focus should be on those sites. An individual focus, not "one-size-fits-all".

Sincerely,

Anne M. Miano and Philip Bechtel, homeowners
4700 Dover Road, Bethesda 20816
Westbrook Community

(301) 652-7147



From: [Juan Jose Miranda <unicojm@gmail.com>](mailto:unicojm@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Concerns about the Thrive 2050 zoning changes for Brookdale Neighborhood
Date: Thursday, June 24, 2021 5:19:46 PM

5124532

Dear County Council,

As a resident of the Brookdale Neighborhood near Friendship Heights metro station, I am concerned about the density changes being pushed through (via Thrive 2050) outside of the normal planning process.

County decisions have to be made not only in favor of developers but also in favor of homeowners and the community. Having higher density in our single-family neighborhood with narrow streets, no sidewalks, and limited parking is a prescription for accidents. This is a neighborhood full of kids who can walk outside without any problem or major risk. Increasing the density will increase traffic and won't be amenable for kids anymore.

Also, in the whole area of Friendship Heights, there are ample opportunities for providing higher residential density near the Friendship Heights metro station (both in DC and MD), e.g., on the Mazza Gallerie site, GEICO, and the Lord and Taylor site among other locations.

I hope you can reconsider your decision.

Regards,

Juan Jose Miranda.
5317 Willard Ave, Chevy Chase.

From: JULIAN YOCHUM <yochum.fam@comcast.net>
To: County.Council@MontgomeryCountyMD.gov
Subject: Brookdale Development Issues
Date: Thursday, June 24, 2021 10:17:08 PM

5124536

Dear County Council Members:

As a resident of Brookdale for the past 44 years, I could not agree more with Dominique Rychlik's comments (appended below), and I wholeheartedly endorse them.

I would add to these comments that zoning regulations and sector plans are promises made to the future, and that the County Council is the organization responsible for ensuring that those promises will continue to be honored.

Over the many years I've lived here, I have watched as various developers and other corporate interests have proposed "improvements" to Brookdale, all of which would have, just coincidentally, resulted in the developer or corporation making a hefty profit at the expense of the neighborhood's distinctive character, and at the gradual destruction of its intended design.

I can assure you from personal experience that Brookdale needs no such "improvements." The designers of this neighborhood got it right the first time, and the members of the County Council have served over the years as faithful stewards of that design.

Beginning in 1938, the homes in Brookdale were constructed with brick walls, with slate roofs and with copper gutters – back when homes were built to last, and back when promises were made to be kept.

Please do not become the first County Council to break those promises.

Sincerely,

Julian A. Yochum
4510 Cortland Road
Chevy Chase, MD
(301) 652-9191

Comments of Dominique Rychlik to the County Council, June 22, 2021

Dear County Council,

As a real estate agent AND a longtime resident of the Brookdale Community near Friendship Heights (having grown up there), I am deeply concerned about the density changes being pushed through (via Thrive 2050) outside of the normal planning process. This "one sized fits all" approach seems to benefit developers but not homeowners (either existing owners or those seeking affordable housing).

Near Friendship Heights there is AMPLE rental apartment and condo inventory. On MLS I can access the individual rental stats and things are on market often for a month or more. However there is an extreme shortage of single family homes compared to demand. Houses sell with multiple offers 10-20% over asking as a rule in the past year (and generally). In addition there are several rental buildings coming online on the DC side, the redevelopment of Mazza and Lord and Taylor sites, AND the GEICO plan provides for multiple housing types if implemented. To have developers competing with homeowners for single family properties they could convert to multifamily would worsen this shortage.

In addition this would create parking and safety problems with no reasonable

provisions for off street parking etc. Our streets are narrow. Thrive 2050 does not appear to require upgrades to infrastructure either which multi-family homes would strain.

Nothing in the Thrive 2050 plan would create more affordable housing-- it would only create development opportunities benefitting developers and realtors working in that field. I do realize developers contribute a GREAT DEAL of money to council members and I ask respectfully that this not cloud your judgment on this issue.

There is already a "by right" ADL option in our zoning allowing more affordable units to come online while maintaining the architectural character of Brookdale (built by Cooper Lightbown who also built Mar-a-Lago for Marjorie Merriweather Post). We already have the risk of tear downs for new homes but the lure for developers of more options via Thrive 2050 would destroy a unique and architecturally significant neighborhood. We don't want to be forced to go through historic designation restricting the rights of owners to expand and improve as they wish. But we may be forced to reconsider should this go through.

Zoning changes of this magnitude should be required to go through the normal and lengthy master plan process, not be pushed through with inadequate public input (and understanding) during a pandemic. I have only just been made aware of this in the last few weeks and I work in the housing field.

You must hit pause on this plan and go through normal channels to reconsider zoning. That way you can consider which areas have a shortage of multi-family and affordable housing (the true problem) and developers could be required to provide affordable units as part of the plan. We have several very large sites even closer to Metro ripe for redevelopment the focus should be on those sites. An individual focus, not "one-size-fits-all".

Sincerely,
Dominique Rychlik

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Kathy Chen <kathylingchen@gmail.com>](mailto:kathylingchen@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050: Why Residents Are Concerned (URGENT)
Date: Thursday, June 24, 2021 11:04:03 PM

5124537

Dear County Council,

I am writing to express my deep concern over the density changes being proposed through Thrive 2050 that would impact my neighborhood of Brookdale in Chevy Chase, Maryland, near Friendship Heights. Of as equal—or indeed greater concern—is the process through which this is being done, without the traditional public hearings and information-sharing of major changes that could have a huge impact on the lives of local residents and our neighborhood.

I am a long-time home owner and resident of Chevy Chase, having purchased my Brookdale house (5208 Western Avenue, Chevy Chase, MD) in 1998 and having grown up on the D.C. side of Chevy Chase since the 1960s. Like many of my neighbors, I whole-heartedly support the introduction of affordable housing and access to good schools for all Montgomery County residents. My father bought our D.C. house for \$40,000, which wasn't cheap then but wasn't beyond the realm of possibility for an immigrant government worker. I have watched with some concern the rising property prices across the D.C. metropolitan area and wondered how this will impact low- and middle-income families.

However, I do not believe that the recent rezoning proposals, as well as other suggestions for “revitalizing” Friendship Heights, such as moving the Friendship Heights bus depot to a location closer to residences, are well thought out. Numerous plans are already underway or in discussion to redevelop the current sites for Mazza Gallerie, Lord and Taylor, Westbard shopping center, and GEICO, for mixed-use buildings, including apartments, smaller multifamily units, and rentals. These projects are expected to add hundreds of additional units to Friendship Heights' already ample rental apartment and condo inventory. Ideally some of these new oncoming units will be required to be moderately priced aimed at middle-income households. These additional housing projects are likely to place more strain on roads (which are quickly returning to pre-COVID congestion), parking, and pedestrian crossings/sidewalks (or lack thereof), as well as on the local high school, Bethesda-Chevy Chase, which has high class student-teacher ratios, even after a recent expansion.

Lifting zoning requirements on single-family residences in Brookdale won't solve any problems, but rather create new ones. As mentioned above, Friendship Heights has plenty of apartment and condo rentals available currently, with hundreds more coming online. In contrast, the neighborhood doesn't have enough single-family homes, as shown by the speed with which any houses that go on the market are snapped up (sometimes before they are officially on the market), usually above the asking price. As your “Complete Communities” concept proposes, having a diversity of housing, mixed-use buildings, and amenities within walking distance, comprise the ideal future Montgomery County neighborhood.

Many of the houses in Brookdale are on small lots without proper sidewalks, with cars crowding both sides of narrow streets. Young students, dog owners, teens, and pedestrians all compete with cars for space on these roads, and there has been a number of accidents involving both cars and pedestrians in recent years. Converting current single-family lots to

townhouses or other multifamily dwellings would create additional parking and safety issues, especially without provisions for off-street parking (nor is there space for such parking). Thrive 2050 also does not address upgrades to infrastructure, which multifamily homes would strain.

Many of the houses in Brookdale were built by famed architect and builder Cooper Lightbown. While there is already a "by right" ADL option in our zoning, allowing more affordable units to come online, this option requires maintaining the unique architectural character of Brookdale. Thrive 2050 would throw open more options for developers that could destroy a unique, architecturally significant neighborhood. Indeed, some residents are discussing the option of historic designation redistricting to protect the character of the neighborhood and homes.

As currently conceived, the Thrive 2050 plan does not appear to guarantee the creation of more affordable housing, especially in a neighborhood like Brookdale. Given the high cost of single family lots in the area, developers would be unlikely to turn any lots into affordable units, if recent projects offer any clue. For example, a [townhouse development](#) recently built along Little Falls Parkway commands \$1.5 million-plus for its self-described "luxury" units. Likewise, [Chase Point Condominiums](#) built several years earlier on Military Road on the D.C. side of Friendship Heights comes with \$2 million-plus price tags for some units. While developers contribute money to council members and the county government, local residents pay property and local income taxes, volunteer at public schools and other institutions, and help to make up the unique, talented, and rich weave that constitutes the Montgomery County community.

There may be neighborhoods within the county where the Thrive 2050 plan makes sense. However, taking a "one size fits all" approach fails to consider the unique characteristics, weaknesses and strengths, and overall situation of each neighborhood. For zoning changes of such magnitude and potential impact, it is essential to be completely transparent with the public, especially those who may be affected, to bring them into the discussion, and to give them adequate opportunities to weigh in. Proposals such as Thrive 2050 should go through the normal and lengthy master plan process—not be pushed through with inadequate public input or understanding during a pandemic.

While my neighbors and I appreciate the intent behind Thrive 2050 and all the work that has gone into the proposal, many of us hope that it can go through normal channels of vetting and approval, especially when reconsidering zoning regulations. That way you can better judge which areas have a shortage of multifamily and affordable housing and where developers could be required to provide affordable units as part of any development plan. For Friendship Heights, several large sites close to the Metro are currently being considered for redevelopment—a good place to start thinking about solutions for creating affordable middle-income homes. Thank you so much for your service, understanding, and support for the residents of Montgomery County.

Sincerely,

Kathy Chen

--

Kathy Chen

From: [Gaebl, Jill](#)
To: [County Council](#)
Subject: FW: Thrive Montgomery 2050 - June 29
Date: Friday, June 25, 2021 9:06:17 AM

5124548

From: djwilhelm@verizon.net <djwilhelm@verizon.net>
Sent: Friday, June 25, 2021 9:01 AM
To: Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>
Cc: Gaebl, Jill <Jill.Gaebl@montgomerycountymd.gov>
Subject: Thrive Montgomery 2050 - June 29

[EXTERNAL EMAIL]

Greater Colesville Citizens Association

PO Box 4087
Colesville, MD 20914
June 29, 2021

Montgomery County Council
Attn: Tom Hucker, President
100 Maryland Ave
Rockville, MD 20850

Re: Draft Thrive Montgomery 2050

Dear Council President Hucker:

Overall GCCA supports the Planning Board Draft Thrive Montgomery 2050 Plan but with the comments and changes identified below.

Introduction Chapter: GCCA supports urbanism (page 20) as the planning principle for Montgomery County growth in the future. Development needs to be focused in a limited number of locations rather than dispersed. We support the plan to emphasize the importance of walking, biking and transit and thus reduce the reliance on cars. On page 21, the plan actually needs to state the three primary objectives of the plan are economic health, equity and environmental resilience, rather than just providing them in an illustration.

The plan fails to link growth to the provision of transit. BRT and improved Ride On service needs to exist concurrent with the provision of increased growth, which is especially required outside of the beltway. Without its provision, negative consequences will occur like that which happened in East Montgomery County with the 1981 Master Plan.

Compact Growth Chapter. We agree with the statement on page 28 that public and private growth have not been focused on US29, but think the lack of growth focus by the county started well before the 1993 General Plan Refinement. It started with the 1981 Eastern Montgomery County Master Plan that substantially increased density in the area based upon the promise of a substantial increase in transit, which included dedicated transit lanes along US29. The density in the initial plan was substantially increased further at the end of the council deliberations to provide TDR receiving areas to support the newly created agricultural reserve. The development occurred much faster than expected but the transit service and other public investment didn't come. As a result, the area was placed in moratorium starting in 1986 and effectively continued until recently. On top of that, the county decided to build the WSSC Site II composting facility. The odors from that site precluded any new development and made living or working in the area a challenge.

Things started to improve slowly after 2000 when the Site II was closed and limited county investment occurred over the next two decades with the construction of three recreation centers, a government center, a police station, and reconstruction of several outdated road segments. Federal Government investment occurred with the opening of the Federal Research Center and relocation of FDA to the site. Private development is just now economical and getting started since the Council approval of the 2014 White Oak Science Gateway Master Plan (WOSG MP) and 2020 legislation that eliminated impact taxes for Federal Opportunity Zones.

GCCA supports the Thrive Plan to focus growth along BRT corridors and in select downtowns, town centers, and rural villages as illustrated in Figure 29. We think there might be other centers and the size of some centers could change but that issue can be left for future master plans. The growth corridors in Figure 29 are actually the BRT corridors and they should be labeled as such. Also, future Transit Master Plans can expand the number of BRT corridors. The growth needs to be phased based upon the availability of premium transit and good Ride On service.

The ICC is listed as an interstate in Figure 29, which it is not. The interstate label should be changed to freeway to cover both the ICC and interstate roads.

In Figure 29, we think the growth area is far too large. It needs to be limited as indicated in the text to the centers and along the growth corridors. The growth along the corridors should be limited to a one mile around Metrorail stations and half mile around BRT and Purple Line stations.

Complete Communities Chapter. We support the concept of complete communities located in the centers identified in Figure 29, and in others as to be defined in future master plans. The centers need to consist of mixed-use development where walking and biking/rolling would be the typical means of transportation within the center. Transportation between centers and along growth corridors would be via premium transit. In addition, good road travel needs to be maintained on at least two major highways within each center.

Design, Arts & Culture Charter. GCCA has no comments on the section.

Transportation and Communication Networks Chapter. GCCA supports the thrust of this chapter to encourage walking, biking and Premium transit in centers and along growth corridors to substantially reduce the dependence on driving. It is not practical to substantially reduce the dependence on driving in limited growth, rural and agricultural reserve areas (see Figure 29 in the draft). Some amount of local Ride On bus can circulate in residential areas near centers and growth corridors to somewhat reduce the dependence upon automobiles, but the reduction in driving will be much less than in the growth areas.

We strongly support building a world-class transit system (page 80). Even along growth corridors, much of the highway width is needed for autos until a period of time after the BRT corridors are built and local bus network is redesigned and expanded so the transit becomes the real in-place alternative. The County government incorrectly assumes that just because there is a plan that an alternative to driving exists. The County needs to implement the plan and give the public a chance to adjust before reducing the number of travel lanes and reducing the speed along the major roads.

GCCA supports the elimination master plan traffic tests that attempt to balance development and road capacity.

We agree that the county and state need to stop planning and constructing new highways or major widening of existing roads. For example, along US 29, the proposal to build more grade-separated interchanges should be dropped. However, short new business roads are needed in major developments such as Viva White Oak. Also changes are needed to make entrances and exits from major roads (such as Greencastle, Tech Rd, Industrial Pkwy and Stewart intersections with US29) more efficient.

We feel that the construction of the advance communications network is a function of the private sector. Some public support probably will be needed for low income families to access those services.

Figure 43 does not make sense. For one thing, auto travel can be used for all distances. Second, transit can be used for trips much shorter than four miles or longer than 15 miles. Third, in many cases bikes are not viable for older citizens, those with disabilities, in bad weather and those carrying packages. Only a very small percentage of the population will ride bikes for six miles. Many of those who do ride that distance do so for recreation purposes. We suggest deleting this figure.

Many transportation improvements are needed. We think the LATIP/UMP concept is the best method of identifying those needed improvements and we encourage the county to apply this concept to complete community centers. The cost of building those facilities should be changed so that all residents in the county pay for them.

Housing Chapter. Figure 56 makes no sense. We assume the numbers in the table represent sq. ft. for units with different numbers of bedrooms. It appears to relate the amount of space on a per person basis. For a one bedroom unit, the unit size decreases as the number of people increases. The chart indicates that four people are living in a 100 sq. ft. unit. We suggest deleting this figure.

The roads are not labeled correctly in Figures 59, and 67. Georgia Ave and the ICC are state roads, not US roads. In Figure 61, route 29 is identified both as a state and US road.

This section fails to address one of the major costs that drive up the price of housing and thus contribute to housing not being affordable or built. That is the cost of county impact taxes, LATR costs, recordation cost, building permits and other fees. For a single -family house, those costs could approach \$100K. The same costs drive up prices for non-residential properties as well. The approval of the Growth and Infrastructure Policy and bills related to fees was a start to address these costs, but more needs to be done. A big part of the cost also relates to going through the development review process. Action needs to be taken to reduce the costs of preparing and revising the development package.

We strongly oppose attempting to change existing single family housing neighborhoods by inserting missing middle housing types as discussed on page 106. Any change to zoning should be via a master plan update for each area.

Parks Chapter: Development of parkland should be implemented concurrent with large developments.

Conclusion Chapter: GCCA has no comments on the chapter.

Thanks for considering our recommendations.

Sincerely,

Daniel L. Wilhelm, GCCA President



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PH 6-17-21 THRIVE
MONTGOMERY 2050

PD
CC
MM
SS

From: [Fairfax, Darlene](#) on behalf of [Bryant, Jennifer](#)
To: [Hucker, Thomas](#); [Hucker's Office, Councilmember](#)
Cc: [Pecoraro, Karen](#); [Hucker's Office, Councilmember](#); [Kunes, Dave](#); [County Council](#); [Singleton, Selena](#); [Michaelson, Marlene](#); [Drummer, Bob](#); [Wellons, Christine](#); [Tibbitts, Dale](#); [Bryant, Jennifer](#); [Hudson, Barry](#); [Butchko, Dominic](#); [Sturgis, Caroline](#); [Fairfax, Darlene](#); [#OMB.Admin](#); [Salem, Pofen](#); [Iseli, Claire](#); [Wellington, Meredith](#); [Spielberg, Debbie](#); [Beck, Mary](#)
Subject: Extension Request: Fiscal Impact Statement for Thrive Montgomery 2050 Planning Board Draft, April 2021
Date: Friday, June 25, 2021 10:57:01 AM
Attachments: [FIS Extension Request Letter-2nd extension Thrive Montgomery 2050 Planning Board Draft, April 2021 6-25-21 RUSH.pdf](#)
Importance: High

Good Morning:

5124552

Attached is the Fiscal Impact Statement Memo requesting an extension for the above-referenced legislation.

The Fiscal Impact Statement will be transmitted no later than Friday, July 23, 2021.

*Jennifer Bryant, Director
Office of Management and Budget
Telework: 240-777-2761*



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www.montgomerycountymd.gov/COVID19



OFFICE OF MANAGEMENT AND BUDGET

Marc Elrich
County Executive

Jennifer Bryant
Director

MEMORANDUM

June 25, 2021

TO: Tom Hucker, President, County Council

FROM: Jennifer Bryant, Director, Office of Management and Budget 

SUBJECT: Extension Request: Fiscal Impact Statement for Thrive Montgomery 2050
Planning Board Draft, April 2021

As required by Section 33A-7 of the County Code, we are informing you that transmittal of the Fiscal Impact Statement for the above referenced General Plan, Thrive Montgomery 2050, will be delayed because additional time is needed to coordinate with Council staff, Planning staff, and the affected departments to collect information and complete our analysis. Depending on the availability of those staff to assist in completing the data verification and analysis, we plan to transmit the fiscal impact statement within a month by Friday, July 23, 2021.

JB:ps

- c: Claire Iseli, Special Assistant to the County Executive
 - Debbie Spielberg, Special Assistant to the County Executive
 - Dale Tibbitts, Special Assistant to the County Executive
 - Dominic Butchko, Office of the County Executive
 - Barry Hudson, Director, Public Information Office
 - Meredith Wellington, Office of the County Executive
 - Mary Beck, Office of Management and Budget
 - Pofen Salem, Office of Management and Budget
 - Chrissy Mireles, Office of Management and Budget
-

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 plan's impact on Woodside Park in Silver Spring - Submitted By:Ms Mary Murphy - (Attn: All CMs, Council Webform)
Date: Friday, June 25, 2021 1:22:16 PM

5124562

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Mary</FIRST>
<MIDDLE></MIDDLE>
<LAST>Murphy</LAST>
<SUFFIX></SUFFIX>
<ADDR1>1206 Noyes Drive</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20910</ZIP>
<EMAIL>maryduqmurphy@gmail.com</EMAIL>
<PHONE_H>301-412-3401</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 plan's impact on Woodside Park in Silver Spring - Submitted By:Ms Mary Murphy - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>Dear County Council members,

While we recognize that there are some positive goals embodied in the Thrive Montgomery 2050 Plan, the impact of some aspects of that plan on the historic Woodside Park neighborhood, especially the proposed zoning changes, would be potentially severe, and likely cause irreversibly harm to this unique neighborhood. Importantly, the park-like setting of this neighborhood, that has existed since development began here 100 years ago, is not only a benefit to those in the neighborhood, but to those in many surrounding communities who walk and bike the streets of Woodside Park regularly – that became very apparent as our streets were walked by many, many persons from the greater Silver Spring area throughout the pandemic.

While increased density in some mixed urban/suburban areas especially near mass transit can be a positive goal, we urge that the Board not paint with too broad of a brush, and in the process, alter the unique character of the few historic neighborhoods in the vicinity of downtown Silver Spring, especially Woodside Park and Woodside. A major concern is that, if the Plan is adopted as currently proposed, it would allow developers to buy property and build dense housing in the middle of the neighborhood, and even denser housing on the roads nearest Georgia and Colesville Avenues. We have lived in Woodside Park for 29 years, and every day we have appreciated the beautiful trees, gardens, and one-of-a-kind homes in our neighborhood. We hope that Individuals and families just moving into Woodside Park and the surrounding communities are able to continue to experience the sense of "getting out of the city", while still enjoying all the benefits of city-life, just as we have.

We are all for allowing appropriately dense housing in some of the areas around metro stations. There are many density appropriate areas in Silver Spring now, and some that can be further developed. But, if the Plan also allows huge changes within the bounds of neighborhoods that have for a century kept their incredibly special architectural and topographical features, that would be a loss to so many people, and to the County as a whole. Such a Plan would be devastating to Woodside Park. The Plan that is ultimately implemented should not change the zoning that applies to the Woodside Park neighborhood.

Sincerely,
Kevin and Mary Murphy
1206 Noyes Drive
Silver Spring, MD 20910</MSG>
</APP>

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [LWV of Montgomery County, MD](#)
To: [Testimony-County Council](#)
Cc: councilmember.Riemer@montgomerycountymd.gov; councilmember.Navarro@montgomerycountymd.gov; councilmember.Rice@montgomerycountymd.gov; councilmember.Hucker@montgomerycountymd.gov; councilmember.Katz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov
Subject: Testimony for the Thrive Montgomery 2050 Hearing - 6/29/21
Date: Friday, June 25, 2021 3:07:51 PM
Attachments: [2021-06-29 Testimony to Council re Thrive Montgomery 2050.pdf](#)

5124567

To the Montgomery County Council:

We have signed up to testify at the hearing next week on Tuesday, June 29 regarding Thrive Montgomery 2050. Please see our testimony attached in advance.

We appreciate the opportunity.

Sincerely,

Cindy Snow, Office Manager

--

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 to the Montgomery County Council
Thrive Montgomery 2050
June 29, 2021**

The League of Women Voters of Montgomery County (LWVMC) continues to support the work that has gone into the Thrive Montgomery 2050 document and the revisions since the first call for public testimony.

We have again reviewed each proposal through the lens of economic health, community equity and environmental resilience because we believe this is essential to growing a healthy Montgomery County; these elements of the Thrive 2050 plan clearly align with League positions.

The county must continue to make changes in housing, transportation, development patterns, preservation of open spaces and our environment in order to thrive. This testimony again contains comments on five Thrive 2050 topics: transportation, land use, housing, the environment and agriculture.

We also continue to believe the Plan would benefit from having an evaluation process, albeit brief, in the main document rather than in a separate document. The public needs to know on a regular basis 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.**

The current budget, which includes more free transit, is a good example of how Thrive 2050 can have a significant effect on transportation.

Retrofitting an existing environment is difficult, and while working with our diverse population poses many challenges, 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 Maryland Legislature just passed a law allowing for lower speed limits, and Thrive 2050 should urge continued coordination between the county's plans and MCDOT to improve safety for residents.

LWVMC Testimony: Thrive Montgomery 2050, cont.

- 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 that agreement is not always possible – e.g., 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 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. Vocal aspirations must become concrete plans. Numerous studies have emphasized the importance of enforcement to enact positive changes.

Housing:

Montgomery County continues to need more housing, **especially units for very low-income families (30% of median income and below), larger units for larger families, and the so-called “missing middle” attainable housing designed for low- and middle-income households** (“missing middle” includes garden apartments, multiplexes of various types and other low-rise, smaller, more affordable units, including cottage courtyard units.) We urge the Plan to support appropriate densities to achieve the maximum attainable housing along the corridors designated for growth.

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

LWVMC Testimony: Thrive Montgomery 2050, cont.

- We support the creation of a new optional method of development to encourage consolidation and development of duplexes, cottage courts, townhouses and small multiplexes and apartments that are near transit, along our growth corridors and close to the county's centers of activity. A fifteen-minute walking distance to frequent destinations is a worthy goal.

Corridors are a great location for some of this much-needed housing. They are often safer as well because communities of these units tend to offer residents access to major arteries from side streets that are safer than the driveways of existing homes that feed directly onto major roads.

We must also preserve existing low-income and affordable housing or replace it without a net loss – and preferably with a net gain. Thrive 2050 offers options for achieving these goals, some new and some building on existing tools, and we hope many of them, such as residential reuse of excess office space, 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 to exclude commercial activity not directly related to agriculture. In addition to its importance for local food production, the reserve provides diverse jobs, water quality, solar arrays and other environmental benefits that must be conserved.

From: Co-Presidents Diane Hibino and Kathy McGuire

From: [Karen Carstens <karencarstens71@gmail.com>](mailto:karencarstens71@gmail.com)
To: County.Council@montgomerycountymd.gov
Cc: Reimer & Sarah Carstens; rpodolske@gmail.com
Subject: Thrive 2050 - Adverse Impacts on Brookdale Neighborhood
Date: Friday, June 25, 2021 3:37:31 PM

5124569

June 25, 2021

Dear Council Members,

While searching for a house to buy in 1976, my late wife Sarah and I were enchanted by the Brookdale neighborhood as soon as we first glimpsed its charming, non-uniform Cooper Lightbown homes constructed in the 1930's and '40's. We immediately left a rented apartment in DC with our two young children and moved in to our first single family home at 4700 Merivale Road, which we have resided in ever since. I had read an article in The Washington Post, at the time, citing a planned Friendship Heights metro station nearby, which was completed by 1980. It made sense to look for a home near one of the new red line metro stations still largely in development back then.

Sarah loved this quaint, peaceful neighborhood with its tree-lined streets punctuated by annual colorful dogwood and azalea blooms. We lost her last year to a brief battle with acute leukemia, and many Brookdale neighbors expressed their sympathies and brought us gifts of food and flowers. Aside from a brief stint abroad, I have resided in my Brookdale home continuously over the past 45 years. I am now 84 and my adult children currently help me care for our residence, part of which they may consider renting to tenants in future.

New generations of young families have moved in over the years to many other lovely Brookdale homes, and I've always delighted, as a retiree, in seeing a school bus stop near my house at the heart of the neighborhood, where so many happy families walk their dogs along our narrow streets, which seem to organically merge with well-maintained yet compact properties featuring lush lawns, trees and shrubbery as we have no curbs or sidewalks. In the past year, during the pandemic, many families also in particular enjoyed the Brookdale playground and park located near the Geico complex. This provided a chance for otherwise cooped up busy kids and parents to play, exercise, and reconnect safely outside with friends and neighbors.

So it is with a very heavy heart and a deep sense of dread that I heard from many concerned Brookdale residents that you are considering to approve of the Thrive Montgomery 2050 proposal which could irrevocably alter our beautiful, beloved Brookdale neighborhood. Brookdale is within walking distance of the Friendship Heights station, which means it falls within the boundary defined by Thrive 2050. I cannot emphasize enough how very strongly I would like to urge the Council to include a Special Exception for long established neighborhoods like Brookdale that would allow residents to decide independently on their own what development rights can be granted. Otherwise the one-size-fits-all approach of Thrive 2050 could have a devastating impact on long established residential communities such as Brookdale.

As you have already heard from the Brookdale Citizens' Association on behalf of the Brookdale Board, our neighborhood is unique compared to others in Montgomery County, including the placement and design of our now historic homes, the narrow streets, small lots, well maintained gardens, and so much more. Placing new townhomes or apartment complexes in the middle of such a community could lead to increased traffic, parking problems and more accidents. And it would irrevocably destroy the character of the community anchored by the very charming original Cooper Lightbown houses.

Moreover, as already pointed out to you by the Brookdale Citizens' Association and several other concerned residents, there is ample opportunity to create new housing developments, including more affordable units, near the Friendship Heights station, such as at the former [Mazza Gallerie](#) and Lord & Taylor retail locations, as well as on the expansive grounds of the Geico complex. The decline of some shops and restaurants around the Friendship Heights station presents plenty of possibilities on both the

Montgomery County and DC sides of the station to foster new development concepts that either expand upon existing structures or create new multi-family housing units.

The Brookdale neighborhood is like a leafy green oasis in Montgomery County right off very busy major roads (River and Western). It serves as an attractive calling card and appealing entry point right on the District line as anyone traverses it from DC to MD, like a jewel in the crown of our fine county that includes such diverse urban, suburban and rural areas. The [history of the Brookdale neighborhood](#), which has contributed to its unique character and setting, underscores that it should be protected and preserved like the rare gem it is, instead of aggressively overrun with zero regard for both current and future residents by poorly conceived new developments in a bid to meet a hastily and artificially created target to expand housing units in specific metro-accessible locations. Aside from the obvious unique historic character of the beautiful Brookdale homes, the lifestyles and needs of taxpaying, hardworking Brookdale residents who cherish living in a calm, quiet, safe, family friendly environment near excellent schools and sustainable transit options should also be considered.

Please ponder and thoroughly deliberate over the potentially devastating impact of the Thrive 2050 initiative on the Brookdale neighborhood with all of this mind.

Sincerely,

Dr. Reimer Otto Carstens
with Karen and Karl Carstens
4700 Merivale Road
Chevy Chase, MD 20815

PH 6-17-21 THRIVE
MONTGOMERY 2050

From: [Reid, Miranda](#)
To: [County Council](#)
Subject: Thrive Montgomery Written Testimony - Water Quality Advisory Group
Date: Friday, June 25, 2021 3:41:26 PM
Attachments: [image001.png](#)
[image002.png](#)
[WQAG Recommendations for the Thrive Montgomery 2050.doc](#)

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Dear County Council Members,

5124570

The County Executive's Water Quality Advisory Group would like to provide written testimony on the Thrive Montgomery 2050 Planning Board Draft public hearing on June 29, 2021. The Water Quality Advisory Group's comments are attached.

Thanks,

Miranda Reid

Watershed Planner

Watershed Restoration Division

Montgomery County Dept. of Environmental Protection

phone: 240-773-0802



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June 14, 2021

Re: Thrive Montgomery 2050

From: Montgomery County Water Quality Advisory Group
To: County Council Members:

Purpose: The Water Quality Advisory Group (WQAG) provides a formal stakeholder group for public involvement in the County's watershed protection and restoration strategies. It provides recommendations to the County Executive and the County Council on water quality management goals and policies, program priorities, and funding.

In December 2020, the WQAG reviewed the Thrive Montgomery 2050 Public Hearing Draft Plan and highlighted that the plan does not mention the importance of drinking water quality in the County, which is a current issue facing the County and is likely to become more problematic under the current climate change scenarios.

Recently, the WQAG reviewed the Thrive Montgomery 2050 April 2021 Planning Board Draft. Although the plan mentions water quality in the context of stream restorations, this draft did not mention "upgrading the county's water supply and distribution systems", which was provided in the Public hearing draft, and again, the April 2021 draft did not mention the importance of the quality of drinking water in the County.

Because quality drinking water is so critical to Montgomery County and its citizens, the WQAG respectfully recommends the following to be included in the Thrive Montgomery 2050 April 2021 Planning Board Draft. Changes to the current Plan's sentences are in **bold**.

Page 115:

"Nonetheless, the environmental performance of green infrastructure on public land must keep getting better to improve water quality, **improve drinking water sources, protect water supply**, limit property damage and erosion from flooding, and add tree and forest cover."

Page 122:

"Selectively acquire additional land where needed to protect sensitive natural resources, improve water quality **and drinking water sources, protect water supply**, increase

tree cover, enhance wildlife corridors, curb invasive species, and achieve other environmental goals.”

Appendix A, Page 142:

Environmental Protection

“The Plan emphasizes the role of ‘smart urbanism’ incorporating a compact form of development, preservation of land for agriculture and conservation and natural resources, a strong park system, and reduced reliance on driving is the most effective way to make population growth and economic activity more sustainability. The Plan includes ambitious recommendations designed to reduce vehicle miles traveled, encourage more energy efficiency buildings, and a variety of other steps to cut greenhouse gas emissions, protect water quality **and drinking water sources, protect water supply**, and enhance tree cover and other environmental resources.”

We thank you for the opportunity to provide our comments to the Thrive Montgomery 2050 Plan. We believe these small, yet effective changes, can emphasize the importance of drinking water quality issues that exist within Montgomery County and would be addressed by this new plan.

Sincerely,

Pamela Rathbone
and
Tracy Rouleau

Co-chairs of the Montgomery County Water Quality Advisory Group

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Alison Gillespie <alisonupstairs@gmail.com>](mailto:alisonupstairs@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive Testimony from Alison Gillespie
Date: Sunday, June 27, 2021 10:58:26 AM
Attachments: [Thrive 2050 Testimony Alison Gillespie June 2021.docx](#)

Attached please find my written testimony for Thrive 2050.

5124590

Alison Gillespie
1826 Brisbane Court
Silver Spring, MD 20902

I am Alison Gillespie, and I live in the Forest Glen neighborhood of Silver Spring. Thanks for allowing me the chance to speak tonight.

As many of you know, I am a huge Parks volunteer and advocate often on behalf of parks here in Montgomery County. I spend most of my free time riding my bike and hiking on the county's trails. For more than a decade I have volunteered with one of the county's nature centers, helping to encourage and nurture wildlife, and served with many environmental organizations, too. It is my love of parks that has prompted me to focus my comments tonight on environmental topics in Thrive 2050.

This plan does a great job of addressing and embracing our urban identity. In the past, it seemed that much of our municipal planning sought to avoid or ameliorate urbanization. Saying Montgomery County was urban was a saying something taboo. It made people wince in remorse.

But this plan is exciting because it embraces the many ways that we can improve life for everyone who lives here if we are honest about the fact that we are a county that largely lives in city spaces. Thrive seeks to stop sprawl and unchecked encroachment into our precious natural areas such as farms and forests by supporting better housing policy and being inclusive of multifamily options. Anything that goes beyond "single family homes only" mentality will be a great benefit to all who live here. We need more places for people to live. And we need to undue a racist past that encouraged hate and segregation through redlining. I also want us to redouble our efforts to make this a fully transit-oriented community, and I see that supported in the pages of the Thrive report.

But we cannot just create boxes for people to live in, we must create livable communities. A key part of the Thrive Parks' plan is the emphasis on providing people with really great places to enjoy the outdoors close to wherever they live – and that means supporting great parks in urban centers as well as supporting the agricultural reserve and our amazing huge forested parks like Little Bennett. By providing green space within fifteen minutes of every citizen we can reduce the car trips people might take to go for a hike or play soccer, for instance. We can improve the health of our neighbors because they will have space for respite and for healthy exercise close to home.

Also, if people have lovely, safe, clean, green places outdoors to go relax anytime they that crave nature, they are less likely to want to buy a house in a new development far from the city where they work, meaning we can reduce traffic and the need for highway expansion. These and other great guiding concepts for parkland are well outlined in Thrive.

I regret, however, that this final draft from Planning does not include a chapter outlining a county commitment to protecting and enhancing the environment. I will say it outright: I thought that our county executive's recent climate plan was poorly written and missed the mark in many ways, and it by no means met the urgent need to address the very real problem of our most important global crisis, either.

I feel that the Executive's climate document is a piece of political theater that will not last, will not have real impact. Most likely it will be shelved and, in a year or two be completely forgotten. But Thrive is poised to have a huge, lasting impact on our management of our community, thus, my request to include an environmental chapter. It seems to me that even if the chapter just gathers up the scattered impacts already in the report and frames them and emphasizes them, that is important. Climate impacts will be big in the coming years, directly affecting both our economic well-being and human health in our

neighborhoods. There is also an equity piece to this, as the poorer neighborhoods of our county are likely to be hit hardest and we need to address the need for things like tree canopy and stormwater management for the sake of these neighbors who are already feeling the struggle in so many ways.

This is our chance to think big and own it. What we do in our planning for this populous county we call home can help or harm the planet. That is why a chapter on the environment is important to me. We have to realize that our impacts will be felt for generations. Planning has a huge role to play in protecting, enhancing, and appreciating the ecosystem around us through our environmental relationships, in urban areas, rural areas, suburban areas, public space and private space.

Urban ecologists have told us for several decades that we can do a lot of good in our urban spaces if we plant more trees, reduce stormwater impacts and increase green spaces -- not just for their aesthetic rewards but because they provide real ecosystem services. Urban forests and suburban tree canopies have an incredible innate ability to cool down cities and absorb pollutants. They also can create important niches for our native wildlife, which is essential to a healthy, balanced, and resilient ecosystem.

I think we need to have a bit more focus in the Thrive plan on protecting environmental assets throughout the entire community – not just in large regional parks or small urban squares but in every suburban development and along every schoolyard, and street. Even our highways and arterial roads could be made more climate friendly. We also need to recommit to better agricultural practices and perhaps address what the Agricultural Reserve means in a changing climate. A chapter that specifically addresses topics such as these would really galvanize that commitment. The environment seems to fall between the cracks in this plan. Sprinkling it throughout does not seem adequate given the scope of the problems we will face in coming years.

Finally, I have one random thought that I urge you to consider: Do away with parking minimums. They are gutting us on multiple fronts: encouraging unhealthy lifestyles, killing vibrant local economies, killing new transit-oriented development, and shackling us to cars, and providing literal roadblocks to pedestrians and bikes in the form of outdated parallel and surface parking. Kill parking minimums. Cars should not be king in this county -- or anywhere on the planet -- anymore. Streets are for people. Kill parking minimums. It literally might be the most important thing we can all do to make a brighter future for all.

Thanks for your time and consideration.

Alison Gillespie

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery and proposed rezoning - Submitted By:Ms Coralee Hoffman - (Attn: All CMs, Council Webform)
Date: Sunday, June 27, 2021 5:18:05 PM

5124605

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST> Coralee </FIRST>
<MIDDLE></MIDDLE>
<LAST>Hoffman</LAST>
<SUFFIX></SUFFIX>
<ADDR1>3917 Virgilia St</ADDR1>
<ADDR2></ADDR2>
<CITY>Chevy Chase</CITY>
<ZIP>20815</ZIP>
<EMAIL>Clhoffman@aol.com</EMAIL>
<PHONE_H>301-951-4421</PHONE_H>
<SUBJECT>Thrive Montgomery and proposed rezoning - Submitted By:Ms Coralee Hoffman - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>We live in an area that will be deeply affected by proposed changes in County growth policies. We are concerned that the rush to facilitate more building is ignoring important related issues like traffic gridlock, pedestrian safety, access to green space, air and water quality goals, and school capacity.

We support attainable housing that is affordable and that advances the goals of equity in our community and in the County. We do not, however, support the Planning Board's focus on housing type rather than housing cost as a means to achieve these ends. The main proposed strategy for more attainable housing is to add multi-family, market rate housing in single family neighborhoods like ours. This solution is simplistic and inadequate. Nearby Bethesda is overflowing with attainable housing that is not affordable. We do not believe the County can solve the economic, environmental and environmental issues it faces simply by standardized rezoning of residential areas to allow more building. We note that development in our single-family neighborhood has steadily eliminated relatively affordable smaller homes and replaced them with larger, more expensive housing. These homes are attainable for fewer and fewer buyers. Market rate infill has not contributed to affordability, equity, or diversity. Quite the opposite impact has occurred.

We support using established Master and Sector planning approaches and reject standardized, county wide zoning based on Pattern books, with no community input. We support a planning process that will address specific conditions in the context of the diversity of County residential areas, both urban and rural. Contextual issues that must be addressed include adapting existing housing; compatibility with current residential areas; adequate infrastructure; protecting small businesses; encouraging economic growth; and preserving our environment.

We do not understand why County planners are rushing to propose complicated rezoning that makes drastic changes to neighborhoods like ours before a major revision to the 30-year General Plan has been adopted - or even fully debated and discussed. As residents, we were unaware until very recently that these zoning proposals were accelerating through a process we are unfamiliar with and do not trust. We understand that zoning changes should implement land use policies put forward in the General Plan. The pressure to increase density quickly through standardized rezoning is premature, ill advised, and without adequate justification.

Thank you for the opportunity to comment on the proposed General Plan and zoning implementation. We hope the County Council will give the General Plan a full vetting before enacting it and then consider strategies, including possible rezoning, that will make the County a place both current and future residents will want to call home.

Coralee and Dan Hoffman</MSG>
</APP>

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: rg.steinman
To: County.council@montgomerycountymd.gov
Subject: Testimony on Planning Board Draft of Thrive Montgomery 2050 amendment to the General Plan
Date: Sunday, June 27, 2021 9:09:26 PM
Attachments: [Testimony to County Council, Thrive Montgomery 2050, Jun2021.doc](#)

5124609

Dear Council President Tom Hucker and Councilmembers,

Attached is my written testimony on the [Planning Board Draft of Thrive Montgomery 2050 amendment to the General Plan](#).

Thank you for your attention to this matter of great importance.

Most Sincerely,

Roberta G (rg) Steinman

Silver Spring, MD

20910

lifeonurth@gmail.com

**Testimony by Roberta (rg) Steinman to County Council
Planning Board Draft of the General Plan Update – Thrive Montgomery 2050
June 29, 2021**

To: Tom Hucker, Council President and The Montgomery County Councilmembers

From: Roberta G (rg) Steinman, 9009 Fairview Rd. Silver Spring, MD 20910

Subject: Comments on Planning Board Draft of Thrive Montgomery 2050 amendment to the General Plan

SUMMARY

The Planning Board Draft General Plan (Thrive Montgomery 2050) is seriously flawed. Please send it back to M-NCPPC planners to rewrite with an emphasis on the protection of the natural environment and the Agricultural Zone, and replace the “missing middle housing” cookie cutter approach with a plan that has a range of land-use options.

I. INTRODUCTION

Considering that this is the first revision of the General Plan in 28 years, one that will shape the county’s future development over the next 30 years, the changes proposed in Thrive Montgomery 2050 should not be rushed through. The Thrive Montgomery 2050 **principles** that would support the rezoning proposals **have not been enacted**, nor have they even been considered by the County Council; nor has the general public been given sufficient time to offer testimony. **Attempting to implement the zoning proposals before the Thrive 2050 plan has even been approved is putting the “cart before the horse.”** Thrive 2050 involves complicated rezoning proposals that would make sweeping changes to our neighborhoods. Public participation is all the more difficult given that we are in an historic pandemic, and “residents certainly are not able to understand and participate simultaneously in esoteric, elaborate rezoning proposals through an expedited, opaque Attainable Housing Strategies Initiative (AHSI) with an insider’s group called the Housing Equity Advisory Team (HEAT).”¹ A 30-year plan deserves a full vetting and full public participation.

II. NATURAL ENVIRONMENT

For the natural environment and the human community to truly thrive, the Thrive Montgomery 2050 update of the 1993 General Plan needs a healthy and sustainable Ecosystem foundation. The preservation and restoration of the natural systems that support us are the basis for our quality of life. “Smart urbanism” does not equate to environmental protection, and it is insufficient to address our environmental challenges.

The 1993 General Plan update represented a shift in focus toward the environment. The environmental goal was to a) manage impacts of human activity on the environment, b) conserve natural resources to **maintain a stable and healthy eco-system**, and c) protect public health and safety.² To accomplish this overall environmental goal, and to comply with key visions of The State Planning Act of 1992, the 1993 General Plan emphasized the following objectives:³

- Environmental stewardship,
- Preserve and protect sensitive areas,
- Protect and improve water quality,
- Preserve and enhance a diversity of plant and animal species,

¹ County Executive Memo, June 10, 2021 to Tom Hucker, Council President, p.1.

² <https://montgomeryplanning.org/wp-content/uploads/2017/10/GeneralPlanRefinement1993ocr.pdf>, p.66.

³ Op. Cit at ftnte 2, pp. 70-73.

- Increase and conserve the County's forests and trees,
- Energy conservation

Thrive Montgomery 2050 needs to return to this eco-centric focus that emphasizes Environmental Sustainability and improvements in the Quality of Life.

Critical Importance of Functioning Ecosystems: Passenger Pigeon extinction and the explosion of Lyme disease

Healthy forests, clean water, and bountiful biodiversity are key to a functioning ecosystem. When an ecosystem is torn apart, extinctions occur and biodiversity is lost. **Everything is connected.** The Passenger Pigeon's extinction shows the **cascade of consequences.**

The passenger pigeon was once the most abundant bird in the world, and flocks over a billion strong darkened the skies over North America for days on end. But in under 100 years, European settlers hunted the passenger pigeon to extinction (the last one died in captivity in 1914). Without the passenger pigeon to consume the bounty of acorns and chestnuts produced by eastern forests, small rodent populations exploded, which in turn increased the population of ticks carrying Lyme disease. Who could have predicted the extinction of the passenger pigeon could worsen Lyme disease in the century that followed? Although we cannot always predict with certainty the specific consequences when we destroy pieces of the natural world, we know they exist and are often significant and profound.⁴

Many of the places, plants, and animals that we grew up with have greatly diminished or entirely disappeared. Many butterfly, bee and insect species are in steep decline. We see far few blinking lights of fireflies at night and hear a much diminished the dawn chorus of migratory birds. The evening chirping of frogs is confined to smaller and smaller pockets of ponds, and we rarely observe the colorful red Eft stage of the Eastern Newt. Coveys of Bobwhite in the thickets have disappeared, and the flute-like sound of the Eastern Meadowlark is seldom heard. The last sighting of the Maryland Darter, Maryland's only endemic vertebrate that is found nowhere else, was in 1988. Perhaps one lone survivor still remains, hearkening back to a once-more pristine Maryland. Each species lost or in grave decline tells the story of a place that has been irrevocably harmed.

We humans have been flourishing at the expense of the degradation of Earth's ecological systems. Biodiversity loss is happening at unprecedented rates. And now we are in an extinction crisis – one that is entirely of our own making. **This loss of biodiversity is a fundamental risk to the healthy and stable ecosystems that sustain all aspects of our lives – food production, fresh clean water, climate regulation, moderation of floods and droughts, recreational benefits, aesthetic and spiritual enrichment.**

Maintaining these ecosystem services and sustaining a healthy Earth depends on us valuing, conserving, restoring and wisely using biodiversity, which is all the variety of life that can be found on Earth (plants, animals, fungi and micro-organisms) as well as the communities that they form and the habitats in which they live.

⁴ Saving Life on Earth: A Plan to Halt the Global Extinction Crisis, Center for Biological Diversity • January 2020
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**Testimony by Roberta (rg) Steinman to County Council
Planning Board Draft of the General Plan Update – Thrive Montgomery 2050
June 29, 2021**

Urbanism, technology and industry may have distanced us superficially from nature, but it has not changed our reliance on the natural world. What we use and consume on a daily basis remains the product of multitudes of interactions within nature, and many of those interactions are imperiled.

The earlier *Thrive Montgomery 2050 Issues Briefing to the Planning, Housing, and Economic Development (PHED) Committee, February 3, 2020*⁵ contained a substantial and meaningful environmental section. Staff raised critical concerns about the environment, climate change, water and sewer, and the Agricultural Reserve. The current version of Thrive, by contrast, lacks such substantive ecosystem-oriented content and is missing significant and fundamental points critical to a **Healthy and Sustainable Environment**. The current **Thrive 2050 plan needs to recognize and present an action plan** to address the issues raised in the earlier version of Thrive Montgomery 20250, as these are the challenges we are facing now and into the future. Here are some examples from the earlier Thrive Montgomery 2050 report:

Environmental Concerns:

"...despite the county's rigorous regulatory framework to protect sensitive environmental resources, many indicators such as water quality of the streams, forest lost, and increased imperviousness point to a downward trend. All the County's water bodies fail to meet one or more of the State's water quality standards for their designated uses, and many are under review for additional water quality impairments. Since the start of the State's Total Maximum Daily Load (TMDL) program implementing water quality standards, the number of water bodies that require TMDLs has been steadily increasing. **The downward trend in water quality and increases in listed impairments are due to several factors such as decreases in forested and other natural lands, increases in development footprint and impervious cover, and climate change trends towards more frequent, intense, and erosive storms and associated runoff.**" (p.15)

"Although there are a variety of factors that affect stream condition in the County, **the loss of natural areas and the degree of imperviousness is one of the more significant ones.** Higher impervious cover leads to higher amounts of stormwater runoff and urban pollutants that tend to erode and degrade stream channels and habitat and the biologic communities they support, leading to degraded stream condition scores and narrative rankings." (p.15)

Climate Change:

"Although the trend for up-county area streams continues to be dominated by streams in good condition, over the years there has been a significant loss of streams in excellent condition. This may be partially due to the more intense and erosive storms related to climate change." (p.16)

"Meeting the challenges of climate change and reducing Greenhouse Gas emissions will require a **renewed commitment to conserving and protecting natural areas and other green open space, and limiting development footprint and impervious cover as key strategies to protect water quality and handle increasing stormwater.**" (p.16)

Water and Sewer:

"Most of Montgomery County's water comes from the Potomac River, the rest from the Patuxent River. The main question for the water supply system is whether it has the capacity to adequately handle the needs of an additional 200,000 people in the next 30 years while facing the potential impacts of climate change as droughts become more frequent." (p.17)

⁵ https://www.montgomerycountymd.gov/council/Resources/Files/agenda/cm/2020/20200203/20200203_PHED1.pdf
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The Agricultural Reserve:

"Many of the County's streams begin in the Agricultural Reserve and other up-county areas. **Protecting downstream water quality and stream condition depends on protecting the upstream portions.** Without the existing protection afforded by the up-county areas, particularly the Agricultural Reserve, the stream condition of many of the down-county streams would be even more impaired. **The benefits of the Agricultural Reserve to the environment in general, and to stream condition in the rest of the County in particular, are inestimable and cannot be overemphasized.**" (p.17)

"The Ag Reserve is protecting agricultural land, rural open space, and providing important environmental and economic benefits, but at the same time there are competing demands for land for other purposes such as solar energy production and this is putting pressure on the Ag Reserve. New strategies are needed to **ensure the Ag Reserve remains protected and economically viable for the next 30 years.**" (p.17)

The Thrive Montgomery 2050 plan needs to include substantive language and *direct* actions to conserve and increase our forested areas, tree canopy, and green space, and protect our precious stream valleys, our last remaining natural areas, and agricultural land.

The following specific actions would reinforce a healthy and sustainable Ecosystem approach:

- **Maintain the Green Wedges.** “The Wedge is as important today as it was 30 years ago. It permits the renewal of our air and water resources and the protection of natural habitats. It is very much the green lung of Montgomery County. ...The proximity of the Wedge to the Corridor provides a sanctuary for those who need a change from the concrete and glass of more urban settings.”⁶ The Wedge preserves open space, farmland, and lower density residential uses. The new Thrive proposal shreds the Wedges, eviscerating their ecological value. The Wedges and Corridors concept needs to be retained.
- **Create safe passages for Wildlife:** The need for safe passage for wildlife between protected areas is critical to their migration and to ensuring the healthy genetic diversity of animal and plant populations to withstand the challenges of habitat fragmentation and climate change.
- **Prohibit use of plastic synthetic turf.** The plastic turf contains toxic chemicals that pose a hazard to public health and the environment.
- **Stop planning for cars and emphasize transit, walking and biking.** Agreed! And in support of this, update the Master Plan of Highways and Transitways **to remove** master-planned but unbuilt highways and road widenings, **especially the M-83 highway.**
- **Preserve the Agricultural Reserve.** It is important that agricultural use be viewed as a valued and permanent land use. Agricultural land preservation in the Agricultural Wedge is not a holding use for future development. The following words from Royce Hanson on the occasion of the 40th Anniversary of the Ag Reserve best convey the importance of the Ag Reserve:

⁶ Op. Cit. at ftnte 2, p.9.
Testimony to County Council Thrive Montgomery 2050 Jun2021

**Testimony by Roberta (rg) Steinman to County Council
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June 29, 2021**

“These incremental incursions seem insignificant when proposed, but if brought to fruition and accumulated over time they do great harm by fragmenting the landscape, thus impairing retention of the critical mass of farmland, which is what makes the Reserve work as a working rather than a passive landscape. As these invasive uses accumulate, they change the character of the Reserve... The current proposal for solar farms is of particular concern, both for its potential for great damage to farming and the character of the Reserve, as well as for some unfortunate technical and legal problems it presents.”

“The survival and integrity of the Reserve rests on broader understanding by the public and policy makers that it is a vital part of the county’s economy, the regional environment, and its recreational and cultural ecosystem.”

“There is, however, a deeper, moral reason for sustaining it so that it will still be here in 2080 and 2180. An urban, knowledge-based civilization has many advantages **but one of its disadvantages is loss of connection with mother earth** [Bold added]. The Reserve is an immediate reminder that there is a season for planting and one for growing and one for harvest and one for letting the earth rest before the cycle of life begins anew. For all of us it is a public trust to pass to future generations better than we received it.”

“This little patch of dirt is not magnificent in the great scheme of things. But, alone in this metropolis, in the midst of constant change and development, it is an intentional garden, guarded by law, rooted in history, a private place that serves a public purpose. In this urban and global age such a garden is more important than ever. It is a physical symbol and moral recognition of humanity’s inseparable connection with the earth, which is so easily diminished as we move from farm to industry to the virtual world of artificial intelligence.”

- **Implement Countywide impervious reduction and address run-off at its upstream sources.** To protect water quality and stream ecosystems, we must follow the science regarding impervious cover. Science tells us that as we add pavement to a watershed, stream conditions decline. Stream degradation is due to the run-off of sediment, nutrients, and chemicals from housing and commercial developments, as well as to the thermal impacts, and increased volume and velocity of storm run-off. The science of watershed protection shows us that 5% is the upper threshold for stream degradation. According to recent studies, impervious cover levels as low as 5% are correlated with significant degradation in water quality. Based on an extensive study of streams in Maryland, “it is now known that substantial degradation and loss of biodiversity begins at much lower levels of impervious cover between 0.5% and 2%.”⁷ The more sensitive fish and macroinvertebrates suffer declines at impervious levels much less than 5%.
- **Preserve and restore forests.** We are losing our high-quality interior forests in Montgomery County due to a number of factors, including fragmentation. We must take care of, and strive to restore, and over the longer horizon re-grow more interior forest, to begin to replace the interior forest we’ve lost and destroyed over the decades. Strengthen the longstanding MNCPPC-Montgomery Parks policy of protecting at least 2/3 of our regional parks, as Conservation land. This would go a long way toward retaining and fully protecting all of our remaining interior forest.

⁷ King, Baker, Kazyak, Weller, 2011, p.1666, *How Novel is too Novel? Stream Community Thresholds at Exceptionally Low Levels of Catchment Urbanization*. ‘Ecological Applications’ Vol. 21. Cited in Appendix A, Bibliography, p. A-7, [Ten Mile Creek Watershed Environmental Analysis For the Clarksburg Master Plan Limited Amendment](#).

If Montgomery County’s vision is to become a leader in protecting and enhancing the natural environment, then **quality of life and environmental sustainability must be the measures used** in land use planning, development review processes, master planning. Quantitative growth in population, housing, jobs, and businesses are not indicators of success.

Bring back the good, strong environmental language from both the 1993 General Plan and the earlier, February 3, 2020 Thrive 2050 plan.

III. A SHORT NOTE ON PARKS

Stewardship of our parklands is critical. Our responsibilities toward the natural environment include our parklands, but extend far beyond those boundaries, as the 1993 Refinement of the General Plan made clear in its healthy and sustainable ecosystem approach. (refer to p. 1) In this regard, Montgomery County’s Conservation Parks (Montgomery County has 14 Conservation Parks greater than 150 acres) are dedicated to environmental preservation and remain undeveloped except for natural surface trails. It is contrary to principles of conservation to open these Conservation Parks to bikes, pedestrian paths or trails for transit users. These Conservation Parks need to remain undeveloped for the preservation of our natural heritage.

IV. ZONING CHANGES & MISSING MIDDLE HOUSING

Missing Middle Housing (MMH) does not equate with affordability, attainability, or equity. Furthermore, rezoning our residential zones with a MMH one-size-fits-all plan is not suitable for a county encompassing 507 square miles. Montgomery County would be better served by a plan with a range of land-use options.

There is a complete disconnect between the asserted objective of affordability and the reality of who could purchase the new housing

The Planning Department’s Silver Spring Missing Middle Housing Study found that no MMH types were feasible in downtown Silver Spring except for dense and moderate townhouses that cost \$715,000 and \$855,000, respectively. Similarly, an EYA-built 1500sf triplex on an R-60 lot in the Town of Chevy Chase, would, according to EYA, cost \$875,000!⁸

However, **vacancies and unbuilt units in the Silver Spring Central Business District (CBD) offer ample opportunity for building a variety of “missing middle” type housing units close to high-quality transit, as well as retrofitting office space for residential use.**⁹ According to the May 2021 Montgomery County Development Pipeline, Silver Spring CBD has more than 4,300 unbuilt (but approved) housing units that are multifamily and more than 1.6 million square feet of commercial space that is approved but not built.¹⁰

In addition, Planning Staff aided by the consultant Partners for Economic Solutions (PES) prepared a market study for the downtown Silver Spring retail and office market in preparation for the Silver Spring Downtown and Adjacent Communities Master Plan. They found that 18

⁸ <https://drive.google.com/file/d/1FMao-BHI69m21Xla502LgJNWigHYcDhS/view>; also see Op. Cit. at fnnte 1, p. 7.

⁹ Whether this housing would be “attainable” depends on the income-definition of attainable.

¹⁰ https://montgomeryplanning.org/wp-content/uploads/2021/05/PipelineMasterPlanSummary_May2021.pdf

**Testimony by Roberta (rg) Steinman to County Council
Planning Board Draft of the General Plan Update – Thrive Montgomery 2050
June 29, 2021**

percent of office space in downtown Silver Spring and 11 percent of retail space is vacant.¹¹ Some of these offices could also be converted into residences.

Retrofitting mature neighborhoods with MMH housing is very complex, especially for historic neighborhoods, such as Woodside Park abutting the Silver Spring CBD. Infill development leads to greater housing density, which results in negative impacts on traffic, parking, noise, school crowding, displacement of current residents, as well as environmental degradation including loss of tree canopy and green space, among others. These complex planning issues are best done through small, context-sensitive plans to best address the needs of the existing community, as well as the needs of new residents. **Small Area Planning** can best achieve these goals. A county-wide cookie cutter zoning pattern approach cannot.

Preserve Naturally Occurring Affordable Housing (NOAH) and discourage tear downs in established urban and suburban neighborhoods. This is an environmentally sensitive way to preserve existing housing that is currently affordable for modest-income homeowners and renters.

Lastly, it must be a requirement that ALL residential zoning changes go through the master plan process.

Future generations are unlikely to condone our lack of prudent concern for the integrity of the natural world that supports all life. ~ Rachel Carson

Our heedless and destructive acts enter into the vast cycles of the earth and in time return to bring hazard to ourselves. ~ Rachel Carson

Respectfully Submitted,
Roberta G (rg) Steinman
9009 Fairview Rd.
Silver Spring, MD 20910
lifeonurth@gmail.com

¹¹ Op. cit. at ftnte 2, p. 5.
Testimony to County Council Thrive Montgomery 2050 Jun2021

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Cecily Baskir <cebaskir@verizon.net>](mailto:cebaskir@verizon.net)
To: county.council@MontgomeryCountyMD.gov; Councilmember.Rierner@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov;
councilmember.Rice@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov
Cc: jill.qaehl@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 Testimony attached
Date: Monday, June 28, 2021 3:51:47 PM
Attachments: [CEB Thrive testimony 6-29-21.pdf](#)

5124649

Dear Council President Hucker and Members of the County Council:

Please find attached a written copy of the testimony I will deliver tomorrow at the public hearing on Thrive Montgomery 2050. Thank you for your consideration.

Sincerely,

Cecily Baskir
4408 Ridge St.
Chevy Chase, MD
301-907-0242
cebaskir@verizon.net

Testimony of Cecily E. Baskir
County Council Public Hearing on Thrive Montgomery 2050
June 29, 2021

Thank you for the opportunity to speak tonight about Thrive Montgomery 2050. My name is Cecily Baskir. I am the former mayor of the Town of Chevy Chase, but I testify this evening in my personal capacity as a resident and small business owner in the County. I focus my comments on two main issues: process and housing.

On process: In my role as mayor for the past year, I worked to try to engage and educate our neighbors throughout the plan's drafting process, with limited success. Many of my neighbors still do not understand the process or what is at stake. In a time dominated by a health crisis and polarizing national issues, the focus of most residents has been elsewhere. I understand the desire to update the general plan after almost 30 years, and I commend much of the forward thinking in this plan. But it proposes significant changes that many residents still do not know about. Please recognize this, expand public outreach even further, and do not rush to approve this plan for the sake of approving a plan.

On housing, I support the expansion of affordable and attainable housing. In particular, I support (1) financial incentives to boost creation of more affordable housing, (2) targeted strategies to prevent gentrification and to incentivize preservation of naturally occurring affordable housing, and (3) significant investment in the eastern part of the County as an important priority.

Some proposals under consideration, however, will not create more affordable or even attainable housing in neighborhoods like mine, where even small units will sell at high market prices unattainable for most people. Small expensive units will do nothing to address the County's unfortunate exclusionary history or promote greater racial equity or diversity.

This is a large, diverse County, and strategies must be tailored to fit neighborhoods. In some places, the plan commendably recognizes that, but the elimination of "compatibility" appears inconsistent with a context-sensitive approach. It is unlikely that any single set of County-wide design-based regulations, standards, or patterns will achieve the professed goals in every neighborhood. I support adopting reasonable rules for Missing Middle Housing and shared housing types that retain the concept of compatibility. One size does not fit all here, and to accomplish the goal of providing sufficient reasonably-priced, diverse housing for the next 30 years, the rules should be tailored appropriately.

Thank you for your consideration.

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Gaebl, Jill](#)
To: [County Council](#)
Subject: Testimony for Thrive 2050
Date: Monday, June 28, 2021 4:11:35 PM
Attachments: [SAT short.docx](#)

5124652

From: Tebabu Assefa <tebabu@gmail.com>
Sent: Monday, June 28, 2021 3:59 PM
To: Gaebl, Jill <Jill.Gaebl@montgomerycountymd.gov>
Subject: Re: Zoom link and instructions for THRIVE MONTGOMERY 2050 Public Hearing - June 29 @ 7:00PM

[EXTERNAL EMAIL]

Jill,

Attached is a background note to serve as a context of my testimony.

best,
Tebabu

On Mon, Jun 28, 2021 at 3:25 PM Gaebl, Jill <Jill.Gaebl@montgomerycountymd.gov> wrote:



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

Strive, Adjust & Thrive (SAT) Strategy - to support African Immigrant Beyond COVID.
Notes for the testimony for public hearing for Thrive Montgomery 2050 – June 28, 2021

I. The Need

Maryland's African immigrant-owned businesses(AIOB) have been devastated by COVID-19 and the unequal responsiveness of government to address large businesses needs over small businesses. Mom and pop stores all over Maryland have gone out of businesses or have needed to scale back operations to the point where they are hanging by threads. While many of the local, state, and federal resources sound good on the surface, much of the available assistance is hard to understand, apply for, or use in the types of businesses immigrants are running. As a result, COVID's widespread effects have disproportionately devastated African Immigrants. The disproportionate business relief is compounded by the fact that Black people, a statistic which African immigrants often must officially label themselves as, have seen the highest rate of unemployment claims as a proportion of the total Black population. Undocumented African Immigrants are experiencing even worse.

As such, US-Africa Diaspora Business Collaboration (USADBC) aims to support and empower the African immigrant businesses to thrive beyond COVID. And we have the hope to do it because this is not the first time businesses run by African Immigrants have made the best out of an awful situation. During the 2008 financial crisis, the Ethiopian community entrepreneurs rented low-rate stores in downtown Silver Spring which progressed the downtown area from burgeoning to blossoming. Today, hundreds of Ethiopian restaurants, cafes and professional servicing providers' make-up the core of downtown culinary commerce and community business within one square mile of each other. And that is not including significant other African Immigrant contributions like Mansa Kunda and Koite Grill.

Restaurants owned by African immigrants are only the tip of the iceberg in Maryland. Shola, a job training center focused on information technology, has methodically trained African immigrants and helped them find jobs for their skills over the last ten years. Adarash market, opened in 2014, has since opened four locations in Montgomery County and employs over 50 people. It is important to note that all three types of African immigrant business listed: restaurants, training centers, and markets cater to African immigrants. Since their clientele are unique, likely so too are their marketing strategies, supply chains, and channels with which they receive business-related information. This means that the jobs and businesses lost that were owned by African immigrants may need different approaches to government business stimulus than jobs and businesses lost by other demographics.

But at the moment, we can only speculate based on personal experiences because Maryland business surveys do not breakdown employment to the level of Immigrant or non-immigrant, preferred languages spoken, and communities these businesses tailor to. To learn the demographics, languages, and business models of Maryland's immigrant communities is the first step in providing the already available government resources in a more palatable way to our immigrant community members. Further down the road, these data will allow our government to adjust government support to better meet the needs of African immigrant community members; ultimately leading Maryland to a place where our immigrants and their businesses thrive as frequently as any white-owned business. The USADBC seeks to survey the Montgomery and Prince George's County community as a starting point to understand how our community and government can present stimulus information and tailor future assistance to support the potential of Maryland African immigrants.

II. Strive, Adjust & Thrive (SAT) Strategy

1. Strive: The effort for economic equity in Montgomery County, Maryland.

The Mission of the MoCo Office of Procurement is “to facilitate the use of public funds to effectively procure goods, services, and construction in an inclusive, transparent and equitable manner that best serves County residents, businesses, and the public interest “

Through the years, we have heard from African business who feel the procurement process is difficult to pursue and their attempt to win contract is fruitless. We can speculate that minority-owned immigrant businesses are applying for less and receiving less of the local and state government resources that are helping close the equity gap between minority and white-owned businesses. To achieve economic equity, we need multi-lingual outreach, workshops, and training to expose them to these opportunities. But first, we need to understand what the needs are of minority businesses applying for government assistance. This requires a survey of immigrant businesses.

The first order of business is to create a database of African immigrant-owned businesses (AIOB), specifically, surveying the demographics of those businesses and how their needs vary. To achieve this goal, we conduct a virtual and door-to-door survey to map out the AION, and identify their need & concern. We can start with Montgomery and Prince Georgia Counties and eventually to produce a Statewide report.

We will model our survey and database off a the to "[The Economic Engagement and Potential of the African Immigrant in Minnesota](#)" which identified the business demographics and metrics like pay, revenue, and need. Starting in Montgomery County, our survey can get a snapshot of how survival strategies vary with demographics, and what businesses believe they need to thrive. The [African Economic Development Solutions](#), AEDS (selected USADBC partner) played a key role in leading the effort. I am in active communication with the ED and spoke with him two weeks ago.

Based on our survey results, we will organize online classes to teach immigrants how to use public and low-cost resources we have gathered to help them survive in the post-COVID market. We will translate these resources in whatever language necessary to most effectively reach immigrant business owners.

2. Adjust: COVID business resources and a tool to develop local immigrant businesses

COVID has disproportionately affected immigrants and people of color. The small, self-accounting, non-lawyered-up business, has done whatever they could to get government relief money. But most of the relief money has gone to big companies with on-staff lawyers and accountants. Once minority businesses survive, they can thrive and refocus on competing in the post-COVID market.

Produce (print/online) and Distribute ICB Development Resources Guide. Please [click here to review the Green Book](#), a Resources Guide produced by the DC Government to connect Small Businesses with Local Government Opportunities.

3. Thrive: Local investment

In his book called *Put Your Money Where Your Life is*, Michael Shuman shows how most jobs are created by mom and pop, and because of this we should invest locally. To Shuman's point, we have local examples where 75 women use a professional-grade community kitchen to create and sell their goods. These women are our hope. They are creating new jobs and delivering vibrant experiences to our county by taking advantage of a public community kitchen. We have lined up strategic partners to replicate the community kitchen model, including State Delegate Lorig Charkoudian (who pioneered the community kitchen effort) and IMPACT Silver Spring (who has successfully built multiple cooperative businesses in our county). After our survey and database helps us understand businesses struggling through COVID, we can set-up a resilient community-based economy that thrives by retooling public resources to meet community needs.

III. The post-COVID business landscape we must adjust to: An opportunity to empower African Immigrant Businesses to Thrive Beyond COVID.

During COVID, we have seen digital marketing, digital worktools and digital purchasing accelerate. Less people come to restaurants and more people order their food online (CITATION). Local immigrant-owned taxi businesses are increasingly being outcompeted by Uber and Lyft (CITATION).

The tech trend has both damaged the ability for African immigrant businesses to compete currently and has made it harder for new African immigrant businesses to form. This is because many immigrant open businesses with the financial support of their families and their friends-- many of these businesses have just enough to buy a location and supplies, but not enough to afford an accountant, a lawyer, and digital marketing. Maryland businesses owned by African immigrants largely have relief on word-on-mouth and patronage from the African immigrant community. Simultaneously, studies have shown that government relief most often goes to businesses with accountants and lawyers, who are able to gather the stack of documents necessary to successfully apply for government aid (CITATION). To top it all off, tech giants functioning as middlemen are siphoning large percentages of local profits by making their services necessary. For example, one Silver Spring restaurant owner who still had good sales complained to us that most of their profit was taken by DoorDash, which became a necessary service since many more people prefer to have their food delivered since COVID.

However, the deficit in tech, accountants, and lawyers is another area where African immigrant businesses have a similarly potent opportunity as with the 2009 financial crisis. For example, a local delivery cooperative can maintain similar convenience to doordash, reduce the cost of delivery, and keep revenue local for a restaurant owner struggling to adjust in the post-COVID economy. Additionally, Benefit Corporation for Africa's outreach and training can gather and disseminate information on online marketing, government resources, and connect community-oriented lawyers and accountants to provide their services for monthly fees for free or affordable use of local professionals. An organization, like BFCFA, that is explicitly dedicated to create social good through connecting local financial and marketing services, and to quickly acquire information regarding business aid to struggling immigrant businesses can make it affordable to be competitive post-COVID. To this end, we have already done the work of assembling a local team of experienced organizations who excel at outreach and disseminating public resources in multiple languages, building cooperatives, and financial assistance. We have also partnered with a new truck-driving cooperative to serve as our proof-of-concept.

IV. Snapshot of Immigrant Businesses: To learn is to survive

Thankfully, we are able to follow in the footsteps of Minnesota State, which pioneered a state-wide demographic study focused on immigrant businesses. The results not only taught the Mayors and legislators of Minnesota that immigrants were a greater force of economic growth than born and raised Minnesotans, but it also reinforced the need to provide targeted aid information to immigrant-owned businesses and cater to the needs of immigrants as well. BFCA will model our survey after Minnesota. As such, we will collect countries of origin, languages spoken, immigration status, populations businesses market to, revenue and profit earned, struggles with official paperwork and government, and more.

Everyday Canvassing will carry out the survey to get a snapshot of what African immigrant businesses need in Montgomery and Prince George's county. We intend to use a combination of digital and in-person outreach to business owners and managers. After compiling a similar database to Minnesota, we will proceed to advocate for public resources to be disseminated in such a way the immigrant businesses will have proportionally equivalent access and rates of obtaining public resources. This data will be shared with our partner organizations. Partner organizations like Resolve Cooperative and IMPACT Silver Spring will then help skill and tool new organizations to localize supply chains for immigrants as much as possible.

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Roberta Faul-Zeitler <faulzeitler@verizon.net>](mailto:Rfaulzeitler@verizon.net)
To: [County Council](#)
Subject: Letter from Woodside Park Residents on Thrive Montgomery 2050 for the Council June 28 2021
Date: Monday, June 28, 2021 4:20:46 PM
Attachments: [Final Woodside Park Neighbors letter on Thrive Montgomery 2050 General Plan June 28 2021.docx](#)
Importance: High

June 28, 2021 - LETTER

5124653

TO: The Montgomery County Council

RE: **Thrive Montgomery 2050 Draft Plan**

FROM: **Residents and Property Owners in Woodside Park, Silver Spring MD**

**Testimony/Letter to the Montgomery County Council
From Woodside Park Residents and Neighbors, Silver Spring MD
On Thrive Montgomery 2050 Draft Plan**

The 82 signers of this letter are residents, homeowners, and neighbors of Woodside Park, a nearly 100-year-old Silver Spring community. We are deeply concerned about how elements of the draft Thrive Montgomery 2050 Plan (TM2050) undermine the wellbeing of our community. We want a voice in how our neighborhood and the county will be shaped in the future under the Thrive Montgomery 2050 Plan and other master plans.

We stand with the Neighborhood Coalition of towns and communities countywide that are sharing with you legitimate concerns and recommendation on the draft plan.

This has been a terrible year to be in the County that once prided itself on civic engagement. We are used to in-person gatherings, listening to neighbors at in-person workshops, access to planning offices and to research documents. Instead of hitting the “pause” button to address the worst public health crisis in a century, the Planning Board – and now the County Council --have been assiduous in moving the Thrive Montgomery 2050 General Plan ahead to completion. It is a process that’s totally anomalous to normal community dialogue and input.

Woodside Park has been split into three parts for future planning and development. These changes were arranged arbitrarily by the Planning Board between 2017 and June 2020, with little to no public notice given to Woodside Park’s civic organization or to the households that are now affected.

During scoping deliberations by Planning Board members in 2017, a major portion of the west side of Woodside Park (between Georgia Avenue and Woodland Drive) was “moved” into the Montgomery Hills/Forest Glen Master Plan, and is now referred to as “Woodside.”

In June 2020, Woodside Park residents opposed the annexation of parts of the east side of our community into Silver Spring’s Downtown. The Planning Board ignored our testimony with virtually no discussion, and approved a 35% boundary increase in the size of Downtown Silver Spring, with no

rationale. Real estate law firms are now offering their services to property owners and developers to achieve “the highest and best use” of the land our homes sit on.

Thrive Montgomery 2050, as an aspirational blueprint, seems almost wholly focused on population growth and the need for housing close to transit. Under the draft plan, the County will be reshaped to address projected population growth--and housing needs-- by eliminating all single family zoning for more dense development; new, denser development along selected major corridors, including two that border our neighborhood, Georgia Avenue and Colesville Road; a new, not-yet-defined “vocabulary” of building types to achieve equitable housing for all; and the creation of 32 “complete communities” that make it possible to shop and live within a 15 minute walk.

Several of plan’s elements deeply undermine the character, natural assets and future stability of Woodside Park, with extreme levels of density.

Some crucial underpinnings of TM2050 have been eliminated or ignored. The much-needed chapter on economic development was removed from the draft. Neighborhood compatibility—a longtime component of County master plans and zoning— has been redefined as “vague” and to be eliminated. Climate change as a critical aspect of the County’s sustainability gets short shrift in this draft.

The policies recommended in TM2050 will destroy the character of Woodside Park—and the future of every home in the neighborhood by adding extreme density to the perimeter and the interior.

Reasonable people agree – as we do-- that affordable/or attainable housing would allow singles, empty nesters and first-time buyers to have housing that is appropriate to their needs and incomes. The question is: Where to situate and build substantial new housing, with equitable opportunities at various (and even subsidized) price points?

- **The original Silver Spring Downtown core** has 16 million square feet of development capacity remaining of the original 40 million square feet: it’s a canvas waiting for vision and bold action, with room for potentially 15,000 new residential units, including adaptive reuse of vacant and underutilized office buildings.
- **Fenton Village** --from Fenton Street to Georgia, through all the side streets-- is a large district ready for a residential renaissance: infill housing of varied sizes and prices to create a 24/7 vibe, with energy and safety by having people on the streets 18 hours a day.
- **The Silver Spring Downtown Parking District** has garages that total 502,000+ square feet of surface area (ground level); additional surface parking lots yield 95,165 square feet more. Many are ageing and underutilized. That’s 12.6 acres of land in prime locations – close to public transit in Silver Spring– that can be master planned as mixed residential areas, with low-rise apartments, bungalows, quads and townhouses of varied sizes and price points.
- **Percontee’s White Oak development area** of 300 acres along Route 29 is a blank canvas that can be masterplanned for a vibrant, inclusive and sustainable New Town, with varied housing and amenities; the BRT Flash Bus available can take commuters to the Purple Line and Metro’s Ft. Totten Station.

None of these options will Balkanize future residents into undesirable locations—it places them in the midst of amenities and public transit. These locations should be the county’s first choice for equitable and affordable housing.

We have three further recommendations:

- **Mandate the use of the traditional master and sector planning processes** to specify zoning changes that will achieve both public buy-in and avoid a one-size-fits-all approach now proposed in the draft TM2050 plan.
- **Neighborhood compatibility standards** referred to in the Neighborhood Coalition letter must be reinstated in the final TM2050 plan. These would be created for each community and frame what happens in terms of density, maximum height, setbacks, side and rear lines, materials and styles keeping with the character of our neighborhood.
- **Aggregation of land or properties: Quantifiable and enforceable process and limits** need to be set for developers and all aggregators (lawyer front men, real estate companies and landowners) on how they acquire and aggregate land or property in Woodside Park (and elsewhere).

Housing is NOT home ownership. Are you serious about solving inequity ? Look to the [Philadelphia Accelerator Fund](#) -- public-private partnership designed to provide flexible funds to minority developers facing [systemic barriers](#) to traditional bank financing—with a goal of \$100 million by the end of 2021

We are asking the County Council to make a responsible decision: return the draft Thrive Montgomery 2050 plan to the Planning Board for rethinking and major revisions. Honest civic engagement means giving a voice – and more choice —to the County’s residents and taxpayers.

Signed below by: (82 Woodside Park homeowners and residents)

Ago and Aade Ambre
Brenda Freeman
Roberta Faul-Zeitler and Humberto Zeitler
Lea Stern, M.D. and Roger Barlow
Matthew and Amy Dixon
Christopher Bublitz and Marjorie Hoffman
Nick and Deborah Gilbert
Dr. Raymond and Elizabeth Hayes
Marian Dirda
Jimmy McPherson and Carol Frick
Amelia Watkins
LaVeeda Garlington
Omar Teitelbaum and Abigail Glenn-Chase
John Francis and Nancy Avalon
John Murray McCombs and Mary Wileden
Roberta G. Steinman
John Parrish
Susan Miles and Rob Williams
Arun and Suba Mallikarjunan
Dr. Thomas and Rosemarie Gallant
Frank Weathers, Jr.

Chris Schlemmon
Alika Nagpaul
Andy Alderice
Ping Chang
Debbie Kaye
Dan and Jen Doherty
Graham Anderson
Robert Dean, M.D., US Army Ret.
Steven and Michelle Schuster
Charles and Jill Vest
Paula Doulaveris and Richard Birdsong
Joel Bailey
Theo Anderson
Rosa Gwinn
Bob and Kay Oshel
Meg Stallings
Cynthia Mackie
Jim Tarrant
Mayra Davalos
Monte Jackel
Rebecca Gorski
Mary Beth Wertime,
Tjip Walker
Jennifer Iba
Terry Rudd
Patrick A. Sidwell and Christine Morgan
Connie Raab
Ross and Shira Bettinger
Roger Lewis and Lynne Haims
Beatrice and Aaron Hoppe
Eric and Linda Platt
Sandi Zeese
Dawn Leaf and Lou Razzetti
Francie Hester
Diane Case
Merrilly and Dean Gibson

This letter is being transmitted via email by Roberta Faul-Zeitler, on behalf of the signers. (8904
Colesville Road, Silver Spring MD faulzeitler@verizon.net)

**Testimony/Letter to the Montgomery County Council
From Woodside Park Residents, Silver Spring MD
On Thrive Montgomery 2050 Draft Plan**

June 28, 2021 (4 pages)

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Omar Teitelbaum and Abigail Glenn-Chase
John Francis and Nancy Avalon
John Murray McCombs and Mary Wileden
Roberta G. Steinman
John Parrish
Susan Miles and Rob Williams
Arun and Suba Mallikarjunan
Dr. Thomas and Rosemarie Gallant
Frank Weathers, Jr.
Chris Schlemmon
Alika Nagpaul
Andy Alderice
Ping Chang
Debbie Kaye
Dan and Jen Doherty
Graham Anderson
Robert Dean, M.D., US Army Ret.
Steven and Michelle Schuster
Charles and Jill Vest

Paula Doulaveris and Richard Birdsong
Joel Bailey
Theo Anderson
Rosa Gwinn
Bob and Kay Oshel
Meg Stallings
Cynthia Mackie
Jim Tarrant
Mayra Davalos
Monte Jackel
Rebecca Gorski
Mary Beth Wertime,
Tjip Walker
Jennifer Iba
Terry Rudd
Patrick A. Sidwell and Christine Morgan
Connie Raab
Ross and Shira Bettinger
Roger Lewis and Lynne Haims
Beatrice and Aaron Hoppe
Eric and Linda Platt
Sandi Zeese
Dawn Leaf and Lou Razzetti
Francie Hester
Diane Case
Merrilly and Dean Gibson

(Transmitted to the Montgomery County via email by Roberta Faul-Zeitler, 8904 Colesville Road, Silver Spring MD 20910, faulzeitler@verizon.net)

From: [Nils Borje Tallroth <ntallroth@hotmail.com>](mailto:Nils.Borje.Tallroth@hotmail.com)
To: County.Council@montgomerycountymd.gov
Cc: brookdalecitizensassociation@groups.io
Subject: A principled perspective
Date: Monday, June 28, 2021 10:24:08 PM

5124668

Dear Council Members,

Reading the numerous and well-formulated letters to the Montgomery County Council written by members of our Brookdale Citizens Association led me to the principles of protection of minorities in a genuine democracy.

A quick look at Google led me to this: In every genuine **democracy** today, majority rule islimited in order to **protect minority rights**.

A scholarly elaboration of this issue is presented in an article by R. Pilder, Professor of Law at New York University School of Law “Democracy and the representation of Minority Interests”.

We living in Brookdale are a mostly elderly minority group. We don’t want to be ‘developed’. Let us live in peace the years we have left.

In the interim, maybe the Council will consider the social norms and associated behavior that made the Brookdale Community a model to be copied, not destroyed.

Sincerely yours

Nils B. Tallroth
Brookdale Citizen for nearly 30 years

From: [Gareth Owen <gowentide@gmail.com>](mailto:gowentide@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 (TM2050) Recommendations
Date: Monday, June 28, 2021 10:36:27 PM

Montgomery County Planning Board
2425 Reedie Drive, 14th Flr. Wheaton, MD 20902

5124669

Dear Chair Anderson and Members Fani-Gonzalez, Cichy, Patterson and Verma:

I have read the Thrive Montgomery 2050 (TM2050) plan and have several concerns related to the strategic objectives and desired outcomes of such a plan. Understandably, Montgomery County has a strong history of developing robust plans based on the future and TM2050 continues the foresight to make Montgomery County a highly desirable place to start/operate a business, live, and provide opportunities for all its citizens. With this in mind, I have concerns with TM2050 and question the "haste" of making such a decision without more public hearings, increased communication to community organizations, and analysis of the impact certain recommendations could make on the Attainable Housing Strategies Initiative (AHSI). Examples of ZTA concerns include:

- Not clearly defining what "attainable housing" is and how TM2050 achieves "attainable housing"
- Language such as "by right" assigned to builders in single family home neighborhoods which incorporates, with a "one size fits all" approach, designs of duplexes, triplexes and potentially quadplexes based on a pattern book approach
- Reducing "green space" in favor of parking spaces potentially increasing ground pollution affecting the Chesapeake Bay and her tributaries
- Not outlining if current Federal HUD initiatives and potential changes in funding models plays any role in ceding your responsibility and local governance to the Federal government
- No clear statement of how TM2050 increases accessibility to housing or lowers the cost of ownership for county residents with lower incomes or limited access to affordable lending programs
- How property taxes may limit the affordability of senior citizens to continue to live in their home based on future increased assessments of their land; especially if adjoined by a builder accomplished through potential predatory methods
- How TM2050 will increase the inventory of affordable housing and the aesthetics of a neighborhood
- How does TM2050 achieve the goals of the Housing Equity Advisory Team (HEAT)

More engagement with the community is needed and I ask for your consideration to extend the timeline for a decision so more options can be explored and better insight provided to all Montgomery County citizens.

Respectfully,

Gareth Owen
17617 Sir Galahad Way
Ashton, MD 20861

From: [Fardokht A <fardokhta@gmail.com>](mailto:Fardokht.A@gmail.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov
Subject: Council must address Thrive issues raised in Thrive Coalition letter
Date: Tuesday, June 29, 2021 9:35:29 AM

5124679

Dear Councilmembers:

The Thrive Coalition, representing more than 25 communities / 40,000 voters, has proposed multiple issues for the Council to consider in *Thrive Montgomery 2050*. As a Montgomery County resident and taxpayer, I urge you to fully address all the issues raised. You must consider confirmed evidence of best practices and an appropriate balance of aspirations and resources, and reject the application of untested planning and land use theories on a large scale, using instead the master plan process.

Sincerely,

Fardokht Abulwerdi, PhD
4604 DeRussey Parkway
Chevy Chase, MD 20815

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Michael McClary <mcclary.mj@gmail.com>](mailto:mcclary.mj@gmail.com)
To: Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Riemer@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Cc: [Frith Crandall](#)
Subject: Letter in Opposition to Thrive Montgomery 2050 as Applied to Woodside Park, Silver Spring, MD
Date: Tuesday, June 29, 2021 11:37:09 AM
Attachments: [Crandall-McClary Letter Opposing Draft Thrive Montgomery 2050.docx](#) **5124691**

Dear Chairperson Hucker and Council Members:

Attached please find our letter in opposition to the draft Thrive Montgomery 2050 plan as applied to Woodside Park, Silver Spring, MD.

Thank you for your consideration of our views.

Very truly yours,

Michael J. McClary
Frith C. Crandall
1212

June 29, 2021

Public Comments in Opposition to Draft “Thrive Montgomery 2050,” As Applied to Woodside Park, Silver Spring

Dear Chairperson Hucker and Council Members:

The following comments are respectfully submitted in opposition to the draft vision plan of the Montgomery County Planning Board, titled Thrive Montgomery 2050 (hereinafter, “TM2050”).

For the reasons stated below, we believe that TM2050 (1) fundamentally mis-characterizes and mis-diagnoses a problem in Woodside Park as being insufficiently dense and under-developed land due to the governing R60 zoning restrictions for single family detached housing; (2) fundamentally mis-characterizes and mis-diagnoses Woodside Park and Silver Spring as suffering from lack of racial and income diversity and/or equity; and (3) fundamentally mis-characterizes its proposals as furthering environmental “resilience” and “sustainability,” when in fact they will likely result in the environmental degradation of Woodside Park.

We therefore respectfully request that the Planning Board reconsider, and after providing real opportunities for meaningful community input, redraft TM2050 to include an appropriate procedure or process, such as a Small Area Plan (SAP) or a “Climate Conservation Overlay Zone,” by which Woodside Park and other select areas in the County may be excluded or exempted from the plan’s corridor development and urban density re-zoning proposals.

I. The Characteristics and Circumstances of Woodside Park

A. The Location of Woodside Park’s “Fifteen Minute Living” Community

Woodside Park already embodies what the draft TM2050 believes is “a useful way to think about how to build complete communities,” and what “should be an organizing principle in planning for their success”: i.e., “fifteen minute living.” (TM2050, p.45) According to TM2050, “fifteen minute living” is the concept of “maximizing...attractiveness and efficiency” by “locating living spaces in each neighborhood or district within walking distance of services, infrastructure, facilities, and amenities that serve the daily needs of the people who live there.” (TM2050, p. 45). Woodside Park already is such a “fifteen minute living” community.

Woodside Park is a relatively small, roughly V-shaped area comprised of approximately 650 addresses, almost all of which are single family detached homes. The truncated southern “point” of Woodside Park’s roughly “V” shape, forms part of the northern boundary of the Silver Spring Central Business District. It “vertical” (oriented north-south) sides are formed by Georgia Avenue to the west, and Colesville Road/Rt. 29 to the east. Its triangular shape is therefore sandwiched between two “growth corridors” proposed by TM2050: Georgia Avenue to the west, and Route 29 to the east. In addition, to the north and south, it is bordered by business districts. The “horizontal” top of the “V” is roughly formed by the east-west oriented Dale Drive, and essentially abuts the Montgomery Hills business district – or, “center of activity” in TM2050 terms. That “center of activity” is comprised of shops, restaurants, gas stations, a pharmacy, and a grocery. Woodside Park residents therefore have their choice of 15 minute walking distance to downtown Silver Spring to the south, or to Montgomery Hills to the North. No “reimagining” or

“urbanization” or “corridor development” or rezoning is necessary for Woodside Park residents to have “fifteen minute living.” We already have it. Woodside Park directly contradicts TM’s assertion that “the preservation and protection of neighborhoods dedicated exclusively to detached single family homes has left residents disconnected from retail and other services....” (TM2050, p. 44).

B. The Bucolic Nature of Woodside Park

Woodside Park was platted for homes over the period from the early 1920s to the 1950s. Historically prominent in the marketing for Woodside Park homes has been the areas’s semi-rural, park-like character. Woodside Park almost adjoins Sligo Creek Park, but its close proximity to that park, and a connecting undeveloped pathway from Dale Drive to the park, provides a wildlife corridor into and out of Woodside Park. Woodside Park contains diversely sized lots, with a significant number of large lots of ¼ to ½ acre; a significant number of smaller lots; and a small number of even larger properties that range up to 1 acre in size. The homes are not of a “cookie cutter” form, but range across a wide variety of sizes and styles, from ranch to colonial to contemporary and others. Most of Woodside Park is not sidewalked, but light vehicular traffic on most Woodside Park streets allows for a significant degree of safe, daily residential walking on the edge of the streets themselves, with the exception of its major street boundaries: Georgia Avenue, Colesville Road, and Dale Drive. Finally, its two “growth corridor” boundaries, Georgia Avenue and Colesville Road, are slated to receive Bus Rapid Transit under the County’s BRT initiative, meaning that Woodside Park access to mass transit will soon be independent of proximity to either the Metro or Purple Line stations of Silver Spring. With the advent of BRT, the County’s rationale for basing its proposed zoning changes on Woodside Park’s proximity to Metro and Purple Line rail is significantly undercut, and is instead based on its proximity to the plan’s designated Growth Corridors (Georgia Ave and Rt. 29).

Moreover, there is little evidence to support the Planning Board’s suggestion that Woodside Park is threatened by pending and inevitable home replacement projects (i.e., “tear-downs and rebuilds”). As the Planning Board has documented, there was only one instance of a single family detached home replacement project (i.e., tear down and rebuild) in Woodside Park, between 2011 and 2020. See, Attainable Housing Strategies—Recommendations, Montgomery County Planning Department, MCPB Item No. 7, June 24, 2021, Figure 6, p. 14 (hereinafter, “AHS Recommendations”). Given the diverse and attractive and well-built nature of the existing homes in Woodside Park, this lack of tear-down activity is not a surprise, and suggests that the County’s efforts to frighten residents with the prospect of “McMansion” building in Woodside Park are unjustified. This appears to be another instance of the Planning Board’s imaginary transference of characteristics of other neighborhoods to Woodside Park, without the support of the facts on the ground, in order to advocate its one-size-fits-all urban development effort.

Ecologically, Woodside Park is notable for its significant tree canopy comprised of multiple species, ranging in age from decades-old “giants” to young saplings. A significant number of

large canopy trees are situated streetside (in and out of potential sidewalk areas), including Willow Oak, Bald Cypress, Sycamore, American Elm, Norway Spruce, Maple, and others. Other species in the neighborhood include American Beech, River Birch, Black Gum, White Oak, Redbud, Dogwood, Magnolia, Arborvitae, Katsura, Colorado Blue Spruce, Fringe trees, and more. In addition, there is a noticeable trend among homeowners to install conservation and pollinator landscaping in addition to, and/or in partial or full replacement of, English lawns, as means by which to both control stormwater runoff, and provide native habitat. Consistent with its extensive tree canopy, its private conservation and pollinator landscaping and greenspace, and its connection to Sligo Creek Park, Woodside Park harbors significant wildlife and wildlife habitat. Fox, deer, rabbit, owl, hawk, woodpecker, cardinal, hummingbird, bluejay, goldfinch, and other avian and animal species (even a rare blue heron) reside or occasionally appear (and eat) in residential yards. As we will discuss further below, these ecological features of Woodside Park would all be endangered or harmed by the urbanization proposals of TM2050.

C. The Racial and Income Diversity of Woodside Park

The draft TM2050 provides a map of Silver Spring's and Woodside Park's racial makeup. (See, TM2050, Figure 18, p. 14) According to the draft, Woodside Park is mapped as being "White Majority" owned, meaning 50% to 70% white homeownership; and not as "White Predominant," which means greater than 70% white-owned. Accordingly, Woodside Park has from 30% to 50% non-white homeownership. Furthermore, most of the remainder of the Silver Spring area in and around the Central Business District is mapped as "No Predominant Group," meaning no race has more than 50% ownership in those areas. Ibid. Given the TM2050's acknowledgment that there is already 30-50% non-white ownership in Woodside Park, and "No Predominant Group" in the larger Silver Spring community that is close to or in the downtown area to which Woodside Park adjoins, there is no self-evident justification for believing that Woodside Park or the downtown Silver Spring area is appropriately included among county areas that are "still largely separated along...racial lines." (TM2050, p. 14). To the contrary, in stark comparison with other county areas to the west of Silver Spring, Silver Spring and Woodside Park seem to be models for the type of racially diverse "complete community" that TM2050 is justifiably hoping to achieve elsewhere in the county. Indeed, in the "Complete Communities" section of the draft TM2050, a photograph of downtown Silver Spring appears as an illustration of a "complete community!" (TM2050, Photo, p. 51); and elsewhere downtown Silver Spring is presented as the type of "Design, Arts and Culture" area that the county wants emulated (TM2050, Photo, p. 63).¹ Certainly, the draft TM2050's concession that "the county's overall population has steadily grown more diverse" (TM2050, p. 13) applies to Woodside Park and Silver Spring. Moreover, the draft states that the Planning Board "anticipates a county that will *inevitably* become...more

¹ Apparently, however, the Planning Board has decided that what a "complete community" does not need in order to be "complete," is even a relatively small neighborhood composed exclusively of relatively expensive single family detached homes owned by relatively—but not inordinately--wealthy, racially diverse homeowners, if that neighborhood is located too close to a transit stop.

diverse.” (TM2050, p. 7). Since the draft’s prediction of “inevitably” greater racial diversity seems a reasonable one when applied to the already significantly racially diverse Woodside Park and Silver Spring areas, the necessity of using rezoning, corridor growth, and urbanization in Woodside Park and Silver Spring as means to achieve racial diversity and equity is contradicted by the draft TM2050 itself.

According to County Executive Elrich, the draft TM2050 also defines “equity” in housing, as including “the integration of neighborhoods by...income” as well as by race. Elrich Memo, p. 8 and note 20 [TM2050 page cite missing in note]. While assuming and lamenting that the lowest, and even some moderate, income segments of the county population cannot afford housing in Woodside Park, the undersigned simply do not believe that the intentional “integration by income” of any neighborhood, let alone a small, relatively luxurious and bucolic neighborhood like Woodside Park, through the use of “urbanising” zoning changes that intensify the development and destruction of greenspace, is either feasible, wise, or “equitable.” In our view, TM2050’s proposals offer little or no realistic prospect of “integrating neighborhoods by income” in an equitable way. The County has correctly admitted that the developer-created concept of “Missing Middle Housing” development will not result in any “affordable housing” for low income households in Woodside Park or Silver Spring, as the market cost of such housing would be in the approximate range of \$715,000 to \$855,000; amounts obviously not “affordable” to low income or even many moderate income households. See, Elrich Memorandum, p. 7. With that failure, the Planning Board has scrambled to shift its focus to the provision of “attainable housing” as its justification for urbanizing Woodside Park, without even providing a definition of what “attainable housing” is. Elrich Memorandum, p. 7. Apparently, “attainable housing” is housing that is affordable to persons with an undefined income level higher than “Section 8” residents, but lower than current Woodside Park residents. In other words, the Planning Board’s social engineering effort is now on behalf of the lower middle, or middle, or perhaps upper middle, income classes; the Board is just not sure yet, which.

Most importantly for advocates of social justice, with the Planning Board’s admission that its recommended zoning changes will result in no benefit in Silver Spring or Woodside Park for the least advantaged and lowest income citizens of any race looking for affordable housing, the policy and ethical (“equity”) basis for imposing the burdens of greater urbanization on existing, wealthier Woodside Park residents diminishes, if not disappears. Under a “fairness” social justice theory, the principal non-utilitarian justification for distributing unequal social burdens, such as the civic “duty” of the relatively wealthy to urbanize one’s neighborhood in order to benefit others, is that the others who would benefit are the least advantaged citizens of society. The Board’s attempt to shift the proposed housing benefits to be gained from its “missing middle” and other proposals, from the truly poor to lower-middle or middle or upper-middle class homeowners, becomes an effort to engineer social benefits from one segment of the relatively well-to-do middle class, to another segment of the relatively well-to-do middle class. The undersigned respectfully submit that that is not a politically or ethically sustainable concept of social “justice,” but simply a middle class expansion of social welfare engineering and wealth redistribution for the middle class, with little or nothing for the more needy, truly impoverished class.

Finally with regard to “equity,” many existing homeowners in Woodside Park have purchased their homes with the intent and expectation that the non-urban neighborhood that they chose to buy a home in, would retain its non-urban characteristics for the foreseeable future. How the intentional further destruction of Woodside Park greenspace by urban development is “equitable” to existing homeowners desiring to maintain the non-urban environment they paid a premium to buy into, is nowhere explained by TM2050.

In short, the use of zoning changes to attempt to socially engineer Woodside Park into a neighborhood “integrated by income,” is by the Planning Board’s own admission doomed to failure. Moreover, the intentional destruction of greenspace in Woodside Park to benefit an unspecifiable, because unknown, segment of middle class non-residents who are predicted to want to live in Woodside Park at some time in the next 30 years, is manifestly inequitable to current residents. This is especially the case when there are clearly viable alternative means and locations to create middle class housing in downtown Silver Spring, a truly “urban” area that is closer to mass transit stations than is Woodside Park.

II. Under a proposed implementation plan for “Attainable Housing,” TM2050 Would Enable the Conversion of All of Woodside Park to A High Density “Priority Housing District” Rung By Three Story Multi-unit Housing at its Border Corridors, and Occupied By Duplexes, Triplexes, or Quadriplexes on Any Other Woodside Park Property

Although it does not appear that TM 2050 itself establishes them, the Planning Department’s parallel Attainable Housing Strategies Initiative (AHSI) has recommended the “delineation of a Priority Housing District as a sub-geography within the Corridor-Focused Growth area.” AHS Recommendations, p. 21). Under this proposal, a “Priority Housing District” is defined as follows:

“all of the Corridor-Focused Growth area that falls within a mile of a Metrorail or light rail station, ... or 500 feet of the centerline of a Growth Corridor identified in the Thrive Montgomery 2050 Growth Map.. The Priority Housing District is where staff recommends more intensive change, including allowing house-scale quadplexes by-right and allowing the greatest parking reductions.

Ibid. Under this definition, all of Woodside Park would be a Priority Housing District (PHD), as all of it meets either the “1 mile proximity to Metrorail or Purple Line” standard, or the “500 feet from Growth Corridor centerline” standard. Accordingly, any property in Woodside Park could be converted to duplex, triplex, or quadriplex multi-unit housing as a matter of right. Moreover, the “greatest parking reductions” to which this proposal refers, is to reductions in *minimum* parking requirements for individual properties, so that multi-unit housing residents could be forced to instead park on Woodside Park streets. However, actual *increases* in parking areas on each lot “may be provided if the owner or builder considers that necessary.” (AHS Recommendations, p. 26). It is reasonable to believe it highly likely that a builder would

consider additional parking pavement to be “necessary,” in order to accommodate the multi-unit housing’s extra drivers and autos, thereby further reducing the property’s greenspace.

In addition, the planning staff recommend that properties directly fronting on either of Woodside Park’s proposed Growth Corridors (Georgia Ave. or Route 29), be allowed a new “Attainable Housing optional method (AHOM),” defined as an “optional method of development for medium scale attainable housing, including multiplexes, small townhouses and stacked flats up to 3 stories tall....” (AHS Recommendations, p. 25).

The combined potential effect of the conversion of Woodside Park into a Priority Housing District with two Medium Scale Attainable Housing borders, would be to fill any Woodside Park property with increased population, housing, and vehicle density, at the consequent cost of diminished greenspace, air quality, climate “resiliency,” privacy, quiet, and nature habitat, in Woodside Park. That is not an effort to “improve environmental quality.”

III. Thrive Montgomery 2050 Is Primarily An Urban Development Proposal Extended to Non-Urban areas.

A. TM2050’s Claimed Environmental Agenda

The draft Thrive Montgomery 2050 makes some effort to convince readers that one of its three “overarching objectives” is to “use growth and development to create places that...improve environmental quality,” and to create “environmental sustainability” and “environmental resilience.” (TM2050, pp. 7, 16). The plan boldly declares:

Thrive Montgomery 2050 builds on the tradition of robust protection of the natural environment. It proposes a series of strategies to mitigate the effects of climate change and minimize pollution.

(TM2050, p. 17). Furthermore, it promises that its proposals will

...improve the environmental sustainability of growth by encouraging infill and redevelopment to curb sprawl and bring areas built out in an era of little or no environmental regulations up to robust standards for stormwater management and other state-of-the-practice environmental standards.

(TM2050, p. 32). Central to the plan’s land use philosophy is the concept of “efficient use of the land.” (TM2050, pp. 29, 36).

If we fail to make efficient use of land, the available space for growth, outdoor recreation, agriculture and natural resource conservation will rapidly diminish. (TM2050, p. 29)

...Among the most clear-cut benefits of the efficient use of land, including compact corridor-focused growth together with reinforcement of the rural pattern outside of the corridors, is to make development more environmentally sustainable...and to reduce greenhouse gas emissions in particular.” (TM2050, p. 38).

Therefore, the plan states that it will pursue its list of proposed policies and practices “in order to maximize the efficiency of land use and public investment.” (TM2050, p. 32). Synonymous with such “efficient use of the land,” according to the draft plan, is high density or “compact” development in general, and in particular Missing Middle Housing:

The environmental benefits of dense, walkable neighborhoods dovetail with the increasing preference...to live in walkable places served by mix of uses and amenities. (TM2050, p. 17)

We must encourage compact, infill development and redevelopment to accommodate anticipated population growth in a way that supports dense...communities. (TM2050, p. 34)

More particularly, according to the draft plan, Missing Middle housing requires less land, and is therefore efficient; and the zoning that will enable it will “limit the development footprint on the environment.” TM2050, pp. 106, 107.

In summary, while the draft plan promises a “series” of strategies to mitigate the effects of climate change, in reality the plan’s “environmental resiliency” boils down to one or two strategies:

(1) rezone large areas of the county in order to “urbanize,” with higher density housing and with any increased parking development deemed necessary by real estate developers, any single family detached housing property on designated “growth corridors,” and/or within specified distances from such corridors and from rail transit stations; and

(2) redevelop areas with “high proportions of impervious surface cover,” by “a compact form of infill development...(which)...can reduce stormwater runoff and heat island effect by using green infrastructure, green roofs, and other green cover...” (TM2050, p. 38). This latter strategy has no application to Woodside Park, but seems primarily intended for redevelopment of places such as abandoned malls and their parking lots.

These two main strategies, it is promised, will

- (1) “mitigate...climate change and minimize pollution” from autos (p. 7);
- (2) “improve the environmental sustainability of growth” (p. 32);
- (3) “create spaces that improve environmental quality” (p. 7)
- (4) reduce reliance on driving (p. 16)
- (5) reduce stormwater runoff and heat island effects (p. 16).

In terms of land use policy, this emphasis on land use “efficiency” is simply an expansion to the urban arena of a many decades old land use policy debate originating from the arena of federal land use policy. It pits the utilitarian “wise use” policy pioneered by Gifford Pinchot, against the “preservation” philosophy pioneered by John Muir and the environmental restoration philosophy pioneered by Aldo Leopold. The advocates of “efficiency” and “wise use” of land have a long record of damaging the land with their “efficient” and “wise” use of it, and there is little reason to believe that the result will be very different in the urban or semi-urban arena. Certainly, the

plan's proposals to "efficiently" develop the greenspace of Woodside Park will damage or destroy more of it, as the experience of other areas demonstrates.²

B. TM2050's Primary Agenda

The primary agenda of TM2050 is an "urbanism" that will accommodate predicted middle class population growth and housing density desires in Montgomery County areas close to transit stops or "growth corridors" that the Planning Board wants to become "urbanized." "Urbanism" is its principal objective and "organizing principle," and development in general is its comprehensive focus, as it even recommends developing the Agricultural Reserve for uses other than farming." [TM2050, p. 20 (Urbanism; Elrich Memorandum, p. 6 (development of the Agricultural Reserve for multiple uses). The purported "crises" it principally confronts are those of future population growth and the desire for housing in certain designated areas, not the climate crisis (or racial or income equity). However, we acknowledge and applaud the Board for its parallel or secondary motivation to reduce or avoid sprawl and automobile emissions, and encourage mass transit use. These are important efforts as a matter of general principle, at least for the shorter term.

Indeed, the draft plan's effort to shepherd housing density and population growth close to transit and growth corridors does reflect an important general principle of climate action in the shorter term, while the automobile industry is still predominantly based on the internal combustion engine. Increased reliance on mass transit and reduced reliance on internal combustion engine vehicles is essential in the short term, to help arrest climate change. However, it seems likely that the implementation of the proposed zoning changes and the building of new higher density housing will not even begin for a number of years. By the time the first such housing construction is completed, the automobile industry will likely be well on its way to full electrification; renewable energy must constitute a much greater share of utility energy production; and massive shifts to electric vehicles will likely be forced by the increasing pace and intensity of environmental disasters caused by climate change. This shift to electric vehicles will also be accelerated by the fact that electric vehicles will become economically competitive with, and actually less expensive to operate, than fossil fueled vehicles. With the conversion of automotive transportation to electric vehicles and/or other non-fossil fueled vehicles, and the conversion of power plants to renewable energy sources, the relevance to climate mitigation of automobile use, and of proximity of housing to mass transit, will be reduced and eventually eliminated. This must happen well before 2050, or the planet is cooked. Put simply, the plan's heavy reliance on reduced automobile use and housing proximity to mass transit as climate mitigation measures, is likely to become less relevant and less successful as a climate mitigation measure by the time it is implemented, and thereafter.

Given this likelihood, or at least this possibility, the plan's use of zoning changes to encourage higher density housing near transit, as a mechanism for achieving climate mitigation and environmental quality, should clearly function primarily as a short-term general principle for

² <https://youtu.be/jEJ8tfplZcs>

selective application, rather than a generally applicable, one-size-fits-all mandate that is imposed regardless of the environmental damage it will cause to individual neighborhoods. In this respect, the draft TM 2050 appears to have it backwards: it proposes that these general principles are the long term plan to guide the next 30 years of development, and that the short term, real climate actions are in the Climate Action Plan. Indeed, after devoting pages of text intended to persuade readers that the draft plan has proposed a “series of strategies” to mitigate climate change, the draft Plan at the end appears to throw up its hands and admit that it is merely “a high level document that focuses on long range planning to guide the physical development of the county” (TM 2050, p. 134), and is not really a climate action plan. As the Board explains, it is in another planning document that real climate action is proposed:

The [Climate Action Plan] recommends specific actions to be taken in the near term to achieve the goal of eliminating greenhouse gas emissions by 2035 and to mitigate or adapt to (climate effects).” (TM2050, p. 134).

The Board’s decision to largely omit from TM2050 any major climate mitigation efforts besides its proposals for high density zoning changes in select locations, is a major flaw in a planning document purporting to constitute the County’s planning “vision” for the next 30 years.

1. TM 2050’s Multi-Unit Housing Plan Will Not Improve Environmental Quality, Minimize Pollution, or Mitigate Climate Change’s Effects, in Woodside Park

The draft plan completely fails to acknowledge the environmental, social, and economic costs of creating higher density housing in a heavily landscaped neighborhood of single family detached housing. It fails to acknowledge that increasing housing density as it has proposed will necessarily and intentionally eliminate greenspace. It fails to acknowledge that with the reduction of greenspace it is very likely there will come reduction in tree canopy, and that with loss of tree canopy will come decreased local climate resiliency, and possibly increased home energy costs. It fails to acknowledge further that with loss of greenspace will come reduced stormwater retention and greater stormwater runoff, flooding, and water pollution. It fails to acknowledge that the call for sidewalks in areas without them may result in significant loss of tree canopy, private conservation landscaping, and stormwater retention, in areas in which there may be no compelling community demand for sidewalks. It fails to acknowledge, and appears not to care, that with loss of greenspace will come loss of nature habitat. It fails to acknowledge that with increased density will come increased vehicular traffic from the increased number of automobiles, and increased local air pollution from that added traffic. It fails to acknowledge that with increased population density, there will come increased waste storage and disposal requirements. It fails to acknowledge that with increased housing density will come a reduction in privacy. It fails to acknowledge that with increased housing density will likely come increased noise and light pollution.³

³ See also: <https://americas.uli.org/190808scorchedrelease/>; [Heat Mitigation - ULI Americas](#)

Rather than acknowledge these potential costs, the plan essentially implies or asserts that denser housing development entails all benefits and no costs. Thus, a plan that proposes to eliminate greenspace and deplete natural habitat claims that it “builds on the tradition of robust protection of natural resources.” (TM 2050, p. 17). And the plan asserts that there is no tradeoff between development and land preservation, we can simply have both:

[I]ntensely developed centers of activity and preservation of land both play a vital role... but...neither pattern can exist without the other. (TM2050, p. 30)

The assertion that preservation of land “cannot exist” without intense development is simply fanciful, wishful thinking when applied to the individual property owner’s decision whether to increase the density and extent of development on the property. In that context, development destroys preservation.

Conversely, the draft plan fails to acknowledge the benefits that single family detached housing bring to homeowners in Woodside Park. Among these benefits are more privacy, reduced noise and light pollution, reduced vehicular traffic, and cleaner air.

To the extent that the respective environmental costs of its proposals have simply been ignored rather than expressly addressed and weighed, the plan appears to be a governmental exercise in greenwashing.

IV. Conclusion

The undersigned respectfully request that the following actions be taken to address the procedural and substantive shortcomings of the draft Thrive Montgomery 2050:

1. As requested by County Executive Elrich, TM 2050 and the AHSI should be separated and the Planning Board should stop work on elaborate rezoning proposals until a final version of TM 2050 has been enacted by the Council.
2. As suggested by County Executive Elrich, TM 2050 should include a recommendation for the county to study merging all functions of the development approval and permitting process under one agency.
3. As partly suggested by County Executive Elrich, TM 2050 should abandon its large scale, blanket rezoning proposals, and/or provide for small, context-sensitive plans such as Small Area Planning (SAP), and/or a Climate Conservation Overlay Zone, that would provide the opportunity for more customized climate conservation and mitigation strategies that require a balancing of the environmental costs and benefits of increased housing density, and that can provide an exemption from higher density zoning or

appropriately limit the nature and extent of increased density housing, in neighborhoods with significant greenspace or other natural resources, such as Woodside Park.

4. As suggested by County Executive Elrich, TM 2050 should include substantive and direct actions to enhance environmental resilience, and mitigate and prevent climate change
5. Develop and refine clearer, more objective “compatibility” standards for guiding rezoning decisions.

Respectfully submitted,

Michael J. McClary and Frith C. Crandall
1212 Noyes Drive, Silver Spring, MD 20910

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 General Plan draft - Submitted By:Ms Frith Crandall - (Attn: All CMs, Council Webform)
Date: Tuesday, June 29, 2021 1:20:34 PM

5124698

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Frith</FIRST>
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<PHONE_H>312-961-1119</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 General Plan draft - Submitted By:Ms Frith Crandall - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I am writing to oppose the Thrive Montgomery 2050 General Plan because of the HARMFUL effects that it will have on areas within the County that DO NOT present the supposed harms the plan attempts to address. Specifically, the Plan will permit developers to destroy neighborhoods like Woodside Park, in Silver Spring which are located within 1 mile of metro stations, by permitting teardowns and replacement of houses with duplexes, triplexes, and quadplexes as a matter of right with special approval based on a pre-approved government pattern design. Small apartment buildings could be built in the blocks along Georgia Avenue and Colesville Road, all increasing parking needs and demands (the notion that people will give up their cars is ludicrous). Woodside Park is already a diverse community with substantial old wood large canopy trees creating a peaceful park like setting which indeed is used as such by the adjacent neighboring residents for enjoyment and strolling through. We do not need density to create diversity within Woodside Park. Indeed, density is urbanization. Urban areas are the source of climate "Hot Spots". Trees and green space, which are abundant in Woodside Park (and neighborhoods like Woodside Park) are necessary to avert the climate crisis we are facing from urbanization. Indeed, Washington DC requires developers to preserve large old growth trees which Montgomery County needs to require if it is serious about climate action. While I support portions of the plan as it relates to areas like downtown Silver Spring, or development of white elephant malls, and commercial areas, it is inappropriate to foster the destruction of beneficial and beautiful green communities of the county just because single family homes currently are located in those areas. The goal should be to identify and preserve and conserve these areas and communities, rather than to take such a hasty cookie cutter approach to a huge county. Respectfully, Frith Crandall</MSG>
</APP>

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: I oppose rezoning residential property on Georgia Ave. and Colesville Rd. - Submitted By:Ms Eve Zimmerman - (Attn: All CMs, Council Webform)
Date: Tuesday, June 29, 2021 2:34:56 PM

5124704

<APP>CUSTOM
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<EMAIL>eve.r.zimmerman@gmail.com</EMAIL>
<PHONE_H>3017049385</PHONE_H>
<SUBJECT>I oppose rezoning residential property on Georgia Ave. and Colesville Rd. - Submitted By:Ms Eve Zimmerman - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>As a Woodside Park resident for the last 20 years, I oppose rezoning residential property on Georgia Ave. and Colesville Rd. to make it higher density. My neighborhood is wedged between these roads. This sort of development will cause me to move out of Montgomery County. Please reconsider this part of the Thrive Montgomery Plan.

Eve Zimmerman
8912 Woodland Drive
Silver Spring, MD 20910 </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 General Plan Is Flawed - Submitted By:Mr Richard Albores - (Attn: All CMs, Council Webform)
Date: Tuesday, June 29, 2021 5:00:08 PM

5124712

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Richard</FIRST>
<MIDDLE></MIDDLE>
<LAST>Albores</LAST>
<SUFFIX></SUFFIX>
<ADDR1>1211 Woodside Pkwy</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20910</ZIP>
<EMAIL>ricky.albores@gmail.com</EMAIL>
<PHONE_H>2022580429</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 General Plan Is Flawed - Submitted By:Mr Richard Albores - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I think the biggest flaw in this plan to further urbanize Montgomery County (in particular to us, the Silver Spring environs along GA Ave and Rte 29) is that there is no meaningful consideration and analysis of the significant environmental costs involved in redeveloping areas near transit for greater residential density.

- it fails to acknowledge that increasing housing density will eliminate greenspace.
- it fails to acknowledge that the reduction in greenspace will necessarily reduce the tree canopy.
- it fails to acknowledge that with loss of tree canopy decrease local climate resiliency, and possibly increase home energy costs.
- it fails to acknowledge that more hardscape development will reduce stormwater retention and cause greater stormwater runoff/flash- flooding, and water pollution.
- it fails to acknowledge that building sidewalks in areas without them may also result in loss of tree canopy, private conservation landscaping, and stormwater retention.
- it fails to acknowledge that the loss of greenspace necessarily will result in a loss of natural habitat/flora/fauna.
- it fails to acknowledge that increased density will mean increased vehicular traffic and associated air pollution.
- it fails to acknowledge that with increased population density, the need for waste storage and disposal also rises.
- it fails to acknowledge that with increased housing density comes increased noise and light pollution.

The plan developers seem to believe that higher density residential development is a benefit without any costs. That is simply wrong. If there is any analysis that the potential benefits outweigh the costs, I would be interested in seeing that, but at the moment, the planners either haven't done that analysis or have not provided it for comment.

I hope the County will do better and table this plan.

Sincerely,
Richard Albores
Woodside Parkway, SS, MD 20910</MSG>
</APP>

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Michael DeLong <michaeldelong94@gmail.com>](mailto:michaeldelong94@gmail.com)
To: County.Council@montgomerycountymd.gov
Cc: [Glass's Office, Councilmember](#); [Jawando's Office, Councilmember](#); [Albornoz's Office, Councilmember](#); [Hucker, Thomas; Councilmember.Katz@montgomerycountymd.gov](#);
councilmember.friedson@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov
Subject: Testimony of Michael DeLong for Thrive Montgomery 2050 Public Hearing
Date: Tuesday, June 29, 2021 6:41:25 PM
Attachments: [Testimony of Michael DeLong to County Council on Thrive Montgomery 2050.pdf](#)

5124714

County Councilmembers,

Attached is my testimony for the Thrive Montgomery 2050 Public Hearing tonight.

Thank you very much,

Michael DeLong
michaeldelong94@gmail.com
8918 Whitney Street
Silver Spring, MD 20901

Testimony of Michael DeLong to County Council on Thrive Montgomery 2050

June 29, 2021

Council President Hucker, members of the County Council, thank you for hearing my testimony. My name is Michael DeLong and I am a resident of Silver Spring. I am a thirty one year old renter who has lived in Montgomery County since 2015. I support the Planning Board Draft of Thrive 2050 and urge you to maintain its bold vision for a sustainable, inclusive county, where housing is affordable for everyone.

Montgomery County is an excellent place to live, and more people are coming here every year. In order to accommodate them, we need to build more housing of all types in major centers and corridors, specially near public transit. We also need more affordable housing, since the median rent in the county was around \$1,700 in 2019. Traditionally policymakers and planners have too often focused just on single family homes and promoted them as the county's ideal; single family homes are important, but so are duplexes, triplexes, townhouses, small apartments, and even high rise apartments and condominiums.

Ensuring that we have affordable housing and promoting homeownership for everyone will also help promote racial equality, since so much wealth is tied up in people's homes. I'm encouraged by the plan's statements that we need to use land more efficiently, promote compact, infill development, and make racial equity and social inclusion high priorities. However I would like to see housing mentioned as a human right, as it was in the earlier drafts, and all tenants should have a right to legal counsel in eviction cases.

Our parks are wonderful—I have visited places like Wheaton Regional Park, Sligo Creek Park, and others countless times. Thrive Montgomery focuses on promoting access to parks (especially walkable access, making them gathering places for people instead of barriers, and encouraging people to use them. Parks are good for people's mental and physical health, and promote outdoor activity and exercise. I support this 100%; parks should be more equitably distributed.

One improvement would be more emphasis on is creating a tree canopy—trees improve the neighborhood, provide shade and counteract the urban heat island effect, and hold the soil in place. They also provide habitats for insects, birds, and other animals. Additional focus on flood protection would be great as well.

Montgomery County needs more and better public transportation, and to move away from relying on cars for everything. I am excited that Thrive Montgomery is not planning and constructing new highways, which would further increase traffic. Vision Zero, which strives to ensure no traffic fatalities or serious injuries on our roadways, is a noble and excellent goal. Crossing some places like Georgia Avenue is incredibly dangerous for pedestrians—every time

you do that you feel like you are risking life and limb. The county already has a number of excellent trails and bike lanes, and we should work to connect them.

Finally, we should embrace transit oriented, mixed use development, with both residential and commercial buildings. I love being able to go from my house and walk to nearby grocery stores, restaurants, shops, and parks. More and more people are appreciating the benefits of mixed use development, which provides opportunities and relaxation for residents, as well as connecting them to each other. It is also more environmentally friendly, which should be one of our top priorities in this era of climate change.

Thank you very much, and contact me at michaeldelong94@gmail.com if you have any questions.

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Salim Furth <october@gmail.com>](mailto:Salim.Furth@gmail.com)
To: county.council@montgomerycountymd.gov
Cc: councilmember.albornoz@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov
Subject: Written testimony on Thrive 2050
Date: Tuesday, June 29, 2021 7:56:44 PM
Attachments: [Furth Testimony on Thrive 2050.docx](#)

5124718

Dear County Councilmembers,

I am unable to appear in person to give oral testimony, but please find attached my testimony on the Thrive 2050 plan.

Respectfully yours,

Salim Furth
Takoma Park

Written Testimony on Thrive 2050

Salim Furth
127 Grant Avenue, Takoma Park

Dear County Councilmembers,

Thank you for giving citizens the opportunity to comment in writing on Thrive 2050. I am writing in my capacity as a resident and urban economist; my comments do not necessarily reflect the view of my employer.

I applaud the County for drafting a plan that emphasizes growth, change, and inclusion.

In three areas, I would ask the County to go further.

- 1) Thrive 2050 should emphasize the importance of private property rights in ensuring fairness and allowing growth and change across all of our neighborhoods. Just as strong individual procedural protections have proven to be the best guarantee of civil rights for oppressed groups, private property rights prevent hostile neighbors from using the mechanics of government to exclude.
- 2) Thrive 2050 should plan to eliminate all parking minimums in the County. Stronger property rights? Check. Serious climate policy? Check. Decreasing runoff, lowering costs, maintaining tree canopy, and reducing burdens on county staff? Check, check, check, check.
- 3) Include the Long Branch/Takoma-Langlely area as a growth center. Although it is bisected by the county line, it is a busy and important area of retail and employment, and will likely grow with Purple Line access.

Thank you for continuing to address the many important challenges that our county faces.

Respectfully,

Salim Furth
127 Grant Ave, Takoma Park

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Gaebl, Jill](#)
To: [County Council](#)
Subject: FW: 2nd email - in pdf - Margaret Schoap - Re: Testimony for Thrive 2050
Date: Wednesday, June 30, 2021 9:37:21 AM
Attachments: [public hearing Thrive 2050 06292021 Schoap.pdf](#)

From: schoapm@aol.com <schoapm@aol.com> 5124734
Sent: Wednesday, June 30, 2021 9:32 AM
To: Gaebl, Jill <Jill.Gaebl@montgomerycountymd.gov>
Subject: 2nd email - in pdf - Margaret Schoap - Re: Testimony for Thrive 2050

[EXTERNAL EMAIL]

Jill,

Here is my testimony in pdf.
Thanks for contacting me.

Margret Schoap

-----Original Message-----

From: Gaebl, Jill <Jill.Gaebl@montgomerycountymd.gov>
To: schoapm@aol.com <schoapm@aol.com>
Sent: Wed, Jun 30, 2021 9:13 am
Subject: Testimony for Thrive 2050

Hi Margaret,

We received your testimony, but cannot open the file because it is in a format that is not supported by our system. (.pages)
Would it be possible for you to convert your file to .pdf first and then resend.

Thank you very much,
Jill

Jill Gaebl
Legislative Information Service
Montgomery County Council
[240-777-7903](tel:240-777-7903)



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

Montgomery County Council
Public Hearing
Montgomery Thrive 2050
June 29, 2021

Good Evening Council,

My name is Margaret Schoap. Tonight, I am representing Dayspring Church in Germantown, MD.

Dayspring Church has been a retreat center for 68 years, since 1953, providing people with 206 acres of sacred space for personal and organized spiritual retreats.

From our beginning, we have lived at the intersection of faith and ecology. In this time of global climate change, which is not going away, we try to live in ways that will restore the sacred community of all life - for neighbors and the earth.

Dayspring Church borders the RoW of Midcounty Highway Extended. Our faith community has joined advocating with others for transit alternatives for decades, so to keep the interior forests and well established communities intact.

We request the Council to vote for “No New Highways”, rather than voting for the loop hole change of “No New Highways for Cars”. As you know, this could target M83 to be built for buses. We ask for Midcounty Highway Extended to be removed from all master plans.

How will you vote to enable all residents in Montgomery County to thrive now and till 2050? What are you truly committed to? And who are you truly committed to?

Respectfully,

Margaret Schoap
Steward for Dayspring Church

Germantown, MD
240-581-0518

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Ginny Bunke <vplb@aol.com>](mailto:Ginny_Bunke<vplb@aol.com>)
To: County.Council@montgomerycountymd.gov
Cc: cloverlycivic@cloverlynet.org
Subject: OPPOSED TO THRIVE 2050
Date: Wednesday, June 30, 2021 11:39:18 AM
Attachments: [Thrive2050_06_30_2021.pdf](#)

5124746

Please see attached letter opposing Thrive2050.

Thank you for your attention.

Virginia Bunke

Montgomery County Council
Rockville, MD 20850

June 30, 2021

Subject: Opposed to Thrive Montgomery 2050

I live in the Cloverly area of Montgomery County and am opposed to the Thrive Montgomery 2050 Plan 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 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. We like our Cloverly neighborhoods and do not want them destroyed by the Thrive Montgomery 2050 unbalanced Plan.

Thank you for your attention.

Signed: *Virginia Bunke*

Address: 2525 Link Road, Silver Spring, MD 20905 vplb@aol.com

Cc: Cloverly Civic Association

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Jane Dealy <jdthree@mac.com>](mailto:jdthree@mac.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov
Subject: Council must address Thrive issues raised in Thrive Coalition letter
Date: Wednesday, June 30, 2021 12:29:17 PM

Dear Councilmembers:

5124749

The Thrive Coalition, representing more than 25 communities / 40,000 voters, has proposed multiple issues for the Council to consider in *Thrive Montgomery 2050*. As a Montgomery County resident and taxpayer, I urge you to fully address all the issues raised. You must consider confirmed evidence of best practices and an appropriate balance of aspirations and resources, and reject the application of untested planning and land use theories on a large scale, using instead the master plan process.

Jane Dealy
4800 Chevy Chase Blvd.
Chevy Chase, MD 20815

Marin, Sandra

From: Joan Barron <jmbarron479@gmail.com>
Sent: Thursday, July 01, 2021 11:56 AM
To: councilmember.glass@montgomerycountymd.gov; county.council@montgomerycountymd.gov;
councilmember.Albornoz@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov;
councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Reimer@montgomerycountymd.gov
Subject: Council must address Thrive issues raised in Thrive Coalition letter

Dear Councilmembers:

The Thrive Coalition, representing more than 25 communities / 40,000 voters, has proposed multiple issues for the Council to consider in *Thrive Montgomery 2050*. As a Montgomery County resident and taxpayer, I urge you to fully address all the issues raised. What is being touted is so ever changing , hoping something will stick and make sense on too broad a scale. You must consider confirmed evidence of best practices and an appropriate balance of aspirations and resources, and reject the application of untested planning and land use theories on a large scale, using instead the master plan process.

Respectfully,

Joan Barron
4704 Morgan Drive
Chevy Chase, MD 20815

Marin, Sandra

From: Dorothy Cavaluchi <dcavaluchi@yahoo.com>
Sent: Thursday, July 01, 2021 2:38 PM
To: County.Council@montgomerycountymd.gov
Subject: Comments on Thrive Montgomery 2050 Master Plan

1 July 2021

To Montgomery County Council@ montgomerycountymd.gov

This letter is regarding the “Thrive Montgomery 2050 Master Plan,” as it relates to Cloverly, East County. While urbanization of space is to be commended, developers should not be allowed carte blanche regarding large multi-family buildings in a neighborhood without notice or review. This plan would only reward the developers, who would not be restricted by any oversight or any input from long-time residents regarding their neighborhoods and community. How could you, in good conscience, let that happen? The Master Plan for each community should be followed, instead of permitting a total take-over by the Planning Department in their quest to relax guidelines, and in this case, not to honor the wishes of the community residents in their Master Plans, but to eliminate them. What would happen to our stream protection efforts in the Paint Branch area, and adhering to impervious levels? Surely, the wisdom and expertise of the County Executive and the County Council can develop a better plan that will not adversely impact our neighborhoods.

People escape the daily duress and stress of every day life by retreating to their homes in quiet neighborhoods, with spacious yards in which their children and pets can play safely. Their homes are a sanctuary from the hectic busyness that surround them. Privacy, too, is important. Block homes on tiny parcels of land, multiple condos, townhomes, and rental apartments are not conducive to tranquillity, nor, in many places, do not meet the criteria of affordable housing. Currently, our East County location, Cloverly, is home to diversity, Seniors who have been long-term residents, people with disabilities, cultural inclusivity and lower taxes, due to our location. We are the affordable part of Montgomery County. Crime is very low, which cannot be said of urbanized cities and overdeveloped areas such as the Green Castle/Castle Blvd. Strip. The County admitted, in its eagerness to build affordable housing, that in the end, there were too many units crammed together, which resulted, and continue to result, in higher criminal activity. Just read the crime reports for District 3.

People need personal space and they need green space. So many moved out of condos in cities due to the pandemic, and escaped to rural areas. A serious contagion could spread rapidly again in the future. If people wish to live in the city because they like the hustle, bustle and noise of the city, that is their choice. Urbanization regeneration destroys neighborhoods that are peaceful and affordable. New development and construction will certainly increase the availability of housing, but it will not be affordable for lower income families, retirees on fixed incomes, and the middle class. Construction prices, including the price of lumber, are sky high. The price of a new home has increased approximately 18% to 25% in certain areas. Trees will be replaced by concrete. Many residents will not be able to walk, bike or “roll” into town due to arthritis, physical limitations or cognitive disabilities. What about the Seniors who are still independent in their own homes, and can afford to live here on their current pensions? Many cannot afford retirement communities, nor want to go there. If their properties were sold for this massive development, they would be displaced.

It would make more sense to use undeveloped land for new urbanization goals. The County surely has large swaths of land, which would be more compatible to housing demands and the projected

increase in the population of the future. Please do the right thing in protecting the rights of current residents and honoring the conservation efforts that have been put in place in various Master plans. Don't allow our precious green space and well-kept, older neighborhoods to be ruined.

Thank you,

Dorothy Cavaluchi,
Former President (25 years), Peach Orchard Heights Citizens' Association

Marin, Sandra

From: Denisse Guitarra <denisse.guitarra@anshome.org>
Sent: Thursday, July 01, 2021 4:42 PM
To: County.Council@montgomerycountymd.gov; MCP-Chair; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov; Anderson, Casey; Fani-Gonzalez, Natali; Patterson, Tina; Verma, Partap; Cichy, Gerald; Wright, Gwen; adam.ortiz@montgomerycountymd.gov; Hochberg, Adriana
Cc: Eliza Cava; Jeanne Braha; John Boland
Subject: Stormwater Partners Network (SWPN) - Thrive 2050 Comments
Attachments: SWPN Comment Letter on Thrive 2050 - Final.pdf

Dear Montgomery County Council,

Oh behalf of the Stormwater Partners Network (SWPN) of Montgomery County, please find attached in this email our written comments for the Thrive Montgomery 2050 Plan. If you have any further questions about our comments, please do not hesitate to contact us.

Thank you for your consideration,
Denisse, Eliza, Jeanne, and John

Denisse Guitarra
 She/Ella
 MD Conservation Advocate
 Audubon Naturalist Society
 240-630-4703



ANS has received a 4-star rating from Charity Navigator for the 3rd consecutive year indicating that we are accountable, transparent and adhere to financial best practices.

In an effort to help contain the spread of Covid-19, ANS's offices are closed to the public. Email is the best way to reach me. For information about our current status please visit anshome.org/covid-19-updates/

STORMWATER PARTNERS NETWORK OF MONTGOMERY COUNTY



July 1, 2021

Written comments from Stormwater Partners Network of Montgomery County on Montgomery County's New General Master Plan - Thrive Montgomery 2050.¹

Dear Montgomery County Council,

We, the Stormwater Partners Network (SWPN) of Montgomery County², provide the following comments and recommendations to the County's New General Master Plan - Thrive Montgomery 2050. The network has historically worked towards implementing stronger regulatory measures to strengthen our stormwater management and infrastructure, increase infiltration of water on site instead and decrease stormwater runoff into our precious local waterways. Flooding is one of the major drivers of habitat and infrastructure degradation in the county, and one of the costliest impacts. With more frequent and heavier rainstorms due to climate change, we highlight the urgent need to take a close look and an immediate action on our stormwater management and infrastructure. We provide the following comments on the Thrive 2050 Plan under these categories: general comments, protection and creation of greenspaces, stormwater infrastructure, stormwater regulations, natural solutions for climate resilience, sustainable urbanism, and the Agricultural Reserve. In addition, we make connections to the Climate Action Plan (CAP) along with our recommendations listed below. We thank the Council for the opportunity to provide comments on Thrive 2050.

General Comments

Overall, while the Plan has a number of strengths, particularly in its emphasis on increasing parks and greenspaces, it lacks a strong emphasis on climate change, stormwater management, and implementation steps. Earlier Thrive 2050 draft Plans contained a much stronger and extensive list of policies and actions specific to the environment and climate change. SWPN asks Council to revise the Plan to bring back the “Health and Sustainable Environment” and the “Implementation” chapters of the Thrive 2050 Draft Plan released in October 2020³ or to call out the specific parts of these cross-cutting elements in the current draft's chapters. These two chapters would put a greater emphasis on the specific policies and actions that policy makers must take into

¹ Thrive Montgomery 2050 (April 2021) Available from: https://montgomeryplanning.org/wp-content/uploads/2021/02/THRIVE-Planning-Board-Draft-2021-Pages_web.pdf

² The Stormwater Partners Network is composed of organizations and individuals who support more effective stormwater policies and management in Montgomery County, MD, with the goal of clean and healthy streams throughout the county. A full list of our current membership can be found on our website, www.stormwaterpartnersmoco.net.

³ Thrive Montgomery 2050 - Public Hearing Draft Plan. October 2020. Available from: <https://montgomeryplanning.org/wp-content/uploads/2020/10/Public-Hearing-Draft-Plan-Thrive-Montgomery-2050-final-10-5.pdf>

STORMWATER PARTNERS NETWORK OF MONTGOMERY COUNTY



consideration while planning for a climate resilient county while also creating a stronger commitment with county residents that these policies will be implemented.

It is also critically important that the Thrive 2050 Plan be closely coordinated with the Climate Action Plan and subsequent Sector Plans, as sustainable and equitable land use is closely linked to many of the actions listed in CAP. Enforcement and strengthening existing laws protecting our forests and waterways must also be highlighted in the final Thrive 2050 Plan as approved by Council.

Protection and Creation of Greenspaces

We support the Plan's recommendation of increasing the number and total acreage of parks, protecting our parks as natural solutions for climate resilience, biodiversity, and habitat protection, and fostering healthy communities. We support creating more opportunities and eliminating barriers for underserved communities to enjoy the wonders of our Parks system. In addition, we urge the Council to prioritize Thrive preserving and enhancing the County's more remote, natural Parks-managed areas. Protecting and expanding our currently existing green spaces, forests, and waterways will always be more cost effective for climate change mitigation than to destroy and then replace them elsewhere due to sprawl development.

Stormwater Infrastructure

SWPN have been pushing the county for years to incorporate more Green Streets and green infrastructure for stormwater resilience in particular. However, the county lacks the real policy implementation steps and budget allocation needed for these to become effective and measurable climate change adaptation actions. The Thrive 2050 Plan should direct that any time our stormwater infrastructure is opened up for repairs or reconstructions, it is enhanced or prepared to meet or exceed current stormwater management standards, with green infrastructure (i.e. the addition of bioswales, grass swales, and tree boxes, etc.) taking first priority. Evolution of stormwater designs, maintenance protocols, and funding priorities must follow our experience with current stormwater facilities' functioning during and after storms. In alignment with CAP actions, listed in the Climate Adaptation chapter, we support: 1) investment and repair water infrastructure for climate resilience, 2) repair culverts, 3) set up temperature and monitoring sites in our waterways, 4) increase Green Streets programs across the county, 5) update our floodplain maps, 6) increase protection our water supply areas, and 7) and expand community gardens. A closer cross collaboration between Thrive and CAP on stormwater infrastructure is a much-needed step in both plans.

Stormwater Regulations

The Plan should place an increased emphasis on stormwater management that not only meets but exceeds our current stormwater regulatory requirements, knowing that climate change is already

STORMWATER PARTNERS NETWORK OF MONTGOMERY COUNTY



increasing the frequency and volume of rainstorms. Within both Thrive 2050 and the CAP plans we now have an opportunity to exceed MS4 permit requirements by enhancing and improving green infrastructure. Local requirements overall should codify stricter stormwater management requirements than those the state has proposed and should be considered as part of the Thrive 2050 Plan. The county needs to revise the process of granting waivers on stormwater requirements for re-development, and we support the recommendation to move towards banning them. According to our research, these are currently granted very frequently but difficult to track due to limitations in DPS' systems. We need to know the volume of water is being waived, and where, in order to accurately address the issue. Another opportunity that Thrive could include would be adding more impervious surface cap overlays to sector and master plans. The General Plan should provide a process for prioritizing and doing.

Natural Solutions for Climate Resilience

When possible, we support the increased protection of forests, waterways, and soils as natural solutions to stormwater management as part of climate change mitigation, adaptation, and resilience. Trees and healthy soils provide countless ecological services such as flood prevention, carbon sequestration, air, and water purification, and reduction of urban heat island effects. None of these services could ever be replaced by built infrastructure, and all County-funded agencies must adopt a “first do no harm to forests” policy, which means that policies and design protocols acknowledge the water management functions of forests, and we locate stormwater and other facilities in already-cleared portions of landscapes. In connection to the CAP, the Thrive Plan should reflect the Carbon Sequestration chapter's Actions, which provide an overview of protections to forests, wetlands, and agricultural lands. We are in strong favor of the actions described in the Sequestration section, as not only would they help reduce the threat of climate change by locking carbon in soils, fields, and forests, those healthy ecosystems are the same ones that protect our water supplies and waterways.

Although these natural solutions to climate resilience are a great start, we need to do more to protect these valuable natural resources. We recommend the addition of “*a no net loss of forest*” policy in the Plan as part of updating the county's Forest Conservation Law (FCL). Such a step would also follow other counties around the state which have strengthened their FCLs. The Chesapeake Bay TMDL “pollution diet” rests on a fundamental assumption that Bay wide, and statewide in Maryland, we are maintaining existing forest cover levels and not losing forest. Since the FCL only applies to development projects covered by its calculation requirements, the county can suffer forest and tree canopy loss even if “no net loss” is achieved under the FCL. Therefore, in addition to no net loss under the FCL, we propose a county-wide policy goal to increase total tree canopy cover and total forest cover.

STORMWATER PARTNERS NETWORK OF MONTGOMERY COUNTY



Sustainable Urbanism

Many of our members take different positions on housing overall - allowable types, densities, affordability metrics, etc. However, to the extent that additional density is allowed in transit-oriented locations, Council and Planning Department should create policies within Thrive 2050 that would allow any new buildings to be built within existing plot sizes and set back requirements while ensuring county agencies fully enforce all existing laws and policies, including for stormwater management and forest conservation, and do not allow waivers of environmental requirements. It is also essential that urban dwellers have access to high-quality parks and greenspaces, which can include stormwater bioretention. We do not need to compromise the environment for density, we can have a balance of both simultaneously if the Plan calls for it and the County enforces it.

Agricultural Reserve

The Plan lacks clear, full-throated support for the continued primacy of farming and forestry in the Ag Reserve. Reserve stakeholders have frequently expressed concerns regarding the absence of specificity in long-term commitments to protect the Reserve in the Thrive 2050 update, and Council in conjunction with the Planning Department should address that need proactively. The Plan should evaluate existing policies, clearly and strongly plan for the future of the Agricultural Reserve and seek to create new policies that find a balance between food accessibility, sustainability, equity, and climate change. The Agricultural Reserve is one of the treasures of Montgomery County, and the Plan should make it crystal clear that it will still be such a treasure in 2050. The Agricultural Reserve, and other low-density parts of the county, represent the other side of the coin to more urban parts of the county - they enable the historic vision of the “wedges and corridors” that has so long shaped the County’s growth. As currently written, there is too much uncertainty to ensure that this is indeed a priority for the County.

SWPN looks forward to working with the County Council and other county agencies in the creation of strong policies and actions around stormwater that will create healthy and resilient communities around the worst effects of climate change while striving to protect our forests, waterways, and wildlife habitats.

Sincerely,

Organizations:

Eliza Cava
Director of Conservation
Audubon Naturalist Society
Co-Chair, Stormwater Partners Network

Jeanne Braha
Executive Director
Rock Creek Conservancy
Co-Chair, Stormwater Partners Network

STORMWATER PARTNERS NETWORK OF MONTGOMERY COUNTY



Denisse Guitarra
MD Conservation Advocate
Audubon Naturalist Society

John Boland
Watershed Programs Manager
Rock Creek Conservancy

Emily Ranson
MD Director
Clean Water Action

Ginny Barnes
Vice-chair
Conservation Montgomery

Kit Gage
Advocacy Director
Friends of Sligo Creek

Anne James
President
Friends of Ten Mile Creek

Caroline Taylor
Executive Director
Montgomery Countryside Alliance

Alan Bowser
President
Montgomery County Civic Federation

Emmalee Aman
Policy Director
Potomac Conservancy

Diane Cameron
Executive Director
TAME Coalition
Transit Alternatives to Mid-County
Highway Extended

Carol Falk
Incoming President
West Montgomery County Citizens
Association

Individuals:

Jean Cavanaugh
Silver Spring, MD

Peggy Dennis
Potomac, MD

Pia Iolster
Bethesda, MD

Karen Metchis
Bethesda, MD

Sylvia Tognetti
Silver Spring, MD

Anne Vorce
Silver Spring, MD

Marin, Sandra

From: Daryl Sng <daryl.sng@gmail.com>
Sent: Thursday, July 01, 2021 11:15 PM
To: County.Council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 Public Hearing - Written record of testimony
Attachments: Thrive Montgomery 2050 Public Hearing Testimony.pdf

Dear Montgomery Council Members,

Please find attached a PDF containing my testimony in support of the Thrive Montgomery 2050 Planning Board Draft, as delivered at the Thrive Montgomery 2050 Public Hearing on Tuesday, June 29. I also append a copy of the testimony in the body of this email.

Thank you for the opportunity to speak, and thank you for your consideration.

Regards,
Daryl Sng

Good evening. My name is Daryl Sng, and I live in Bethesda after immigrating to the US. I have three children, including a son who goes to Sligo Creek Elementary and a pair of 18-month-old twins. I recognize that I speak from a place of privilege, and that I have had the fortune to live somewhere that provides great opportunity for me and my children. I do not want to hoard that opportunity - I want a Montgomery County that provides opportunity to all.

I was thus excited to see the Thrive plan's vision of inclusive, sustainable urbanism. I love Montgomery County's diversity - the sheer number of cultures, the ability to get great food - and I want my children to live in a county with mixed-income communities and vibrant centers with a mix of homes, restaurants, and shops. One of the changes from the pandemic was the creation of "streeteries" in places like downtown Bethesda, and what a joy it was to see those spaces filled with people enjoying life, instead of being used as subsidized storage for vehicles in the form of parking.

I am also passionate about climate change. But combating climate change cannot be done solely through individual action - it needs changes to systems, including our housing and transport systems. If we take climate and equity seriously, we should not be blocking the forms of housing that are most energy-efficient and most affordable such as apartments. I've heard people criticize Thrive as "one size fits all". I think it's the exact opposite: too much of the county currently is restricted to the "one size" of single-family housing, and that one size doesn't even fit all - all the people who want to live in this county.

I particularly love how Thrive describes planning for people instead of cars. If you asked me what I don't love about where I live now, it's having to rely on a car to get to anything. The Thrive plan's ideas for enhancing public transit and walkability will support action on climate and improve equity. And even for those who drive, better public transport - together with ideas like congestion pricing and reducing oversupply of parking - will mean a better driving experience by

reducing demands on roads. Enrique Peñalosa, former mayor of Bogotá, once said that “An advanced city is not one where even the poor use cars, but rather one where even the rich use public transport”. Montgomery County has world-class institutions: it is the home of the NIH, NOAA, Walter Reed and the FDA. It should have a world-class, high-frequency transit system to match that. Thank you.

Daryl Sng
daryl.sng@gmail.com

Sent via [Superhuman](#)

Thrive Montgomery 2050 Public Hearing Testimony

Name: Daryl Sng

Email address: daryl.sng@gmail.com

Street Address: 6615 Hillmead Road, Bethesda, MD 20817

Good evening. My name is Daryl Sng, and I live in Bethesda after immigrating to the US. I have three children, including a son who goes to Sligo Creek Elementary and a pair of 18-month-old twins. I recognize that I speak from a place of privilege, and that I have had the fortune to live somewhere that provides great opportunity for me and my children. I do not want to hoard that opportunity - I want a Montgomery County that provides opportunity to all.

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From: [Donna Baron <db@donnabaron.com>](mailto:Donna%20Baron%20%3Cdb@donnabaron.com%3E)
To: [County Council](#)
Subject: Thrive Montgomery
Date: Saturday, July 3, 2021 8:31:46 AM

5124833

I agree with Marc Elrich's assessment of Thrive Montgomery. It should not go forward at this time.

The plan is unintelligible to the residents and appears to be pushing forward the agenda of a small group of individuals.

Donna Baron

----- Original message -----

From: "Upcounty Regional Office, Mont Co" <catherine.matthews@montgomerycountymd.gov>

Date: 7/2/21 11:53 PM (GMT-05:00)

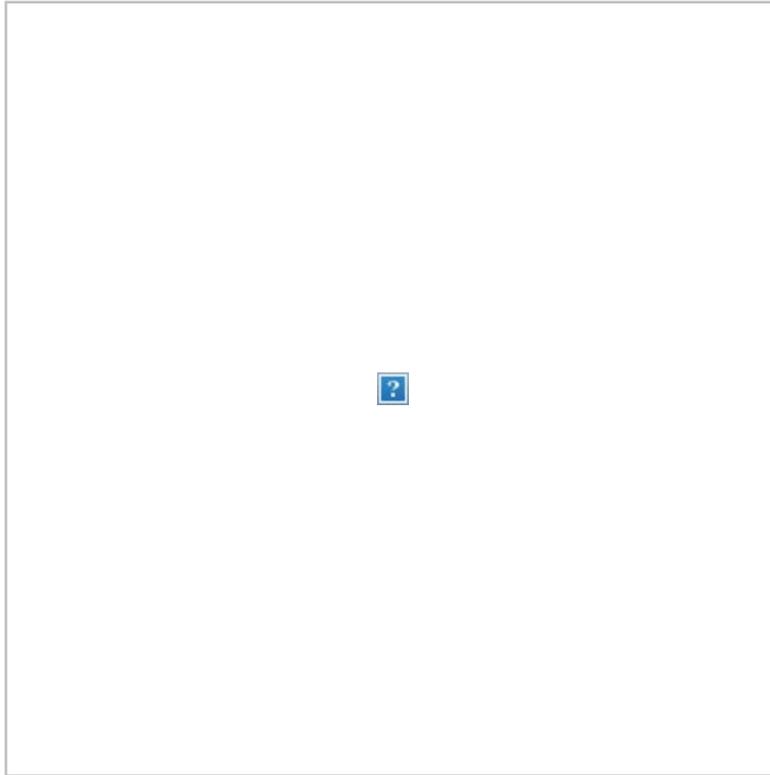
To: Donna Baron <db@donnabaron.com>

Subject: Ramp Metering Begins on I270, Update on Whites Ferry, Germantown Streeterly Now Open, and more!

July 2, 2021



This week's message from County Executive Marc Elrich . . .
7/1/21



This week, Mr. Elrich provides an update on our county's encouraging vaccination numbers in the county, the county's minimum wage increase, and his reimagining public safety initiative. Watch the video!

County Schedule for Independence Day Weekend
Sunday - Monday, July 4-5

The Montgomery County Government will observe the following schedule changes for the Independence Day holiday weekend, which will be observed on Sunday-Monday, July 4-5:

- County offices – Closed.
- State offices and courts – Closed.
- Libraries – Closed.
- Alcohol Beverage Services (ABS) – Retail stores will be open regular hours: Sunday, July 4, noon-5 p.m. (except Poolesville store, which is closed on Sundays); Monday, July 5, 10 a.m.-9 p.m. (Poolesville store will be open noon-7 p.m.).
- Ride On and Flash Bus Service - Operate on regular Sunday schedule July 4 and on a Saturday schedule July 5. For a specific route number click [here](#).
- Ride On Flex On-Demand Bus Service- Will resume operations on July 19. TRIPS Commuter Store at Silver Spring Transit Center - Closed July 5.
- Parking at public garages, lots and curbside meters - Free July 5.
- Metrorail and Metrobus information is available [here](#).
- MARC Train and Commuter Bus information is available [here](#).
- County-provided refuse/recycling pickup—Trash and recycling will be collected by County-operated service on Monday, July 5, and continue on its regular schedule throughout the week.
- The Shady Grove Transfer Station will be closed on Sunday, July 4. It will be open regular hours (7 a.m.-5 p.m.) on Monday, July 5. County Department of Environmental Protection



- administrative offices at the transfer station will be closed. All operations will remain as normal.
- Recreation— Outdoor pools are open noon-7 p.m. Indoor aquatic facilities are open 6 a.m.-6 p.m. All recreation centers, senior centers and administrative offices are closed.
 - Montgomery Parks—Visit MontgomeryParks.org for details on specific parks.
-

County NOT Hosting July 4 Celebrations and Fireworks Displays This Year

Montgomery County will not host Independence Day celebrations and fireworks this summer. Due to the uncertainty with the COVID-19 pandemic earlier this year, the County could not guarantee that the Germantown Glory and Mid-County Sparkles celebrations would take place and did not establish a contract for the event.

Montgomery Fire and Rescue Services (MCFRS) warns about the danger of fireworks and warns that all fireworks, including sparklers are illegal in Montgomery County. MCFRS has put together a webpage of safety information for residents to safely prepare to celebrate Independence Day.

Germantown Mass Vaccination Clinic at Montgomery College Closes July 2; County Will Open Clinic at Upcounty Regional Services Center, July 6

Montgomery County Executive Marc Elrich was joined by Dr. Yancy Phillips, chief clinical officer at Holy Cross Health; Margaret W. Latimer, vice president and provost of Montgomery College-Germantown; Dr. Earl Stoddard, head of the County's Office of Emergency Management and Homeland Security; as well as representatives for Senator Ben Cardin and Congressman Jamie Raskin, to acknowledge the success of the Germantown mass vaccination site at Montgomery College-Germantown and the impact it had on the County's successful vaccination efforts.

The Germantown vaccination site opened in late March after the County Executive and County Council pushed the State to place a mass vaccination site in Montgomery County. Since opening, more than 73,000 people have been vaccinated at the site. The Germantown mass vaccination site is scheduled to cease operations July 2, and the County will stand up a vaccination clinic at the Upcounty Regional Services Center in Germantown that is scheduled to begin at 9:00am on Tuesday, July 6. The Center is located at 12900 Middlebrook Road, Germantown. [Read more](#)



County Executive Elrich Unveils Montgomery County Climate Action Plan That Is One of the Most Ambitious in the Nation

The Climate Action Plan is Montgomery County's strategic plan to cut greenhouse gas (GHG) emissions 80% by 2027 and 100% by 2035. The Climate Action Plan details the effects of a changing climate on Montgomery County and includes strategies to reduce GHG emissions and climate-related risks to the County's residents, businesses, and the built and natural environment. Watch the [video](#). See the [Plan](#).



Congratulations to Montgomery County's Teacher of the Year! **Mr. Joseph Bostic, Jr.** *(from MLK Middle School, Germantown!)*

Dr. Martin Luther King, Jr. Middle School teacher Joseph Bostic, Jr., was named the 2021-2022 MCPS Teacher of the Year during a virtual celebration on April 28. Mr. Bostic will now go on to compete for Maryland Teacher of the Year. Mr. Bostic is the math content specialist and 8th grade team leader. He expects greatness from his students and is a fierce advocate for them. He supports them and holds them accountable. Parents, students and colleagues describe him as

a patient, caring and inspirational leader. Congratulations Mr. Bostic!

MDOT SHA to Begin Testing New Ramp Metering System on I-270 as Part of Plan to Manage Congestion

The Maryland Department of Transportation State Highway Administration (MDOT SHA), on Wednesday, June 23, activated and tested a new ramp metering system on the ramp from northbound MD 118 (Germantown Road) to southbound I-270 in the Germantown area. This will be the first location activated in the new ramp metering system that will eventually include 22 northbound and 23 southbound I-270 ramps.

This single location was activated as a flashing yellow signal on Wednesday, June 16, before becoming fully operational on June 23. MDOT SHA is testing the system for one week and will then deactivate it until the entire southbound I-270 ramp metering system is activated later this year.

The northbound I-270 ramp metering system is expected to be activated in 2022.

To know what to look for, visit the [State Highway Administration](#) website.

[Read more](#) for details and for more information and to view a map and ramp metering visualization video, click [HERE](#).

Montgomery County Executive Marc Elrich Joined by State and Local Officials to Celebrate Latest Minimum Wage Increase for Montgomery County on July 1

County Executive Marc Elrich, State and local officials, workers and community leaders came together to celebrate the increase of the minimum wage that went into effect in Montgomery County on Thursday, July 1. Sponsored by then-County Councilmember Marc Elrich and signed into law on Nov. 17, 2017, Bill 28-17 raises the minimum wage incrementally, each July 1, reaching \$15 per hour for large employers this year.

The number of workers employed by the business determines the amount of the increase. In 2021 the County's minimum wage will rise to \$15 for employers with 51 or more employees and \$14 for employers with 50 or fewer employees; a small employer, with 10 or fewer employees, is required to pay \$13.50 hourly. [See informational notice here.](#)

County Executive Elrich Seeks Applicants for Upcounty Citizens Advisory Board

County Executive Marc Elrich is seeking applicants to fill seven vacancies on the Upcounty Citizens Advisory Board. Five incumbents are eligible to apply for reappointment.

The Upcounty Citizens Advisory Board represents over 340,000 residents in the area north of Shady Grove Road, that includes the communities of Barnesville, Beallsville, Boyds, Clarksburg, Comus, Damascus, Darnestown, Derwood, Dickerson, Gaithersburg, Germantown, Goshen, Hyattstown, Laytonsville, Montgomery Village, North Potomac, Poolesville, Tobytown, and Washington Grove. Residents of Boyds, Dickerson, Poolesville, Tobytown, Barnesville, Beallsville, and Washington Grove, are particularly encouraged to apply. To determine if your residence or business is in the Upcounty region, please click on this link and enter your address in the box: <http://mcgov-gis.maps.arcgis.com/apps/webappviewer/index.html?id=0bc839f5e691497aa77da21c1495b669>

The 20-member Board advises the County Executive, County Council, and the Regional Director of the Upcounty area on needs and priorities such as transportation, human services, the environment, land use, public safety, and other issues of local importance. It also reviews and comments on the County's capital and operating budgets and master plans; assists with strategies to tailor services to regional needs; and conducts workshops and forums. Some members represent the Board on other committees.

Members serve three-year terms without compensation, but are eligible for reimbursement for travel and dependent care for in-person meetings attended. The full Board plans to resume in-person meetings in

September 2021 at the Upcounty Regional Services Center in Germantown. They meet on a Monday evening of each month and occasionally Saturdays. Members are also expected to serve on one subcommittee, which also meets each month on a Monday evening.

Applicants of diverse backgrounds, professions, genders, geography, abilities, ethnicities, and ages are encouraged to apply. Members of County boards, committees and commissions may not serve on more than one such group at a time. Members must complete training on the Maryland Open Meetings Act and basic parliamentary procedure. The County Executive's appointments are subject to confirmation by the County Council. Applications will be forwarded to the Council for confirmation and may be made public as part of the confirmation process.

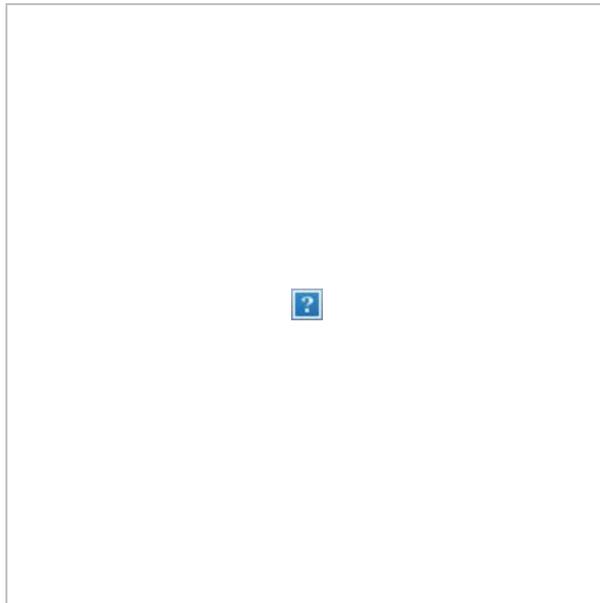
The deadline for application is July 23, 2021.

To complete the online form and provide a cover letter and resume (in one document), click on button below.

Apply for position

Executive Elrich Asks for Changes in Draft Thrive Montgomery Plan (An Amendment to the County's General Plan)

County Executive Elrich sent comments to the County Council suggesting changes to the Planning Board's draft of Thrive Montgomery 2050, the General Plan. He asked the Council to direct the Planning Board to stop work on rezoning proposals that would implement Thrive Montgomery before the plan has been reviewed by the Council. [Read the letter.](#)



Update on Whites Ferry

Loudoun County and Montgomery County have launched a joint study to explore how to resume ferry operations. On June 23, both counties' transportation departments hosted a comprehensive kickoff of the study with relevant public sector stakeholders and nearby jurisdictions that have ferry operations. Attendees included the Maryland Department of Transportation (MDOT), the Virginia Department of Transportation (VDOT), the U.S. Coast Guard, the National Park Service, and others.

Loudoun County intends to make an offer to the private land owner on the Virginia shore in the future and is proceeding with the standard process of performing the necessary steps before presenting an

offer. They have acquired the surveyor and appraiser, the title work has been completed and the survey processes have begun. The next step will be notification to the property owner.

Both counties have established websites to share information on the studies and to provide general updates to the public. Look for an announcement of the website launches soon!



Meet the Interim Superintendent of Montgomery County Public Schools

Dr. Monifa McKnight currently serves as the interim superintendent for MCPS. Prior to this role, she served as MCPS' deputy superintendent. She also served as the Chief School Management and Instructional Leadership Officer for Howard County Public Schools. Prior to going to Howard County, Dr. McKnight served as the Director for Secondary Leadership Development Programs in Montgomery County Public Schools. She also served as a Campus Principal Ambassador Fellow for the United States Department of Education in 2016 under the leadership of Secretary of Education John King. [Read more](#) at MCPS website.



Dr. Charlene Mickens Dukes to Serve as Interim President at Montgomery College

Montgomery College's Board of Trustees has asked Dr. Charlene Mickens Dukes to serve as the interim president of Montgomery College beginning August 7, 2021, while a search is conducted for a new president. Dr. Dukes is a higher education leader with 42 years of experience in administration, policy development, and national service. [Read more](#) at Montgomery College's website.



Dr. DeRionne Pollard Departs Montgomery College for Presidency of Nevada State College

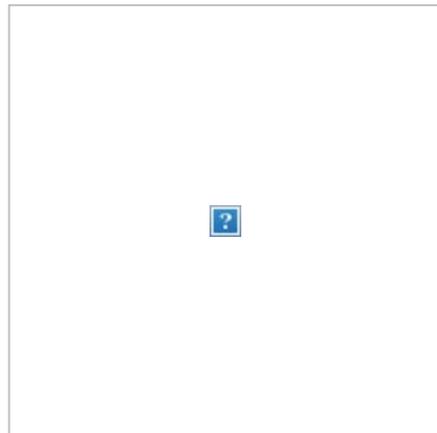
Dr. DeRionne Pollard, who has served as President of Montgomery College for more than a decade, has accepted the presidency of Nevada State College beginning in August. Many have expressed their appreciation for her vision and ability to bring it to fruition. Thank you and we wish you the best, Dr. Pollard!

Now Open! **Germantown Streeterly**

Hours: Thurs - Sun 12:30pm - 8:30pm

Location: Driveway between BlackRock Center for the Arts & the Germantown Library

*Support the town's restaurants -
Buy your food there, then enjoy it at tables available
at the streeterly!*



**Office of Consumer Protection Warns Residents
of Growing Number of Unlicensed Plumbers and Gasfitters**

The Montgomery County Office of Consumer Protection (OCP) is warning residents about an increase in unlicensed plumbers and gasfitters marketing their services in the County. OCP has investigated numerous complaints resulting in refunds of monies, issuing of citations and settlement agreements. The risk with unlicensed plumbers and gasfitters is that they can cut necessary corners, not perform the repairs correctly and even create dangerous conditions.

OCP has noted a trend where Master plumbers and gasfitters are allowing unlicensed plumbers to use their credentials illegally for a fee. This practice is called "brokering a license." The unlicensed plumbers use the "borrowed" credentials to market to consumers directly and also use them to register with home service contractors or home warranty providers. Those services then send the unlicensed plumbers into homes to fix serious plumbing issues. [Learn what to look for!](#)

For more News from the Office of the County Executive, visit:
<http://www.montgomerycountymd.gov/news>

For other news and meeting agendas, visit:
County Council <https://www.montgomerycountymd.gov/council>
Planning Board http://www.montgomeryplanning.org/departments/news_releases

Also check out the latest from:

Department of Public Libraries <http://www.montgomerycountymd.gov/library>
Department of Recreation <http://www.montgomerycountymd.gov/rec>
Department of Transportation <http://www.montgomerycountymd.gov/dot/index.html>
Department of Environmental Protection <http://www.montgomerycountymd.gov/dep>
Department of Permitting Services <https://www.montgomerycountymd.gov/dps>
Montgomery County Volunteer Center <http://www.montgomeryserves.org>
Office of Community Partnerships <https://montgomerycountymd.gov/partnerships>
Gilchrist Immigrant Resource Center <https://montgomerycountymd.gov/gilchrist/>
Commission for Women <https://montgomerycountymd.gov/cfw>
Parks Department <http://www.montgomeryparks.org/>
Planning Department <http://montgomeryplanning.org/>
Department of Health and Human Services www.montgomerycountymd.gov/hhs



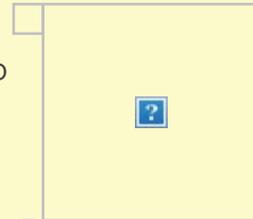
Upcounty Regional Office



a local office of Montgomery County Government
12900 Middlebrook Road, Suite 1000, Germantown MD
20874

Catherine Matthews, Director
catherine.matthews@montgomerycountymd.gov
mobile: 240-328-4587

visit our website at www.montgomerycountymd.gov/upcounty



Montgomery County Upcounty Regional Office | 12900 Middlebrook Road, Suite 1000, Germantown, MD 20874

[Unsubscribe db@donnabaron.com](mailto:unsubscribe_db@donnabaron.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by catherine.matthews@montgomerycountymd.gov powered by

From: [Lynne Ford <lford14@gmail.com>](mailto:Lynne.Ford@gmail.com)
To: County.council@montgomerycountymd.gov
Subject: Concerns regarding Thrive plan
Date: Saturday, July 3, 2021 3:21:16 PM

Montgomery County Council Members:

5124840

I have the following concerns regarding Thrive.

- Thrive must focus on creating jobs and attracting new industries to increase the County's tax base.
- Any major zoning changes must be implemented through a Master or Sector Plan, and include meaningful input from affected local neighborhood residents.
- Thrive must address how infrastructure (e.g., schools, stormwater management, roads, parking, and other public facilities) will be built to address both current needs and the expected impacts of increased density, and how this new infrastructure will be funded.
- Thrive must address how to create more affordable housing, rather than more market-priced housing, especially in high land-value areas.
- Thrive must address how to limit the continuing loss of naturally occurring affordable housing, including the replacement of affordable single-family housing by multi-family housing.
- Thrive must acknowledge and incorporate consideration of the continued need for cars by County residents and especially the disabled, aging, and young families.

With Thrive, there are way too many unanswered questions and decisions are being made independently and without regard for the unique needs and circumstances of neighborhoods.

The current process with Thrive needs to be aligned with the Master Plan.

Thank you for your consideration.

Sincerely,
Lynne Ford
5114 Elm Street
Bethesda MD 20814

Lynne Ford
Sent from my iPhone

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Sally Gagne <sqagne@erols.com>](mailto:sqagne@erols.com)
To: [County Council](#)
Subject: Thrive Montgomery 2050, PHED Testimony
Date: Monday, July 5, 2021 8:32:50 AM
Attachments: [Thrive2050,Testim.pdf](#)

5124868

Thrive Montgomery 2050
Testimony for PHED, July 9, 2021

Sally Gagné
301-588-2071
sgagne@erols.com
606 St. Andrews Lane
Silver Spring, MD 20901

The Place of Environmental Considerations in Making Decisions

If we had to choose, would we want healthy life in the future, or convenience products and a larger income for some individuals now?

No matter how great the economic benefits might be that result from a decision, changes to the environment must be dealt with first. Environmental damage will affect life in the future, and is generally not reversible - therefore it must be prevented.

This thinking has to be at the heart of all future decision making: that where choices must be made, we value sustainability of all life including humans more than we value economic gain.

THREE ON-GOING DESTRUCTIVE ACTIVITIES IN THE COUNTY

Three huge detrimental changes to the environment presently occurring in the county are:

- Loss of **natural land**
- Contamination of soil, water and ocean from **plastics**.
- Buildup of **greenhouse gases**

Natural Land

We need a policy that says NO to development of an acre or more of natural land for new buildings and housing communities. This is not just a matter of saving threatened species, it's a matter of maintaining a well-functioning biosphere. (Reference 1 and 2).

Where we have lost land to housing developments, we need laws to encourage the growth of native plants to retain at least some aspects of the ecosystem. (Reference 2) We also need to put resources into successful deer population control; deer are decreasing biodiversity at a rapid pace in some places in the county. (Personal observation)

Plastics

Artificial grass lawns and playing fields, plastic bags, and many **other types of plastics** make their way into soil and waterways. Artificial turf is acknowledged by EPA to contain toxic chemicals, some of which cause cancer. (Reference 3). Plastic bags with frequent harmful additives degrade slowly into microscopic bits of plastic that pollute. (Reference 4). Other plastics such as netting and 6-pack "collars" for bottles are ingested by wildlife or get tangled on body parts, killing animals unnecessarily from small zooplankton to fish and whales. (Reference 5).

Solutions: Ban Artificial turf. Ban plastic bags. (BYO bags are possible.) Enact laws that motivate residents to use less plastic, as in water bottles, and to buy fewer goods made with plastic. Support state and federal bills that are similar in intent.

Greenhouse Gases

“Between 2005 and 2018, Montgomery County's measured community wide greenhouse gas emissions decreased by 19 percent.

This is good, but at that rate it will take more than fifty years to approach point zero. Present emissions derive mostly from two sources:

Residential and commercial energy consumption, 50% (heating buildings, handling of waste, other)

Transportation-related emissions, 42%

(Reference 6)

Partial solutions: See that all new housing is built to the highest possible standards of sustainability in materials, and designed to use the least energy. Look to off-shore wind energy rather than energy for solar panels on land (in order to conserve land). Set shorter time periods for reaching goals.

Our lives are run by what benefits the economy - advertising, land development, use of natural resources for manufacture. These keep a successful economy going, but at the expense of future human needs and life on the planet.

SUMMARY OF LEGISLATION SUGGESTED ABOVE TO REDUCE ENVIRONMENTAL DAMAGE

- No development of natural land greater than an acre
- Encourage native species in homeowner yards in order to retain at least some aspects of the ecosystem
- Improve deer population control
- Ban artificial grass
- Ban plastic bags
- Motivate the use of less plastic, as in water bottles
- See that all new buildings are built to maximum energy efficiency
- Support off-shore wind energy and roof-top solar panels rather than solar panel farms that use land.

REFERENCES

Reference 1

Science Magazine

<https://advances.sciencemag.org/content/1/2/e1500052>

“ [Our] findings indicate an urgent need for conservation and restoration measures to improve landscape connectivity, which will reduce extinction rates and help maintain ecosystem services.”

Reference 2

Wildlife Conservation Society

<https://www.google.com/search?client=firefox-b-1-e&q=forest+fragmentation>

Forest fragmentation is the breaking of large, contiguous forested areas into smaller forest patches, separated by roads, agriculture, utility corridors or other anthropological developments. It is a gradual process which starts with smaller, discontinuous patches in an otherwise unbroken forest or grassland. Sep 25, 2020

Reference 3

American Association for the Advancement of Science

<https://advances.sciencemag.org/content/1/2/e1500052>

In July, the Environmental Protection Agency acknowledged that synthetic turf contains toxic chemicals, some of which are known to cause cancer.

Environmental Working Group

<https://www.ewg.org/news-insights/news/new-studies-show-pfas-artificial-grass-blades-and-backing>

Cites a specific group of chemicals, PFAs.

Reference 4

Center for Biological Diversity

https://www.biologicaldiversity.org/programs/population_and_sustainability/sustainability/plastic_bag_facts.html

“The plastic typically used in bottles, bags and food containers contains chemical additives such as endocrine disruptors, which are associated with negative health effects including cancers, birth defects and immune system suppression in humans and wildlife.⁸”

Reference 5

Futurism

<https://futurism.com/microplastics-endanger-marine-life-fish-predators>

Reference 6

Montgomery County DEP

Greenhouse gases

<https://www.montgomerycountymd.gov/green/climate/ghg-inventory.html>

1) PH 6-17-21 THRIVE MONTGOMERY 2050
2) ZTA 20-07

PD
LN

From: [Dawn Sikkema <pdsikkema@gmail.com>](mailto:pdsikkema@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Corrected letter re Thrive Montgomery 2050 and Zoning Text Amendment 20-07
Date: Monday, July 5, 2021 7:17:41 PM
Attachments: [Thrive Montgomery .docx](#)

5124889

Dear President Hucker and Council Members:

Please accept this corrected letter regarding the Thrive Montgomery 2050 plan and the Zoning Text Amendment 20-07. I erroneously called President Hucker "Chairman" in my first e-mail and attached letter.

Sincerely,

P. Dawn Sikkema

Dear President Hucker and Council Members,

I am writing regarding the Thrive Montgomery 2050 plan and the Zoning Text Amendment 20-07.

My husband and I have lived in the Brookdale neighborhood for more than 30 years, in one of the small white Cooper Lightbown houses. What first attracted us to the neighborhood was its proximity to the Metro and we have fallen in love with the village feel created by the closeness of the houses and Brookdale's strong sense of community. You have received letters from the Brookdale Citizens' Association and from several other Brookdale residents detailing the reasons that Thrive Montgomery 2050 and the Amendment would harm our community. I second those letters. I also agree with the comments on Thrive Montgomery 2050 made in the June 10, 2021 Memorandum from the Office of the County Executive.

I would like to emphasize two points. First, because each affected neighborhood is different, I don't think that a one-size-fits-all approach should be used to modify zoning to allow multi-family units by right in single family zoned neighborhoods. Some neighborhoods may already have ample multi-family units, some may have large areas where multi-unit housing can be built, some may have wide streets and ample parking, some may be recently established neighborhoods with empty spaces. The Planning Board should evaluate each neighborhood instead of applying a uniform rule to all, and should be transparent about its evaluation. Brookdale is an historical neighborhood with mostly small lots (ours is 6,000 sq. ft), very narrow streets, no sidewalks, and limited parking. It is already surrounded by many multi-unit buildings in Maryland (all of Friendship Heights and the apartment building adjacent to Bloomingdales and Whole Foods) and in D.C. (apartment building at the intersection of Wisconsin and Western and townhouses behind Chevy Chase Pavilion). As you know, an 18-story apartment building will be built on Wisconsin Avenue a few blocks into Maryland. And in DC, a developer will replace Mazza Gallery with an apartment building with MPU units and shops on the street level. I do not know the plans for the Lord and Taylor property, but it is also a large open space, and of course there is the possibility that the Geico property will finally be developed. In addition, apartment buildings could be built on top of The Collection, and the large parking lot behind it could be filled with townhouses, triplexes, and duplexes. Because Brookdale is already surrounded by multi-family units and there is the certainty and the possibility of adding many more, there is no rational reason to disturb our 85-year old neighborhood by allowing by-right building of multi-unit housing among our single-family homes. It will destroy our neighborhood's character. The proposed blanket approach only benefits developers and not your constituents.

Second, I urge you not to pass Zoning Text Amendment 20-07. I object to the inclusion of only R-60 neighborhoods. I wonder about the rationale for excluding R-90 neighborhoods where lots are larger and could more easily accommodate multi-family units. I know that the Planning Board staff recommended that R-90 neighborhoods should also be included, but the proposed Amendment does not include them. Why not? Excluding R-90 neighborhoods sends the message that you are protecting more affluent constituents from your attempt to diversify the

housing stock. I also object to the change in density in Section 4 of the Amendment. Not only does the Amendment remove the current density limitation for multi-unit buildings within a half-mile of the Metro, it also removes the limitation for single family houses, which appears to mean that a developer could build an even larger single-family house on one of our small lots than currently permitted. Finally, I object to the change in parking spot requirements for multi-unit buildings. The assumption must be that residents will use public transportation instead of cars, but the reality is that there will be more cars on our narrow and already crowded streets because mass transit in the Montgomery County and DC area does not provide the area-wide-coverage of other cities.

P. Dawn Sikkema
5203 Murray Road
Chevy Chase, MD 20815

1) PH 6-17-21 THRIVE MONTGOMERY 2050
2) ZTA 20-07

PD
LN

From: [Willem Bier <willembier12@gmail.com>](mailto:willembier12@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Zoning Text Amendment No 20-07 and Thrive Montgomery 2050
Date: Tuesday, July 6, 2021 9:42:11 AM

5124903

Dear Mr. President and Members of the County Council,

I am writing in opposition to Planning Board's Thrive Montgomery 2050 and the proposed law that would begin to implement it through zoning changes and which is currently before the County Council, entitled Zoning Text Amendment No 20-07.

As the Planning Board stated "The concept of corridor-focused growth is a fundamental organizing element for Thrive Montgomery 2050". While I am not an expert in city planning, it would seem to me that the ideas expressed in the document entitled Thrive Montgomery 2050 are totally misplaced when we are dealing with established neighborhoods that have grown following their own organizing principles. These neighborhoods have their own culture, social network and economic structure and trying to impose some theoretical concept of corridor-focused growth through zoning changes is outright undemocratic and destructive. How would you like to live in an established neighborhood with single family homes where some developer builds a high-rise on two newly acquired adjacent lots, or a row of townhouses? And how would you like it if such dramatic changes could happen without consultation with and input from that community? It is simply unthinkable and it should not be allowed to happen.

I have volunteered for many years for Habitat for Humanity and affordable housing is a very important concern for me. Many people who work in our county are unable to afford the high prices for housing in this area and these are all people who we need for our daily life including grocery store staff, fire fighters, police officers, teachers to name only a few. The median income in this county is \$110,000 for a household and there are very few housing opportunities available in the \$300,000 to \$400,000 price range. There is nothing in the Thrive Montgomery 2050 document that deals in a serious manner with this issue and the proposed zoning changes are not going to help at all. On the contrary, other than destroying existing neighborhoods, the zoning changes will leave development to the market place where prices of housing will only rise and displace more people who we need and who should be able to live in our communities.

In conclusion, I urge you to vote against the proposed law entitled Zoning Text Amendment No 20-07 and reconsider the issues I mentioned above in pursuing your review of Thrive Montgomery 2050.

Sincerely,

Willem Bier

5203 Murray Road

Chevy Chase 20815

willembier12

- 1) PH 6-17-21 THRIVE MONTGOMERY 2050
- 2) ZTA 20-07

LN
CC
MM
SS
PD

From: [Emily McCarthy <emily@townofchevychase.org>](mailto:emily@townofchevychase.org)
To: Councilmember.Glass@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov; county.council@montgomerycountymd.gov;
Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Reimer@montgomerycountymd.gov
Cc: Marc Elrich; mkwellington@gmail.com
Subject: Community Coalition Letter on ZTA 20-07
Date: Tuesday, July 6, 2021 4:04:33 PM
Attachments: [ZTA-20-07 Coalition Letter 07.06.21.pdf](#)

5124916

Please see the attached letter regarding ZTA 20-07 from a coalition of incorporated municipalities and community organizations. Thank you

Emily McCarthy
Constituent Services Aide
Town Of Chevy Chase
4301 Willow Lane
Chevy Chase, MD 20815
301-654-7144

Thrive Montgomery 2050 Neighborhood Coalition

July 6, 2021
Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Dear President Hucker and Members of the County Council,

On behalf of the 29 undersigned incorporated municipalities and community organizations across Montgomery County that represent over 213,000 residents, we are writing to express the seven critical concerns we have about *Thrive Montgomery 2050* (the 'Draft Plan'). We believe that the goals of the Draft Plan – which we support - will have a better chance of being attained, if the County Council makes the following modifications:

- Mandate the use of the traditional master & sector planning processes to specify zoning changes to achieve public buy-in and to avoid a one-size-fits-all approach now prescribed in the Draft Plan.
- Reinstate the concept and value of compatibility as a means of ensuring that such change enhances each individual community for all residents -- new and existing.
- Include detailed strategies for how affordable and attainable housing can be created through adaptive reuse and other means.
- Reinstate a chapter on economic competitiveness that was deleted from the initial draft, in recognition that a holistic vision will be needed to reverse current shortcomings in jobs and wages.
- Include more robust funding methods for needed infrastructure.
- Discuss how the evolution from a car-centric to transit-centric society will be staged and differentiated across the diverse communities of the county.
- Require a 5-year review to document results and impacts as well as modify the Draft Plan as indicated by the results of the review.

We support many of the principles of the Draft Plan, including economic competitiveness and equity, affordable and attainable housing, inclusive and socially connected communities, environmental sustainability and resiliency, and walkable communities. However, before the County Council approves the Draft Plan that will form the basis for long-term large-scale community development and redevelopment, we strongly recommend that careful attention be paid, and revisions be made, based on the suggestions and concerns in this letter, which reflect considerable community input and discussion.

- 1. The Draft Plan should mandate the use of the traditional master & sector planning processes to specify zoning changes to achieve public buy-in and to avoid a one-size-fits-all approach now prescribed.** There is keen interest by some stakeholders for the county to move rapidly to permit higher density near transit. However, our communities do not support the integration of larger than house-scale structures into neighborhoods without retaining naturally occurring affordable housing, examining the impacts on infrastructure capacity and existing area small businesses, and considering the concerns and preferences of residents who want a say in how their neighborhoods evolve and how people will live their lives.

The county has traditionally used the master & sector planning processes to focus on the objectives and needs for a specific area and to allow for more resident input and buy-in. The county ranges from rural areas to urban centers and any one-size-fits-all approach (i.e., as specified by a Zoning Text Amendment) by definition fails to adequately take into consideration local conditions. Using the

master & sector planning processes can help ensure that essential and accurate analyses of attainable and affordable housing prospects, concentrated infrastructure capacity studies and investments, improved stormwater regulations to handle increased residential density, targeted economic development strategies, and tax changes are comprehensive, adequate, and communicated.

- 2. The Draft Plan should reinstate the concept and value of compatibility as a means of ensuring that such change enhances each individual community for all residents -- new and existing.** The concept of compatibility has been a key component of the county's zoning policy for decades, was a key concept in the October 1 Planning Board draft of the Draft Plan and has always been a core concept in "Missing Middle Housing". Compatibility with a neighborhood's physical characteristics including development and environment is very important to residents and assurances that it continues to be a key concept in the Draft Plan and in the zoning code are vital.

Yet, the current version of the Draft Plan states that this key concept is "vague" and calls for its removal. If compatibility is too vaguely defined in the zoning code, the solution is to improve its definition, not to remove the concept. The Draft Plan calls for replacing compatibility with "clear standards for form, site layout, setbacks, architecture, and the location of parking". We endorse clear standards but point out that the purpose of such standards is to ensure compatibility. Ensuring that all new residential buildings in established neighborhoods are compatible with existing houses (meaning that they conform to county or municipal standards for lot coverage, setbacks, height, massing, green space, tree canopy, and parking) makes it much more likely that new residential housing types blend harmoniously with the neighborhood. Continued assurances of compatibility for single-family properties confronting, abutting, or adjacent to CR-zoned properties will also be important if the County Council agrees to the concept of developing "complete communities" along our transit corridors. Compatibility also is an important concept as we consider which uses to allow unconditionally, and which to classify as limited or conditional uses.

Our coalition represents residents in communities throughout the county. Based on extensive outreach efforts we have found that some residents strongly oppose the proposed changes, but many are open to or supportive of some or many of them. However, all agree that such changes must be made in a way that is open and inclusive of their concerns. These include concerns about homes being dwarfed by larger buildings, stormwater management issues, emergency vehicle access problems, and rapid and potentially dramatic changes to the physical characteristics of their neighborhoods that they value. Ensuring compatibility will foster community engagement and relationships and could increase residents' acceptance of new housing types in their neighborhood.

- 3. The Draft Plan should include detailed strategies for how affordable and attainable housing can be created through adaptive reuse and other means.** Other than building multi-family housing in single-family communities, the Draft Plan does not contain any strategies for addressing the need for HUD-defined affordable housing nor does it even contain a definition of attainable housing. According to the National Low Income Housing Coalition, for Maryland residents to afford a two-bedroom rental home without paying more than 30% of their income, they must earn \$27.52 per hour (or \$58,366 per annum). This disconnect should be addressed because according to the Draft Plan, a large proportion of county residents will be earning less than \$50,000 per annum by 2040.

Residents are concerned that construction of more housing types in single-family neighborhoods will not actually achieve the Draft Plan's stated goals of affordable or even "attainable housing". We are concerned that in areas with lower land values, the Draft Plan does not recognize the importance of older housing stock as a means of providing affordable or attainable housing. The Draft Plan should be more explicit as to how such housing can be maintained and/or subsidized rather than torn down for new housing, which will still be expensive in most, if not all, areas. Finally, the County Council

should consider including a broader range of specific strategies in the Draft Plan that includes subsidies and subsidized construction, rent vouchers, adaptive reuse of retail buildings, and the identification of appropriate parcels to meet the need for affordable housing.

- 4. The Draft Plan should reinstate a chapter on economic competitiveness that was deleted from the initial draft, in recognition that a holistic vision will be needed to reverse current shortcomings in jobs and wages.** The Draft Plan includes as one of its three underlying objectives the need for improved economic competitiveness. It sets out a compelling case that the county is falling behind its neighbors and peer counties in attracting new jobs, growing wages, and attracting younger residents. Therefore, we urge the County Council to include holistic strategies aimed at building on existing economic strengths (e.g., biotech, federal government, and hospitality) and create an environment for innovation and entrepreneurship. Otherwise, this is an incomplete vision. The county has vast skills and resources but has failed to effectively build on these in growing the economy. We can and need to do better.

The Draft Plan is also based on the concept that “complete communities” will drive job and wage growth. However, exactly the opposite is true. We ask that the County Council invite the Montgomery County Economic Development Corporation to submit comments on the Plan as there needs to be a real discussion of the interrelationship between housing needs and economic development. For example, as the December 2020 Planning Department Report on White Flint determined, unless there are jobs in the area, developers will not build housing there. Only with wage and job growth will the county be able to achieve and pay for “complete communities”. We urge the County Council to have extensive hearings specifically on how to incorporate policies aimed at directly spurring wage and job growth into the Draft Plan.

- 5. The Draft Plan should include more robust funding methods for needed infrastructure.** Because of the lack of clarity regarding what constitutes a “complete community” in rural, suburban, and urban areas, and what elements – schools, government offices, medical facilities, jobs – are necessary to create a “complete community”, it is imperative that some mechanism be included to determine priorities for funding. There is a glaring omission of funding strategies for increasing public revenue to fund the decentralized public facilities, schools, and public transit infrastructure projects that will be needed for “complete communities”. The Draft Plan should identify more robust funding methods for the added pedestrian, bicycle, light rail, bus rapid transit, stormwater, and school infrastructure projects along with other public facilities needed so that the county can provide assurance to residents that incremental infrastructure demands for the many proposed complete communities throughout the county will be appropriately funded. Further, it is equally unclear how the burden of these infrastructure costs will be shared between developers, commercial interests, and residents. Finally, testimony must be obtained from the County Executive and County Departments and Agencies regarding the likely costs for various actions and timelines.
- 6. The Draft Plan should discuss how evolution from car-centric to transit-centric society will be staged and differentiated across the diverse communities of the county.** The Draft Plan does not adequately consider the interim stages between the county’s current transportation situation and the future vision of predominant public transit use. One example of an interim stage, and as reported by the Washington Post, is that “going forward, the expectation is that folks are going to be working perhaps one or two days in the office and the rest from home.” This concept initially translates to many workers who will prefer to live in suburbs rather than urban centers, opt to drive their electric car or use a ride sharing platform rather than public transit to commute to the office, and need more space for a home office.

According to the Washington Post, “Metro’s own projections show rail ridership recovery will take years. The transit agency has based next year’s operating budget on rail ridership growing only to about 35 percent of pre-pandemic levels by June 2022.” With unclear funding schemes and timelines for both BRT and Purple Line, the Draft Plan needs to provide county residents with clarity on how a sufficient and efficient transit network will be created to get most county residents out of cars and, hence, substantially reduce traffic and vehicle miles traveled.

The desired evolution to a transit-centric society and its associated timing for items such as sidewalk and bicycle route installations or improvements as well as ADUs and infill development’s demand for on-street parking are of particular interest given the large investment of public funds that would be needed and the uncertainties in obtaining funding. Also, while the Draft Plan focuses on equity, it does not consider the many senior citizens, physically, intellectually or emotionally challenged residents, or young families who will choose not to take public transit, bike or walk, particularly in inclement weather, to meet their day-to-day needs.

- 7. The Draft Plan should require a 5-year review to document results and impacts as well as modify the Draft Plan as indicated by the results of the review.** The Draft Plan outlines a marked transition for the county as it looks ahead thirty years, setting forth goals that will affect everyone. However, there is a dearth of best practices, near and long-term action items, and accountability steps along the way needed to support them. First, we recommend that the County Council spearhead the development of a “complete community” pilot project in White Flint so that the concept is proven to work in the county. Second, we recommend that the County Council require that the county prepare a follow-up report in 2026 to measure and document the changes in multi-family versus single-family housing demand and supply, economic growth, development and competitiveness, public revenue, transit, and ride-sharing use, vehicle miles traveled, affordability metrics, adequate public facility impacts, and environmental factors such as stormwater management efficacy, and finally, recommendations for adjustments to the Draft Plan in order to achieve county goals.

We thank you for the opportunity to express our views and concerns and hope that the County Council will make the fiscally, environmentally, and socially responsible decision to incorporate these changes in the Draft Plan.

Sincerely,

Nancy Abeles, Outside Impacts Committee Chair
Bethesda Crest Homeowners Association

Stacey Band, Co-Vice President and Community
Liaison
Bradley House Condominiums

Paula Fudge, Council Chair
Chevy Chase View

Robert Goodwin Jr., Board Vice-Chair and liaison
to the coalition
Chevy Chase Village

Joan Barron and Shelley Yeutter, Co-Presidents
Chevy Chase West Neighborhood Association

David S. Forman, Chair
Citizens Coordinating Committee on Friendship
Heights

Quentin Remein, President
Cloverly Civic Association

Andy O’Hare, President
East Bethesda Citizens Association

David Barnes, President
Edgemoor Citizens Association

Rich Derksen, President
Friends of Glenwood Neighborhood Association

Karen Cordry, President
Kensington Heights Civic Association

Eleanor Duckett, Land Use and Zoning Committee
Acting Chair
Kensington View Civic Association

Christopher Danley, President; Peter Rizik, Vice
President; Roger Conley, Former President
Kenwood Citizens Association

Steve Posnack, President
Locust Hill Citizens' Association

Allen Myers, President
Maplewood Citizens Association

Alan Bowser, President
Montgomery County Civic Federation

Kira Lueders, President
Parkwood Residents Association

Elizabeth Joyce, Chair
Saratoga Village Neighbors

Village Council,
Section 3 of the Village of Chevy Chase

Gregory S. Chernack, Chair
Section 5 of the Village of Chevy Chase

Barney Rush, Mayor
Town of Chevy Chase

Kacky Chantry, Mayor
Town of Garrett Park

Tracey Furman, Mayor
Town of Kensington

Susan Fattig, Council Chair
Village of Martin's Additions

Adrian Andreassi, Council Chair
Village of North Chevy Chase

Dana Rice and Sharon Whitehouse, Co-Presidents
Westmoreland Citizens Association

Diane Lynne, President
Wheaton Forest Civic Association

Kimblyn Persaud, President
Wheaton Regional Park Neighborhood
Association

Bill Scanlan, President
Woodside Civic Association

cc: County Executive Marc Elrich
Meredith Wellington

From: [Naomi Spinrad <nspinrad@gmail.com>](mailto:Naomi.Spinrad@gmail.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
[Hucker's Office, Councilmember](#); councilmember.jawando@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; [Nancy Navarro](#);
councilmember.rice@montgomerycountymd.gov; [Councilmember Riemer's Office](#)
Cc: Pamela.dunn@montgomerycountymd.gov; [Marc Elrich](#)
Subject: Major, significant changes needed in Thrive Montgomery 2050
Date: Wednesday, July 7, 2021 3:40:12 PM

5124947

Dear Councilmembers:

I am writing in strong support of the comments of the Thrive Montgomery County 2050 coalition letter of July 6, the County Executive's letter of June 10, the Stormwater Partners Network letter of July 1, and the Montgomery Countryside Alliance, regarding Thrive Montgomery 2050. At the very least, making this plan workable and fair will require extended, focused attention from you. Please do not set artificial deadlines.

The plan submitted to you fails to include an economic analysis, to set priorities, to set benchmarks and metrics, and to adequately address environmental issues. In fact, it is full of competing priorities (including likely massive infill development of so-called attainable housing that will increase impervious surfaces, reduce tree cover, and exacerbate stormwater problems), a lack of consideration for the real world costs of what it proposes and the implications thereof, and a failure to recognize what the Planning Department's own studies show, that economic development is the overriding priority to attract the jobs that will provide the people and wages to support housing growth.

The Planning Board has barreled forward with Thrive Montgomery 2050 despite a pandemic and the public's focus on immediate health, economic, educational, and other needs. The draft available for the Planning Board's public hearing was not actually the working draft. Those who questioned aspects of the plan were called racist and phony progressives by commissioners.

The Planning Board and staff tried to stack the deck by favoring advocates for its positions no matter how little empirical evidence exists for them, as is clear in the statements below from the Outreach and Engagement Appendix:

On page 2 it [the Appendix] , states that the Thrive Montgomery 2050 Communications Plan "also outlines an implementation plan for reaching and motivating audiences to engage and eventually support the plan update" and that "outreach and engagement...will be considered successful when community members...support and advocate for the plan." On page 38 staff speaks of "work to:

- Motivate community members to support of [*sic*] the Working Draft and advocate to the Board.
- Form new groups to support the main goals of the plan if there is strong opposition to certain parts of the plan.

- Leverage diverse supporters to endorse and testify in support of the plan...."

I hope that as elected officials you have more respect for the thoughts of all your constituents.

As we head into an election year, people will be paying close attention to what you have done and are doing. How you proceed with this rewrite - which itself needs a significant rewrite - will be a large part of voters' electoral decisions.

Thank you for your consideration.

Sincerely,
Naomi Spinrad
Chevy Chase West

PH 6-17-21 THRIVE
MONTGOMERY 2050

From: [Ken Bawer <kbawer@msn.com>](mailto:kbawer@msn.com)
To: [Montgomery County County Council](#)
Cc: [County Executive Marc Elrich](#)
Subject: WMCCA Testimony on Thrive Montgomery 2050
Date: Wednesday, July 7, 2021 6:30:59 PM
Attachments: [WMCCA Testimony on Thrive Montgomery 2050_PB Draft_April 2021_Written 61.pdf](#)

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5124953

Dear Council President Hucker and Councilmembers:

Please see the attached written testimony from the West Montgomery County Citizens Association on the Thrive Montgomery 2050 Planning Board Draft.

Regards,

Ken Bawer
President, WMCCA

WEST MONTGOMERY COUNTY CITIZENS ASSOCIATION

P.O. Box 59335 • Potomac, Maryland 20854

Founded 1947

**Testimony for West Montgomery County Citizens Association
By Kenneth Bawer, President**

on

**Montgomery County Council Public Hearing for
Thrive Montgomery 2050, Planning Board Draft, April 2021**

July 7, 2021

**West Montgomery County Citizens Association (WMCCA)
General Comments**

(NOTE: Some suggestions in our written comments may be too specific for the General Plan, so please consider them as food for thought and input to functional plans, for example.)

First, we would like to suggest that the time frame for finalizing this document be greatly extended due to the pandemic. The pandemic is a once-in-a-century disaster. It has been extremely disruptive and will have uncertain consequences. Some residents still may not have commented on the plan during this pandemic for any number of reasons. These reasons might be a trauma due to loss of a loved one, hardships caused by loss of a job or a closed business, or having a student who is doing remote learning at home causing challenges for the entire family. It would be helpful to post on the Thrive web site what percent of residents have commented to date. During testimony on June 17, someone touted the large number of participants in the public comment process – we doubt if it was more than a fraction of a percent of the one million residents of the County.

Second, the long-term consequences of the pandemic are unknown. The current draft plan could be inappropriate for the reality of a post-pandemic County. As a result of our shared experiences during the pandemic, personal and professional choices may

change. People may favor less dense housing arrangements for health reasons. Transportation preferences and commuting patterns may change dramatically if workers continue telecommuting after the pandemic. Continued high levels of telecommuting may cause a drastic downturn in the commercial office market. Therefore, we recommend pausing the finalization of this plan at least until the consequences of the pandemic start to become clearer.

We appreciate this opportunity to make comments to improve this draft plan. There is a lot in this draft that we do like. While we agree with many of the principles, we do have suggestions that differ in their focus.

Since the public hearing last November on the Public Hearing Draft Plan, the document underwent not just a revision, but a complete rewrite including an entirely new organization, different chapters, and missing chapters. As such, the Planning Board should have been required to go through another round of public hearings. Short of that, it is now incumbent upon the County Council to give even more credence to our input and that of other concerned citizens as the County Council makes revisions to this Planning Board Draft.

For example, Figure 29 shows a “growth corridor” along River Road (presumably since none of the roads are labeled”) from the District line all the way to Potomac Village. We were never consulted in making River Road in our area a “growth corridor” nor in designating Potomac Village as a “potential center of activity”. We don’t know if these are necessarily good or bad things (bad, we suspect), but we object to the Planning Board inflicting their vision on residents with absolutely no collaboration – this speaks to the lack of public transparency in the process of developing this plan. Does this mean that River Road would need to be expanded from 2 to 4 lanes all the way to Potomac Village? We would strongly oppose this. Similar concerns were expressed by residents in other areas of the County during the June 17th public hearing.

We also have concerns about creeping road widenings of other roads such as Piney Meetinghouse Rd (as listed in the Master-Plan-of-Highways-and-Transitways-Approved-and-Adopted, December 2018)

Having said that, there are many admirable aspects to this document, and we sincerely thank those who clearly put much time and thought into its creation and revisions. We applaud the sections on racial equity, public health, social inclusion, walkable neighborhoods, the role of arts and culture, and the transportation focus on mass transit and non-motorized vehicles.

However, the vision of this document is evolutionary rather than visionary. What is missing are truly visionary goals such as, for example, undergrounding parts of Rockville Pike to create parks with walking and biking paths – similar to Boston’s “Big Dig” project which moved a highway underground and created more than 300 acres of open land. We are certain that other visionary goals could have been part of this plan if best-of-breed national/international examples and more community input had been pursued and incorporated.

We completely reject the premise that the county will inevitably become more urban. Certainly, the county will become more urban if this plan is implemented as written. However, the authors’ present this outcome not only as a *fait accompli*, but as the desired outcome based upon their personal preference (and developer interests) for a more urban county. We reject that a more urban county is an outcome that we should strive towards.

Regarding affordable housing, we support Executive Elrich’s comment in his June 10 letter to Council President Hucker that,

“Montgomery County residents are confused and inadequately informed about Thrive Montgomery 2050 and know little, if anything, about the Attainable Housing Strategies Initiative’s complicated rezoning proposals that will make sweeping changes to their neighborhoods. I request that the Council separate the two projects and ask the Planning Board to stop work on elaborate rezoning proposals that would implement Thrive Montgomery before the plan has even been approved.”

We echo the County Executive’s comment that, where increased development (urbanism) is proposed “...the plan must include actions that are restorative and regenerative as opposed to simply doing less harm by “minimizing the negative externalities associated with the development of land and intensification of its uses...”

The mantra expressed in this plan is growth, growth, growth (whether economic, business, or population). Instead, this plan should be designed around the mantra of “sustainable growth”. That is, how can we grow our quality of life in a sustainable manner within the physical limits of our environment? Not adhering to sustainable growth is how we ended up with the global warming crisis. Not adhering to sustainable growth is why the Chesapeake Bay is polluted. Not adhering to sustainable growth is why our air quality is poor, why we have traffic gridlock at times, why we have contaminants in our drinking water, and why we have degraded natural areas.

Astonishingly, the County water supply is mentioned only once, on page 144 (aside from quoting from the Wedges and Corridors plan). Our drinking water sources need to

be protected by new Drinking Water Special Protection Areas, downzoning, purchase of land outright or via eminent domain, enhanced tax credit for conservation easements, etc.

Other areas addressing environmental protections are incomplete and inadequate. For example, walkable neighborhoods do not by definition mean pleasant or healthy neighborhoods. Downtown Manhattan is walkable, but not everyone considers a walk in a concrete jungle while breathing automobile, bus, and truck exhaust to be a pleasant or healthy experience.

It is disturbing that in the Parks and Recreation section, the plan had only one photograph of a natural area being used for passive recreation, the most popular park activity according to the last Parks survey. This reflects the plan's bias towards active recreation such as sports. Many of us were never involved in organized sports and became upstanding, productive, and healthy members of the community.

In the Public Hearing Draft Plan from last fall, the "Healthy and Sustainable Environment" chapter was almost an afterthought, being the 6th of 9 chapters. In this Planning Board Draft, apparently most of our environmental problems have been solved in the last six months since the "Healthy and Sustainable Environment" chapter has disappeared. There needs to be a chapter on the environment, and it needs to be Chapter 1. A healthy, sustainable environment is the foundation for our quality of life.

The draft has a lot of ink dedicated to Parks, but Parks are only a subset of the County, and residents are entitled to a healthy and sustainable environment not only in our parks, but where they live, work, and play.

Some other ideas we would like to see either in this plan or in the various functional plans:

- We need a goal and policy to require returnable bottles. The Northeast has done this for decades. We need to stand up to the retail stores who have pushed back on this forever.
- We need a goal and policy that retailers can only sell products in packaging that can be recycled by the County. The County needs to use its bully pulpit in this regard.
- We need conservation measures to be enacted to conserve water (for example, an "excessive use" charge which would be a higher charge that kicks in when the

“standard” per person daily usage is exceeded – to discourage lawn watering, for example). The County needs to work with WSSC on this. We need a County-wide education program about the need to conserve water.

- We need to change the County code to allow grey-water systems and composting toilets. Montgomery County likes to think of ourselves as being ahead of the curve, but we are years behind California in allowing grey-water systems.
- We need to achieve nighttime light levels near natural and residential areas that protect wildlife and enhance our ability to enjoy the night sky.
- We need at least a pause to re-evaluate the need for so-called “stream restorations” which convert natural (although not necessarily pristine) areas into engineered stormwater conveyances.
- We need to develop incentives for developers to daylight piped and cement culvert-bound streams during the redevelopment process.
- We need to conduct a study of the Special Protection Area (SPA) program law, regulations and implementation and determine what changes are needed to achieve the original SPA program goals and objectives. Our drinking water sources need to be protected by new Drinking Water Special Protection Areas that may include down-zoning, purchase of land outright or via eminent domain, enhanced tax credit for conservation easements, lower impervious surface caps, greater stormwater management requirements, etc.
- We need to change the County Forest Conservation Law and regulations intended to preserve specimen and champion trees so that entire forest ecosystems are preserved. Saving a few “significant” trees while clear cutting forests by both public and private entities is not acceptable.
- We need to perform outreach and develop incentives to conserve forests on private lands and we need to increase penalties for violations of the Forest Conservation Law.
- We need to develop a long-range forest quality management plan to address habitat fragmentation, deer pressure, invasive threats, and the forest’s capacity to withstand and mitigate climate impacts.

- We need a policy of increasing total tree canopy and total forest acreage.
- We need to create a million-tree initiative for Montgomery County to plant 1,000,000 native trees on public and private lands by 2030.
- Beyond the RainScapes program and WQPC rebates, we need to perform educational outreach and provide even more incentives to cultivate private land by sustainable methods including conservation landscaping, organic lawns, native plants, meadow restoration, and use of zero-emission electric tools.

The need for safe passage for wildlife between protected areas is critical to ensuring the healthy genetic diversity of animal and plant populations to withstand the challenges of habitat fragmentation and climate change. Residents should be encouraged to replace traditional turf lawns with conservation landscaping using native plants to support native pollinators and birds and control stormwater runoff. County codes should be revised so that residents do not get citations from a Housing Code Inspector that they are violating Chapter 58 of the Montgomery County Code by permitting weeds and grass to grow in excess of 12 inches when, in fact, they have replaced their turf grass with an area of conservation landscaping - we know people who have had this happen to them.

With respect to reuse, county solid waste transfer stations should allow residents to remove items (such as electronics, metal items, etc.) for reuse instead of shipping it away for recycling. Hobbyists can repair electronics, and do it yourselfers can find uses for metal scraps and perfectly good metal filing cabinets, for example. This will presumably require signing of liability waivers, but this is already routinely done at Parks events.

For the sake of public health, we need to change how WSSC sewage overflows are reported and how the public is notified:

1) Allowing overflows under 5,000 gal to be reported only quarterly or annually is unreasonably lax. A spill of that size would potentially have disastrous health effects for people and pets in a small stream. ANY overflow where sewage has reached surface water of any category (not just the ones listed) should have to be reported immediately. Any spill where raw sewage enters any surface water is a risk to public health - this is a giant loophole where someone can do a paper and pencil justification for claiming there is no risk to public health ("It was only X gallons which would be diluted by Y factor, etc."). If you dump 1 gallon of raw sewage where a child is playing in the water, that is a public health risk.

2) The current public notification requirement is woefully inadequate. The average person does not regularly check the health department websites. The requirement for notifications "WITHIN A REASONABLE TIME" is open to abuse - it should be explicit such as "within one hour of the event discovery". A requirement should be added to notify all local news outlets within one hour of the "discovery" of the overflow (especially radio and TV stations - so that the information can be immediately broadcast). Plus, local governments should be required to send health notifications to subscribers of their emergency alert service (For example, see - <https://www.montgomerycountymd.gov/OEMHS/AlertMontgomery/index.html>). Sewage overflow reports should be reported as seriously and routinely as air quality alerts.

3) Another enhancement should be a requirement for more public transparency in overflow reporting. Currently, one can go to the WSSC (Washington Suburban Sanitation Commission) web site (<https://www.wsscwater.com/customer-service/emergency-sewerwater-problems/sanitary-sewer-overflow-reports.html>) and see reports of individual overflow events. However, it is next to impossible (without spending hours poring over the data) to determine the total overflows by individual county or watershed. That level of detail is absolutely available - it can be requested and received via a spreadsheet from WSSC that can be easily sorted by the above, but this spreadsheet format should be posted to the WSSC web site, not be accessible only via special request. The spreadsheet format allows one to easily determine the cumulative volume of overflows.

The county must get serious and honest about reporting true air quality conditions to residents. Currently, Montgomery County has a single air quality monitoring station in the middle of an open field near Lake Frank surrounded by forest - not exactly where most people breathe the air (<https://youtu.be/FJNRY6TWmaU> & <https://montgomerycivic.org/files/CFN201803.pdf#page=4>). The county needs a network of near-road air quality monitoring stations to accurately enable assessments of public health and to daylight equity issues.

The main driver of ecological degradation in our streams is inadequate stormwater control from uncontrolled development. Our stormwater control is woefully inadequate today, and there is nothing in the Plan that addresses how we are to improve stormwater control while drastically increasing building density. Already, our streams are being converted by the destructive practice cynically known as "stream restoration" into engineered stormwater drainage ditches using heavy construction equipment. The plan must contain more than lip service about protecting the environment.

While this is a 30-year plan, it is worth asking what do we want the county to look like 100 or more years from now? In the next three General Plans after this one, will the recommendation simply be to add more and more growth corridors with higher and higher densities? To put it another way, what is the end game in Montgomery County? Who benefits by building more and more? The answer, of course, is certainly not the average resident. What we are left with is a strategy for never-ending urbanization of the county. If we want more and more of the county to look like downtown Bethesda or Silver Spring, then this plan paves the way.

This plan gives us a fuzzy map (Figure 29) that is so vague as to be useless – the roads and centers are not even labeled. What we are left with is a rush to the notion that undefined corridors should be more densely developed with no mention of capping expansion of those corridors or containing the number and size of additional corridors in the future. (In fact, Figure 29, even states that “The centers of activity shown are not exhaustive of all existing or potential centers.”) If we are serious about the impact of sprawl, we should establish hard boundaries beyond which additional “development” cannot take place. This was done by the city of Portland, Oregon.

In the Parks section, there is entirely too much emphasis on urban/corridor areas and active recreation. We absolutely support more parks in urban and under-served areas. However, this should not be accomplished at the expense of other areas in the county and especially the need for more natural area parks.

Park surveys have shown that the majority of park users want passive recreation opportunities (trail walking, bird watching, etc.), not organized sports. Given the rapidly disappearing open areas in the county, emphasis should be given to acquiring “natural” areas in all parts of the county before they either disappear to development or become too expensive – the county should move aggressively to accomplish this using creative measures such as bond referendums (see Fairfax County). This must be done in all areas in the county, not primarily down county.

There should be a rejection of destructive practices such as “stream restoration” projects in either Parks or other areas of the county. These projects destroy natural areas (even if they aren’t pristine) and do not address the root cause of stream erosion which is uncontrolled stormwater fire-hosing into streams from impervious surfaces. The quick and lower-cost solutions which destroy our natural areas should simply not be allowed. Stormwater control projects should be done outside natural areas in already disturbed areas such as road-sides. “Stream restorations” actually destroy forests rather than protect them. “Stream restorations” destroy natural terrain, turning natural areas

(even degraded ones) into engineered stormwater drainage ditches. The complex web of interactions between fauna, flora, geology, and hydrology that interact in natural areas is irreplaceable and can't be recreated by engineering projects using bulldozers and trucked-in material to create artificial structures in our natural areas.

The plan is steeped in urban planner-speak that is, at times, unintelligible to the general public. For example: "A focus on form and adaptability rather than use and density in regulatory systems..." (p. 71). We suggest a re-write using language that the average resident can understand.

While it sounds nice to imagine that planners will engage everyone in the decision making, our experience is that sometimes this engagement is merely to check off the box of public input. In recent years, residents have their say at public hearings and then planners do what they want, usually favoring development interests over the interests of residents. If this plan wants to give residents a voice, then we suggest that residents, not the Planning Board, be allowed to vote on decisions impacting their communities. Alternatively, there could be equal numbers of Planning Board members and voting representatives from communities for each development project decision.

In the final analysis, what we have been given is a plan which is, for the most part, a present to developers wrapped up with a nice bow.

WMCCA's Vision

Our vision for 2050 is a County where we don't compare our growth to other jurisdictions, but where our main goal and indicator of success is not growth but is quality of life, quality of environment and being at the top of the Happiness Ratings using the same metrics as the World Happiness Report.

https://en.wikipedia.org/wiki/World_Happiness_Report#Methods_and_philosophy

Our vision for 2050 is a County which is not developer-centric but rather is resident-centric and environment-centric, where the focus is on sustainable growth, not simply population, business, and job growth. The current draft Plan treats population growth as an expectation, rather than either a desired goal or a potential problem. We ask the question, "Is population growth a desired goal or a potential problem to be addressed?" Job and business growth must only be pursued on a sustainable basis, that is, only if they can be attained without negatively impacting quality of life (including, for example, air and water quality, traffic, and yes, our happiness rating) and without negatively impacting the environmental quality of our natural areas (for example, no stormwater or other water quality impacts, no ecological degradation, etc.).

Our vision for 2050 is a County where countering climate change, which is an existential threat, is the top priority and where a “Healthy and Sustainable Environment” is actually a chapter in the General Plan.

Our vision for 2050 is a County that has taken stronger actions to achieve sustainability. We believe that sustainability should be a co-prerequisite with economic growth.

Our vision for 2050 is a County that has maintained the green Wedges & Corridors structure from the current General Plan rather than being “disappeared” from the current draft document.

It is stated that “Thrive Montgomery 2050 proposes to reinforce this web of centers and corridors by focusing growth around transit stations and along the major corridors.” What exactly are all the “centers of activity” and what exactly are the physical boundaries of corridors? The map in Figure 29 does not even label roads. In fact, the outer extension of River Road (we think) is shown as a “Growth Corridor”, yet it is apparently outside of “Corridor-Focused Growth” area. We note other roads (again, not labeled) that are shown as black “Growth Corridors” but are outside the area of Corridor-Focused Growth. **What exactly is the difference between a “Growth Corridor” and “Corridor-Focused Growth”?** The cynical interpretation is that “Growth Corridor” roads outside “Corridor-Focused Growth” areas in Figure 29 are the first step for their future inclusion into “Corridor-Focused Growth” areas – this is creeping urbanism. Thus, it appears that this plan (and future plans if they follow suit) dooms us to a County of all corridors and no green Wedges.

The 1993 General Plan Refinement states that, “...Wedges of open space, farmland, and lower density residential uses have been preserved.” (p. 8). Unfortunately, in spite of this sentiment, open space and lower density areas have not been preserved, and even the Agricultural Reserve is under attack by proposals, for example, for large solar facilities. The 1993 document further says, “The Wedge is as important today as it was 30 years ago. It permits the renewal of our air and water resources and the protection of natural habitats. It is very much the green lung of Montgomery County. ...The proximity of the Wedge to the Corridor provides a sanctuary for those who need a change from the concrete and glass of more urban settings.” (p. 9). Or, to put it a different way, the proposed Growth Corridors and Corridor-Focused Growth areas may be places to shop or work, but many people will not want to live there. The 1993 Plan also says, “The Wedge provides a low density and rural housing opportunity which adds to the diversity of land use in Montgomery County.” (p. 9). We support that sentiment.

Our vision for 2050 is a County in which the creation of wildlife and plant corridors has the same priority as development corridors. The need for safe passage for wildlife between protected areas is critical to ensuring the healthy genetic diversity of animal and plant populations to withstand the challenges of habitat fragmentation and climate change. Residents will be encouraged to replace traditional turf lawns with conservation landscaping using native plants to support native pollinators and birds and control stormwater runoff. County codes will be revised so that residents do not get citations from a Housing Code Inspector that they are violating Chapter 58 of the Montgomery County Code by permitting weeds and grass to grow in excess of 12 inches when, in fact, they have replaced their turf grass with an area of conservation landscaping.

Our vision for 2050 is a County in which low density and rural areas in the County (those areas outside the Planned Sewer Envelope) are afforded special protection since these areas contain watersheds which contribute drinking water to millions of people in the DC area from the WSSC Water Filtration Plants and the Little Seneca Lake emergency drinking water reservoir. Our drinking water sources need to be protected by new Drinking Water Special Protection Areas (SPAs) within which would be downzoning, purchase of land outright or via eminent domain, enhanced tax credit for conservation easements, and removal of these areas from the planned sewer envelope, for example.

In the absence of action by the EPA, we envision the County working with the state to develop health-based standards for PFAS (among the so-called “Forever Chemicals”) and other chemicals in water and food. “New testing conducted on seafood in Saint Mary’s County, Maryland and drinking water in Montgomery County reveals high levels of PFAS chemicals, according to results released today by Public Employees for Environmental Responsibility (PEER). The chemicals damage the immune system and may make consumers more vulnerable to COVID-19 and/or aggravate COVID afflictions. PEER also tested drinking water for 36 PFAS at homes in three locations in Montgomery County: two in Bethesda and one in Poolesville. The first Bethesda site had 26.94 ppt of ten PFAS, while the second Bethesda site had 48.35 ppt of 11 PFAS. The Poolesville site had 15.4 ppt of seven different PFAS. The levels detected at the two homes in Bethesda were higher than the levels found by the Washington Suburban Sanitary Commission (WSSC), which tested drinking water for 18 PFAS at its Potomac and Patuxent Filtration Plants.” (<https://www.peer.org/more-pfas-found-in-maryland-water-and-seafood/>)

Furthermore, the residents in these rural and low-density areas that have well water need to have their groundwater supplies protected. To protect our drinking water supply from sewer line spills and leaks, these areas should be protected by policies such as

severe limitations on sewer line extensions (including closing loopholes and backdoors in the Water & Sewer Plan such as the abutting mains policy and the Potomac peripheral sewer service policy) coupled with education for septic system owners on proper care and maintenance of their systems. Our vision for 2050 is for a County that is no longer totally negligent on this issue - to date there are no required septic inspections, no required pump-outs, and no proactive education programs. The county is forcing our 30,000 septic system owners to go it alone until their systems fail and the County can recommend sewer line extensions as the only option.

Currently, there is little protection for well water quality in Montgomery County and the state. Our vision is that the County ask our legislators to support a bill similar to the Maryland Private Well Safety Program bill (HB1069) which is for rental properties only.

At a high level, the Maryland Private Well Safety program, if extended to include non-rental properties will: (1) require the state to offer well owners financial and technical assistance with well water quality testing and remediation when contamination is found, (2) create an online well water quality database to give the public a better sense of the quality of our groundwater resources, (3) require disclosure of well water quality test results upon property transfer, (4) require owners to test and disclose well water quality every three years, (5) require the state to conduct source tracking of common contaminants found in ground water and annual public reporting on the program, building transparency around the state's groundwater protection efforts.

Our vision is for the County to help fund research for new, innovative septic systems at the University of Maryland. Also, in the rural and low-density areas, our vision is for severe limitations on new road construction and road widening, and stricter requirements to control stormwater and impervious surfaces than within the planned sewer envelope.

And our vision is that the County reaffirm its opposition to a second Potomac River crossing in western Montgomery County.

Our vision for 2050 is a County where all decisions and policies are informed by science. Decisions will be based on the fact that any amount of impervious surface degrades our water quality (as exemplified by the continuing battle over Ten Mile Creek). So-called "stream restorations" will be banned (both inside and outside of the MS4 Permit) - with some exceptions such as "daylighting" piped streams and concrete culvert removal - which convert our natural areas into engineered stormwater conveyances with no ecological uplift and without addressing the root cause of the problem - stormwater from impervious surfaces in over-developed areas. Finally, it will

be acknowledged that there are better ways to protect the Bay than to trash our natural areas and parks by doing so-called “stream restorations”. Our vision is that, if stormwater runoff is mandated to be controlled outside of stream valleys, there would be no reason for stream construction work.

Our vision for 2050 is a County where the use of synthetic turf fields is prohibited. Plastic synthetic turf is a urethane-backed carpet of colored plastic blades placed on top of a layer of rocks. The plastic contains known toxic chemicals such as heavy metals, phthalates, UV inhibitors, colorants, and flame retardants. Such carpets usually have anywhere from 30,000 to 50,000 pulverized, used tires added for cushioning impacts from falls. The tire crumbs contain additional known toxic substances including lead, mercury, benzothiazoles, polycyclic aromatic hydrocarbons, carbon black (a known carcinogen), and volatile organic compounds like benzene. A growing number of studies underscore the danger posed by synthetic surfaces to public health and the environment. The turf industry acknowledges that dangerous heavy metals such as lead are found in dust from playing fields. There is no safe level of lead exposure to children according the CDC. Aside from chemical exposure, safety is a paramount concern, such as over-heating, unexpected failure of infill to cushion falls, sanitation problems (spit, snot, blood that is never cleaned from the plastic carpet), and injuries such as skin abrasions and more frequent joint injury to knees and ankles.

Our vision for 2050 is a County committed to actually enforcing County codes and regulations across the board. We have witnessed an erosion of this principle. Waivers to requirements are being granted and rulings are being made in a seemingly arbitrary and capricious manner, from stormwater management waivers to conservation easement waivers, to monetary fines for forest conservation easement violations that are so low that they have no deterrent value whatsoever - a mere slap on the wrist.

While there will always be extenuating circumstances that warrant a common-sense exception, these cases should be the vanishingly small rather than the increasingly common rule that we are witnessing. Our vision for 2050 is a County where rules are enforced, not ignored by whim. Our vision is where the practice of revolving door employment is severely restricted - this happens when County employees leave to work for the companies they had been working with or regulating.

Our vision for 2050 is a County that is finally honest about air and water quality conditions. The county must commit to honestly reporting true air quality conditions to residents. Currently, we have a single air quality monitoring station in the middle of an open field near Lake Frank surrounded by forest - not exactly where most people

breathe the air. Our vision is for a network of near-road air quality monitoring stations to accurately enable assessments of public health and to daylight equity issues.

Our vision is that Code Red days are declared if any ONE of the monitoring stations in the greater DC area goes over the trigger level, not the current, meaningless practice where Code Red days are declared by averaging all monitoring stations. Residents have a right to know if there is a health threat from a high reading at ANY monitoring station. Loudon County air might be great on a given day while the air quality in Montgomery County might be horrible on the same day - when the results are averaged, residents get the message that all is fine.

Our vision for 2050 is for emergency text, email, and radio alerts for sewer overflows similar to air quality alerts. In 2019, the WSSC sewer system spilled over 5 million gallons of raw sewage, almost 9M gallons in 2018, and over 5M gallons in 2017. So much for people who say septic systems are bad for the environment.

(ref: Wash Post: https://www.washingtonpost.com/opinions/local-opinions/a-frolic-along-the-river-could-be-good-for-your-mental-health-but-bad-for-your-physical-health/2020/10/22/20dfbb86-117e-11eb-ba42-ec6a580836ed_story.html and <https://www.wsscwater.com/customer-service/emergency-sewerwater-problems/sanitary-sewer-overflow-reports.html>)

Our vision for 2050 includes a county government that works to achieve a reduction in noise pollution from Reagan National Airport airplane traffic due to re-routing caused by the ill-conceived NextGen project. Ever since the FAA changed flight patterns without a public hearing or a transition period a few years back, many of our previously peaceful neighborhoods have been subjected to low flying airplane noise to the tune of sometimes one every minute. We would like to see a return to pre-NextGen flight patterns followed by a ten-year notice of intent to change flight paths so that both home buyers and sellers can act accordingly.

Our vision for 2050 concurs with the need to concentrate density along transportation corridors to encourage the use of mass transit. However, our vision also balances any up-zoning along development corridors and centers with downzoning in other areas. This includes the protection of our low-density and rural areas outside of the sewer envelope from creeping sewer sprawl (and resulting development pressure to increase zoning density once sewer lines are extended).

We don't envision "flexible regulations and zoning controls" and "flexible zoning initiatives". We don't have flexible speed limits for a reason. Regulations and zoning controls should be fixed, not flexible.

West Montgomery County Citizens Association (WMCCA) Specific Comments on Sections of the Plan

INTRODUCTION:

"This plan outlines strategies to accommodate growth in ways that not only make room for new residents but also improve the quality of life for the people who are already here. It anticipates a county that inevitably will become more urban...." (p. 4)

WMCCA Comment: We strongly reject the premise that the county will inevitably become more urban. Certainly, the county will become more urban if this plan is implemented as written. However, the authors present this outcome not only as a fait accompli, but as the desired outcome based upon their personal preference for a more urban county. We reject that a more urban county is an outcome that we should strive towards. The envisioning of the county being more urban should be the decision of local residents, not the authors of the General Plan or developer interests.

WMCCA Comment: We are pleased that the comment, "Compact form of development, coupled with conservation of the Agricultural Reserve, has proven to be better for the environment resulting in improved stream water quality," was removed from this draft since it is demonstrably not true in Montgomery County. With compact development comes more impervious surfaces in a given watershed which leads to degraded stream water quality. Unless compact (read: more dense) development is balanced by down-zoning of other areas, the total amount of impervious surface in the county will increase. We call for down-zoning and increased protections in the low density and rural areas outside of the planned sewer envelope to balance the proposed increased density areas.

"Montgomery County experienced the slowest rate of business formation in the Washington region from 2010 to 2019." (p. 8)

WMCCA Comment: Simply saying that we lag behind other jurisdictions such as Fairfax in the number of businesses attracted in a given time frame does not necessarily make this a problem if our overriding concern is (as we believe it should be) sustainable growth.

A glaring omission here is an acknowledgement that, even without the effects of climate change, we are already facing the effects of over-development to the detriment of our quality of life and natural resources. For example, uncontrolled or grossly inadequate stormwater runoff from impervious surfaces such as roads and roofs are fire-hosing into our streams causing environmental degradation. Adding insult to injury, so-called “stream restorations” are performed which destroy even more of these natural areas.

We should only seek to attract businesses within sustainable growth objectives to protect our health and the natural environment from the effects of overdevelopment. Today, the lack of government oversight and lax regulatory enforcement is to the point of being arbitrary and capricious. Fines are so low that they do not deter future violations of regulations. For example, the maximum fine of \$1,000 for violating a Forest Conservation Easement is just a slap on the wrist. Another example is the liberal use of stormwater management waivers and special exemptions (zoning waivers) for businesses at the expense of residents’ quality of life considerations.

This plan should also acknowledge sins of the past such as approving ZTAs proposed by developers which would allow higher density than existing zoning.

Further, this plan should acknowledge the failure to protect Little Seneca Lake, our emergency drinking water source, from the impacts of overdevelopment in the Clarksburg area. This plan should suggest corrective action.

“Along with aggressive stormwater and forest conservation regulations, these efforts have established a strong framework for the protection of natural resources.” (p. 14)

WMCCA Comment: No one can claim that the county has aggressive stormwater regulations or forest conservation regulations. Our stormwater control is woefully inadequate today (requiring only the control of only about 1 inch of rain in 24 hours for new builds), and there is nothing in the Plan that addresses how we are to improve stormwater control while drastically increasing building density. For the huge number of existing homes, there should be a new regulation that properties must be retrofitted to control storm water to “new build standards” upon property transfer – who pays the cost could be negotiated

between buyer and seller. For commercial property, stormwater control to “new build standards” should be required upon sale. Grandfathering for commercial property should not be allowed. And forest destruction during so-called “stream restoration” should be banned. We should be protecting our existing forests, not bulldozing them and then trying to replant them with saplings.

“We do not have the land available for more suburban subdivisions, so we need to change how we design our communities and transportation network to accommodate new growth.” (p. 32)

WMCCA Comment: Instead of “new growth”, this should say “sustainable growth”.

“With 85 percent of our land already developed or otherwise constrained...” (p. 5)

WMCCA Comment: Figure 2 includes single-family homes in its definition of “constrained areas”. This plan declares war on single-family housing by implying that it is a mistake to have lower density land because there is money to be made by overdevelopment. We disagree with that premise. The county must shift its focus from growth which primarily benefits primarily to only allowing sustainable growth either 1) in those areas where more environmental damage (e.g. to stream water quality) will not be inflicted, or 2) in areas which are first designated as “stormwater control zones” which would require, for example, on-site control of stormwater from 100 year (or greater) storm events.

“Our quality of life depends on the ability to attract and retain employers and the employees they need.” (p. 5)

WMCCA Comment: This is a rather perverse statement – that we need more people to improve our quality of life. This might be true only if adding more employers and employees does not negatively impact our goal of environmental sustainability. This includes having no negative impact on our natural areas. We should not sacrifice water and air quality, nor accept more overcrowding of roads and schools or other degradations of quality of life simply to simply add jobs.

“Montgomery County experienced the slowest rate of business formation in the Washington region from 2010 to 2019.” (p. 7)

WMCCA Comment: Why are we using the “must keep up with the Jones” mentality? The emphasis should not be on job growth compared to other jurisdictions, but rather sustainability and quality of life. For decades, Fairfax

County emphasized attracting more businesses for job growth (to “broaden the tax base”) and look at what happened: taxes never went down, and the only ones who benefitted were landowners, realtors, and builders, not the average citizen. If you want to compare us with other parts of the region, we need to ask questions such as, “What did their faster rate of business formation do for their quality of life and the environment?”

“In this regard, a stronger focus on walking, biking, and transit infrastructure will be crucial...” (p. 17)

WMCCA Comment: We agree on the need to emphasize transit, walking, and biking. The County has done an extremely poor job of promoting safe walking and biking in the past. Especially in the lower density areas, many roads have no sidewalks or trails alongside them. Even the lack of bicycle racks at retail centers sends the message, “Bikes are not welcome here.” This is not only a public health issue, it is a climate change issue - walking and biking to destinations means less greenhouse gas emissions from automobiles.

WMCCA Comment: Trails for bicycles should be built along all existing and planned rail and bus rapid transit (BRT) corridors. Bicycle trails should be separated from roadways with jersey-type barriers, for example, to completely shield bicycles from vehicular traffic. To only have signs that say “Bicycles may use full lanes” along roads (such as Quince Orchard Road in Gaithersburg) with 40 mpg speed limits is courting more deaths of bicyclists.

Trails in the stream valleys should be natural surface only so as to not add to impervious surface coverage.

“...all residents can benefit from a more active lifestyle supported by an emphasis on transit, walking, and biking, and easy access to parks...” (p. 18)

WMCCA Comment: Increase access to parks by asking for (possibly in exchange for a tax credit) or purchasing (via eminent domain) public access points (i.e., short connector trails between homes from a road or sidewalk to parks. There are miles of parkland that are not easily accessible within neighborhoods because there are extremely limited access trails. Examples include both Muddy Branch and Watts Branch SVPs. Note: Muddy Branch SVP does have a few access trails between homes, but these are signed as being private. It should not be allowed to have private access trails to public parks.

“...the damage caused by the increased frequency and severity of extreme weather events have highlighted the importance of taking steps to strengthen our economic, social, and environmental resilience without further delay.” (p. 21)

WMCCA Comment: To only point the finger of blame at climate change is highly disingenuous. Upgrades to our infrastructure to handle existing weather conditions have been woefully inadequate for decades. Some of our stream valleys are highly degraded due to decades of inadequate stormwater control regulations - yes, this will be made worse by climate change. We expect more intense storms caused by global warming. To lessen the burden on the County’s financial resources, a Thrive 2050 goal should be to enact more stringent stormwater control requirements for new build homes and home renovations (i.e., much more than the current 1 inch or so of rain in 24 hours). For the huge number of existing homes, there should be a new regulation that properties must be retrofitted to control storm water to “new build standards” upon property transfer – who pays the cost could be negotiated between buyer and seller. For commercial property, stormwater control to “new build standards” should be required upon sale. Grandfathering for commercial property should not be allowed.

WHAT IS A GENERAL PLAN?

WHAT IS THRIVE MONTGOMERY 2050?

“Thrive Montgomery 2050 does not abandon or reject the Wedges and Corridors concept but instead modernizes it to remain relevant.”

WMCCA Comment: If “to remain relevant” means opening up more of the county to overdevelopment to the detriment of our quality of life and limited remaining natural areas, then this plan remains relevant. This plan paves the way to expanding development corridors while shrinking green wedges.

Overarching objectives of Thrive Montgomery 2050

“Montgomery County is growing more slowly than in past decades, but our population is still projected by the Metropolitan Washington Council of Governments to increase by about 200,000 people over the next 30 years.”

WMCCA Comment: Is population growth a desired goal? First, this growth projection is presented without evidence. What are the underlying assumptions for this projection? Second, the plan treats population growth as an expectation, rather than as either a desired goal or a potential problem. As written, the plan assumes we have no control over our own destiny. However, do County residents want the population size to increase? Were residents surveyed on their opinion? Would a higher population lead to a lower quality of life, regardless of where in the County they live? Rather than planning around an assumed population growth, would current residents prefer to set goals of sustainable growth including sustainable population growth, sustainable economic growth, sustainable/increased natural resources protection, and sustainable/increased quality of life? We recommend gathering citizen input on this issue, perhaps with a county-wide survey of residents. And, of course, a survey should be crafted so as to not lead to a desired response.

“The way we think about growth needs to change.”

WMCCA Comment: We agree. The focus should be on sustainable growth, not simply growth (which the plan seems to define as population, job, commercial building, housing, and density growth), given that we have finite resources (both natural and economic). Instead of saying, “The way we think about growth needs to change,” we should make a more declarative statement such as, “We need to think in terms of sustainable growth. Sustainable growth is defined as growth that both enhances the quality of life for residents and also enhances the environmental health of our remaining natural areas (which most certainly does NOT include the destructive practice of so-called “stream restoration).” For each “item” in the plan, is the above reflected? See the UN’s Sustainable Development Goals (https://en.wikipedia.org/wiki/Sustainable_Development_Goals)

“This plan... anticipates a county that inevitably will become more urban...”

WMCCA Comment: We completely reject the premise that the county will inevitably become more urban. Certainly, the county will become more urban if this plan is implemented as written. However, the authors’ present this outcome not only as a fait accompli, but as the desired outcome based upon their personal preference for a more urban county. We reject that a more urban county is an outcome that we should strive towards.

Economic performance and competitiveness

“The Plan recognizes that our quality of life depends on the ability to attract and retain employers and the employees they need.”

WMCCA Comment: Change to read, “The Plan recognizes that our quality of life depends not only on the principle of full employment with living wages, but also on maintaining and enhancing our environment to provide clean air and water, as well as protecting our natural areas for plant and animal life and passive recreation.”

“The total number of jobs in the county grew by five percent from 2004 to 2019, while 20 similarly sized counties across the country grew their employment base by an average of 21 percent. Montgomery County experienced the slowest rate of business formation in the Washington region from 2010 to 2019.”

WMCCA Comment: These comparisons with other areas in total job growth and business formation are irrelevant. The metric we should use to compare the county with other areas should be measurements related to attainment of full employment, living wages, and metrics of air quality, water quality, and environmental protection.

“This weak household income and job growth shrinks the county’s tax base, constraining its capacity to provide high-quality amenities and services and limiting the ability of many county residents to buy homes, a key tool for building household wealth and investing in their communities.”

WMCCA Comment: This seems to be a developer-centric view meant to scare people into believing that we must grow, grow, grow at all costs. The emphasis must be on sustainability.

For decades, Fairfax County emphasized attracting more businesses for job growth (to “broaden the tax base”) and look at what happened: taxes never went down, and the only ones who benefitted were landowners, realtors, and builders, not the average citizen. If you want to compare us with other parts of the region, we need to ask questions such as, “What did their faster rate of job growth do for their quality of life and the environment?”

“All this is occurring at the same time as large numbers of our residents are reaching retirement age, creating the region’s highest elder-adult dependency ratio. Unless we can attract and retain more young adults, this aging of our workforce will put pressure on the tax base as the proportion of Montgomery County residents in retirement grows and the percentage of residents in their peak earning years shrinks.”

“This demographic shift means that the county’s economic performance will have to get better just to maintain current levels of tax revenue and the services it funds, making economic competitiveness an even more pressing concern.”

WMCCA Comment: This is another development-centric perspective based on the premise that population growth must continue indefinitely while completely ignoring finite environmental limitations. While we agree that there may be short-term pain from the baby boom bubble of older adults, this is only a temporary situation.

Furthermore, approximately half the county’s operating budget is spent on Montgomery County Public Schools (MCPS). As the population moves away from child-bearing/rearing age, there will be downward need for school funding and hence less need to maintain current levels of tax revenues. This will also, allow a shift of funds from schools to other amenities and services, including those targeted at elder-adults.

Thus, expenses such as “retirement programs for old people” may be more than offset by the lower need for public education expenses which is currently about half our operating budget.

Environmental resilience

“Along with aggressive stormwater and forest conservation regulations, these efforts have established a strong framework for the protection of natural resources.”

WMCCA Comment: This statement is too self-congratulatory and is unwarranted. Unfortunately, there is no acknowledgement that, in spite of our regulations, the protection of our natural resources has been wholly inadequate. For example, the watershed for Seneca Lake, an emergency source of drinking water, has been allowed to develop to the extent that the high percentage of impervious surface guarantees a loss of water quality in the lake and the streams that feed it. The inadequate control of stormwater from developed areas has resulted in the degradation of our streams and natural areas. To add insult to injury, the County and Parks do so-called “steam-restorations” that clear-cut and destroy the forest community in their footprint and destroy the natural character of streams using heavy equipment to straighten them out and armor-plate sections with stones. Chronic underfunding of Parks has resulted in huge areas

being over-run by non-native invasive plants. Plus, ill-advised rulings have allowed construction to take place in protected watershed buffers.

“Despite these policies, the county cannot avoid the impact of global climate change.”

WMCCA Comment: The implication here is that, except for climate change, the county’s natural resources are in great shape and have been protected adequately. Nothing could be further from the truth, and it is disingenuous to put the entire blame on global warming.

Our infrastructure to handle weather conditions have been woefully inadequate for decades. Plus, the county continues to allow development without adequate stormwater control. Some of our stream valleys are highly degraded due to decades of inadequate stormwater control regulations - yes, this will be made worse by climate change. We expect more intense storms caused by global warming. To lessen the burden on the County’s financial resources, a Thrive 2050 goal should be to enact more stringent stormwater control requirements for new build homes and home renovations (i.e., much more than the current 1 inch or so of rain in 24 hours). For the huge number of existing homes, there should be a new regulation that properties must be retrofitted to control storm water to “new build standards” upon property transfer – who pays the cost could be negotiated between buyer and seller. For commercial property, stormwater control to “new build standards” should be required upon property transfer with no grandfathering.

“Precipitation in northeastern United States increased by 55 percent between 1958 and 2016. This trend has meant more frequent violent weather events like the flash flooding that occurred in July 2019, when the D.C. region received a month’s worth of rain in a single day, causing streams to rise 10 feet in less than an hour, inundating vehicles, businesses, roads and closing the Metrorail system.”

WMCCA Comment: While true, this statement tries to put the entire blame for flash flooding on global warming. What is ignored is that continued development with grossly inadequate stormwater control is a major contributor to this problem.

“Thrive Montgomery 2050 builds on the tradition of robust protection of the natural environment.”

WMCCA Comment: This is too rosy a view of past environmental protection in the County. Objectively, it must be said that the tradition is one of inadequate protection of the natural environment. See above comments.

Urbanism as organizing principle

“This approach calls for focusing growth in a limited number of locations rather than dispersing it, avoiding “sprawl.””

WMCCA Comment: In direct contrast to this statement about “growth in a limited number of locations,” Figure 29 states that “The centers of activity shown are not exhaustive of all existing or potential centers.” If you keep designating more and more locations for “focused growth”, that is also the definition of “sprawl”.

This is a developer-centric statement based on the amorphous concept of “focused growth”. If you “focus growth” in certain areas without explicitly preventing growth elsewhere, that is the definition of sprawl.

Our approach should be one of “sustainable growth”. We should be making resident-centric and environment-centric statements where the focus should be on sustainable growth, not simply population, business, and job growth. The current draft Plan treats population growth as an expectation, rather than either a desired goal or a potential problem. Job and business growth must only be pursued on a sustainable basis, that is, only if they can be attained without negatively impacting quality of life (including, for example, air and water quality, traffic, and yes, our happiness rating) and without negatively impacting the environmental quality of our natural areas (for example, no stormwater or other water quality impacts, no ecological degradation, etc.).

If we are serious about the impact of sprawl, we should establish hard boundaries beyond which additional “development” cannot take place.

COMPACT GROWTH CORRIDOR-FOCUSED DEVELOPMENT

“...conserve natural resources and protect the public water supply.” (p. 27)

WMCCA Comment: This aspiration from the Wedges and Corridors Plan has disappeared from this plan. Our vision for 2050 is a County in which low density and rural areas in the County (those areas outside the planned Sewer Envelope) are afforded special protection since these areas contain watersheds which contribute drinking water to millions of people in the DC area from the WSSC

Water Filtration Plants and the Little Seneca Lake emergency drinking water reservoir. Astonishingly, the County water supply is mentioned only once, on page 144 (aside from quoting from the Wedges and Corridors plan). Our drinking water sources need to be protected by new Drinking Water Special Protection Areas, downzoning, purchase of land outright or via eminent domain, enhanced tax credit for conservation easements, etc.

WMCCA Comment: The county must actively work with WSSC to propose and implement watershed protection plans for those watersheds that feed into WSSC Water Filtration Plants (for example, as an alternative to the previously proposed mid-Potomac River intake extension). This should include enhancements and retrofits such as green streets, increased tree canopy, and green stormwater management. This must NOT include so-called “stream restorations” which convert natural (although not necessarily pristine) areas into engineered stormwater drainage ditches.

In the absence of action by EPA, we envision the County working with the state to develop health-based standards for PFAS chemicals (among the so-called “Forever Chemicals”) in water and food.”

“New testing conducted on seafood in Saint Mary’s County, Maryland and drinking water in Montgomery County reveals high levels of PFAS chemicals, according to results released today by Public Employees for Environmental Responsibility (PEER). The chemicals damage the immune system and may make consumers more vulnerable to COVID-19 and/or aggravate COVID afflictions.

PEER also tested drinking water for 36 PFAS at homes in three locations in Montgomery County: two in Bethesda and one in Poolesville. The first Bethesda site had 26.94 ppt of ten PFAS, while the second Bethesda site had 48.35 ppt of 11 PFAS. The Poolesville site had 15.4 ppt of seven different PFAS. The levels detected at the two homes in Bethesda were higher than the levels found by the Washington Suburban Sanitary Commission (WSSC), which tested drinking water for 18 PFAS at its Potomac and Patuxent Filtration Plants.”

[\(https://www.peer.org/more-pfas-found-in-maryland-water-and-seafood/\)](https://www.peer.org/more-pfas-found-in-maryland-water-and-seafood/)

Furthermore, the residents in rural and low-density areas that have well water need to have their groundwater supplies protected. To protect their drinking water supply from sewer line leaks and overflows, these areas should be accorded policies such as severe limitations on sewer line extensions (including

closing loopholes and backdoors in the Water & Sewer Plan such as the abutting mains policy and the Potomac peripheral sewer service policy) coupled with education for septic system owners on proper care and maintenance of their systems. Our vision for 2050 is for a County that is no longer totally negligent on this issue - to date there are no required septic inspections, no required pump-outs, and no proactive education programs. The county is forcing our 30,000 septic system owners to go it alone until their systems fail and the County can recommend sewer line extensions as the only option.

Currently, there is little protection for well water quality in Montgomery County and the state. Our vision is that the County ask our legislators to support a bill similar to the Maryland Private Well Safety Program bill (HB1069) which is for rental properties only.

At a high level, the Maryland Private Well Safety program, if extended to include non-rental properties will: (1) require the state to offer well owners financial and technical assistance with well water quality testing and remediation when contamination is found, (2) create an online well water quality database to give the public a better sense of the quality of our groundwater resources, (3) require disclosure of well water quality test results upon property transfer, (4) require owners to test and disclose well water quality every three years, (5) require the state to conduct source tracking of common contaminants found in ground water and annual public reporting on the program, building transparency around the state's groundwater protection efforts.

“The excision of the Route 29 corridor effectively directed new public and private investment away from the East County and toward the established urban ring and I-270 corridor. As a result, the I-270 corridor has benefited from successive cycles of investment and reinvestment, even as other corridors – including Georgia Avenue, where Metrorail’s Red Line was built – were largely left behind.” (p. 28)

WMCCA Comment: The authors certainly hold a developer-centric view of the County. When it is stated that “the I-270 corridor has benefited from successive cycles of investment and reinvestment”, they do not say who has benefited. The “corridor” is not a resident. Clearly, the only beneficiaries of the investment are the commercial property owners, not the ordinary residents who are regularly stuck in traffic in the I-270 corridor and who suffer the health consequences of the exhaust pollution plume and noise on either side of I-270. And now, because the “the I-270 corridor has benefited from successive cycles of investment and reinvestment”, our Governor Hogan is trying to ram through the addition of 4 more car lanes in the I-270 corridor. Anyone living in the auto exhaust pollution plume

in the I-270 corridor will tell you that the last thing we need is more of the type of “investment and re-investment” the authors speak of near where they live and drive.

“Thrive Montgomery 2050 proposes a recommitment to concentrating growth in downtowns, town centers, rural villages, and intensively developed centers of activity, or nodes, along major transportation corridors to maximize the efficient use of land and create Complete Communities.” (p. 29)

WMCCA Comment: The emphasis should be on sustainable growth, one component of which might be compact growth. Any up-zoning for “concentrating growth” should be balanced by downzoning in other areas. Rather than “concentrating growth” the goal should be “containing growth”. Concentrating growth without containing growth is just more sprawl.

Figure 29: Corridor-focused growth (p. 31)

WMCCA Comment: Figure 29 shows a “growth corridor” along River Road (presumably, since none of the roads are labeled) from the District line all the way to Potomac Village. WMCCA was never consulted in making River Road in our area a “growth corridor” nor in designating Potomac Village as a “potential center of activity”. We don’t know if these are necessarily good things or bad things, but we object to the Planning Board inflicting their vision on residents with absolutely no collaboration. Does this mean that River Road would need to be expanded from 2 to 4 lanes all the way to Potomac Village? We would strongly oppose this.

“Concentrate growth in centers of activity along corridors through compact, infill development and redevelopment to maximize efficient use of land.” (p. 32)

“Amend land use, design, and zoning regulations, including the Zoning Ordinance and Subdivision Regulations, to remove regulatory barriers and permit corridor-focused compact development. Appropriate densities will vary but should be sufficient to support, at a minimum, the efficient provision of transit service along these corridors. “

WMCCA Comment: This plan promotes the gradual “Bethesda-ization” of corridors by up-zoning (increasing zoning density). Transit service should be established BEFORE, not AFTER any increase in density is allowed. The reverse has always occurred in the past as an afterthought. As written, Thrive Montgomery is declaring war on single-family homes. If we follow the money, only developers stand to profit from this plan, not the residents. The acceptance of more housing should be the decision of residents, not the authors of the

General Plan or developer interests. To meet what should be our objective of sustainable growth, for every up-zoned area, there should be an equal down-zoned area. The down-zoned areas should be given Transfer of Developable Rights (TDRs), similar to what was done in the Ag Reserve, that can be sold to developers in the up-zoned areas. Without a balance between up-zoning and down-zoning, the overall density in the County will continued ratcheting up with no end in sight.

In addition, tax breaks (such as multi-year tax abatements) should not be given to developers - they need to pay their own way and not be subsidized by taxpayers.

WMCCA Comment: At a minimum, any efforts to “Amend land use, design, and zoning regulations” should 1) better protect our drinking water supplies in those watershed areas that feed into WSSC Water Filtration Plants and Little Seneca Lake (an emergency drinking water source) and 2) better protect rural and low-density areas outside the planned sewer envelope from sprawl.

WMCCA Comment: Proposing the wholesale removal of regulatory barriers is a non-starter. This is a dog whistle for developers. We need regulations so that we don't end looking like Tysons Corner. The reason we have (and need more effective) so-called “regulatory barriers” is to protect quality of life metrics (e.g., air and drinking water quality, green space, etc.) and the environmental quality of our natural areas (e.g., to hopefully prevent stormwater impacts).

“Improve the environmental sustainability of growth by encouraging infill and redevelopment to curb sprawl and bring areas built out in an era with little or no environmental regulations up to robust standards for stormwater management and other state-of-the-practice environmental standards.”

WMCCA Comment: We appreciate the recognition that current stormwater management standards are inadequate. However, it should be required that areas of inadequate stormwater management be retrofitted before allowing a net increase in impervious surface in any sub-watershed.

“Limit growth beyond corridors to compact, infill development and redevelopment in Complete Communities to prevent sprawl. Apply principles of urbanism at an appropriate scale along a rural-to-urban transect as outlined in the Complete Communities chapter.”

WMCCA Comment: Figure 29 states that “The centers of activity shown are not exhaustive of all existing or potential centers.” If you keep designating more and more locations for “focused growth”, that is also the definition of “sprawl”.

Continuing to add more Complete Communities over time will lead to a merging of Complete Communities into one large urbanized area, i.e., Bethesda-ization.

“Sustainably manage land outside growth corridors and Complete Communities to increase biodiversity, improve the health of natural habitats, preserve privately owned forests, protect watersheds and aquifers, and improve water quality while providing expanded opportunities for outdoor recreation, including vigorous physical activity.” (p.33)

WMCCA Comment: While admirable, these exact same principles should apply to the corridors as well.

“Preserve and enhance the Agricultural Reserve and manage the areas designated within the footprint for a rural pattern of development for the benefit of the entire county.” (p. 33)

- “Maximize the benefits of the Agricultural Reserve through policies designed to ensure the continued viability of farming as an economically productive and sustainable activity, discourage sprawl, facilitate a broad range of outdoor recreation and tourism activities, conserve land and natural resources, and promote practices that advance environmental quality.”
- “Improve access to the Agricultural Reserve for the public to experience and directly benefit from this valuable resource for locally grown food, outdoor recreation, and tourism.”

WMCCA Comment: We reject this attempt to weaken the original purpose of the Ag Reserve which is for farming. We support Executive Elrich’s comments: “The county must reaffirm its unconditional support for the Agricultural Reserve and reject the Planning Board’s attempts to weaken the Reserve by no longer supporting farming as the preferred use in the Reserve. The Planning Board draft recommends that the county “...manage the areas designated within the footprint [of the Reserve] for a rural pattern of development for the benefit of the entire county.” The draft retreats from the support of farming as the preferred use in the Reserve, instead supporting the economic viability of farming and policies to “facilitate a broad range of outdoor recreation and tourism...” p. 20 The General Plan must reaffirm the county’s commitment to the Agricultural Reserve, and to the 1980 Preservation of Agriculture and to the 1980 Preservation of Agriculture and Rural Open Space, Functional Master Plan as it did in the 1993 General Plan Refinement.”

“We must encourage compact, infill development and redevelopment to accommodate anticipated population growth in a way that supports dense, vibrant, energized communities.” (p. 34)

“We must encourage compact, infill development to accommodate anticipated population growth of approximately 200,000 more people over the next 30 years.” (p. 34)

WMCCA Comment: The plan presents this anticipated population growth as a fait accompli while never addressing whether this is desirable or not. If is desirable, that is one thing. If it is not desirable, what policies could discourage the County's population growth. If population growth continues, will development corridors get wider and wider with more and more nodes in future plans?

Unlike the Planning Board, we don't see the projection of 200,000 new residents as a fait accompli. We believe that we can have some control over our own destiny. While no one has a crystal ball, some argue that if the housing supply is not grown, there will be no place for new residents to move into, and the county's population will not grow as projected. This is a decision for residents to make, not the authors of the Thrive 2050 General Plan or developer interests.

Figure 33: Lining corridors with appropriate densities provides housing options. (p. 36)

WMCCA Comment: The "before" image of a tree-lined street with a fully wooded forest on the right is replaced with cheek-to-jowl buildings in the computer graphic image at the bottom. While this may represent a cash cow for developers, it represents a horror show for residents whose local woodland has been clear cut. This is just another example of the developer-centric vision represented by the Thrive 2050 document in its current form.

"Compact growth also improves the environmental performance of both sites and buildings, as it allows the redevelopment of areas developed prior to the adoption of modern stormwater controls and often characterized by high proportions of impervious surface cover." (p. 38)

Figure 35: At Pike and Rose, infill development reduced stormwater runoff flows by over 70 percent

WMCCA Comment: Compact growth is not a requirement to improve environmental performance. Existing buildings can be retrofitted to be made more energy efficient. Sites can be made to control more stormwater if the political will exists. Currently, taxpayers are paying to control stormwater runoff through the Water Quality Protection Charge. This fee should be raised for the larger developments that cause the problem. Figure 35 is misleading since the Pike and Rose site before development was mostly just a large parking lot. The extremely misleading implication is that we need higher density development to reduce stormwater runoff. What is needed is more stringent stormwater control regulations and elimination of waivers.

“Finally, compact, corridor-focused development is essential to the continued protection of the Agricultural Reserve and preservation of land for environmental stewardship and recreation. As our population grows and the region continues to develop, pressure on rural areas and natural systems will increase.”

WMCCA Comment: “As our population grows” is a false premise. There needs to be an honest, open discussion on whether never-ending population growth of the county is desirable given our finite resources.

COMPLETE COMMUNITIES

MIX OF USES AND FORMS

“The separation of uses and associated homogeneity in lot sizes, development standards and building forms, coupled with the commitment to barriers, buffers and transitions had the effect – whether intentional or not – of discouraging connections among people and places and reinforcing racial, social and economic divisions between neighborhoods and parts of the county.” (p. 44)

WMCCA Comment: We completely agree that barriers of the past such as red-lining were abhorrent. However, to completely demonize “The separation of uses and associated homogeneity in lot sizes, development standards and building forms” is unwarranted and unfair. In fact, minimum lot size requirement was used in some areas to protect water quality and drinking water supplies.

“The preservation and protection of neighborhoods dedicated exclusively to detached single-family houses has left residents disconnected from retail and other services, encouraged the construction of stand-alone public facilities, and perpetuated the inefficient use of land.” (p. 44)

WMCCA Comment: We are not necessarily against the concept of allowing small convenience stores, for example, in neighborhoods of detached single-family houses. An example of this is the Vilas area in Madison, Wisconsin.

However, as written, Thrive Montgomery is declaring war on single-family home neighborhoods. The phrase “inefficient use of land” is developer-speak for “I can make more money with denser development.”

If we follow the money, who stands to profit from this? Not the residents. To meet our objective of sustainable growth, for every up-zoned area there should be an equal down-zoned area. The down-zoned areas should be given Transfer of Developable Rights (TDRs), similar to what was done in the Ag Reserve, that

can be sold to developers in the up-zoned areas. Without a balance between up-zoning and down-zoning, the overall density in the County will continued ratcheting up.

“Allow sufficient densities to make a wide range of uses economically viable in complete communities. Encourage densities sufficient to support convenience retail and other local-serving amenities at the neighborhood level. Provide guidance for accommodating additional density in a context-sensitive manner.” (p. 45)

“Encourage higher density economic and housing cooperatives (live/work areas such as home occupations, artist villages, farmers’ market/villages, tech/life-science startup incubators).” (p. 46)

WMCCA Comment: To meet what should be our objective of sustainable growth, for every up-zoned area, there should be an equal down-zoned area. The down-zoned areas should be given Transfer of Developable Rights (TDRs), similar to what was done in the Ag Reserve, that can be sold to developers in the up-zoned areas. Without a balance between up-zoning and down-zoning, the overall density in the County will continued ratcheting up with no end in sight.

“The task of this plan, therefore, is less about identifying new locations for large government or corporate tenants and more about making parts of the county that already have been developed or planned more attractive to residents and workers, which in turn will help attract employers. The central premise is that making individual neighborhoods and districts more complete is among the most effective ways to accomplish this goal.” (p. 47)

WMCCA Comment: We disagree that the task of this plan should be to attract employers. The goal should be to ensure sustainable growth including sustainable population growth, sustainable economic growth, sustainable/increased natural resources protection, and sustainable/increased quality of life.

“This implementation will be primarily market driven, using the development review process to funnel contributions from private developers to streetscape improvements, dedication and construction of parks and public spaces, and the addition of bicycle and pedestrian infrastructure.” (p. 48)

WMCCA Comment: If “contributions from private developers” means voluntary contributions, we disagree. Such “contributions” should be mandatory as part of the development approval process.

“Opportunities for increased housing diversity outside the defined growth areas will allow neighborhoods to evolve over time to address current and future housing needs and become more racially and socioeconomically integrated.” (p. 49)

WMCCA Comment: This is just a dog whistle for allowing higher density outside of the “defined growth areas”. This is a recipe for creeping over development and environmental degradation.

“In addition, flexible use and development standards that allow variety in lot sizes, building types, and building placement offer an opportunity to increase commercial and residential diversity within neighborhoods.” (p. 50)

WMCCA Comment: We object to the concept of “flexible use and development standards”. This terminology has been substituted for “flexible regulations and zoning controls” which was used in the Public Hearing Draft. We don’t have flexible speed limits for a reason. We don’t want an officer to say, “The speed limit is 25, but I’ll be flexible and make it 45 for you, Mr. Jones.” Regulations and zoning controls should be fixed, not flexible. The implication is that the Planning Board can change regulations and zoning controls based on a whim or developer influence.

“Entitlement-centered rules are well-suited to standardized, cookie-cutter subdivisions but poorly adapted to the design of distinctive projects...” (p. 62)

WMCCA Comment: Standardized, cookie-cutter subdivisions are the product of lack of imagination on the part of the developers. This is not the fault of zoning rules.

“These policies will ensure that the design of our built environment supports our economic competitiveness”

WMCCA Comment: Our policies should ensure that the design of our built environment supports our sustainability (both economic and environmental).

“A focus on form and adaptability rather than use and density in regulatory systems will provide flexibility to respond to changing market conditions and demographic trends and adapt to disruptive technological and environmental change.” (p. 71)

WMCCA Comment: This language is unintelligible to the general public.

“Highly skilled workers in creative or knowledge-intensive occupations are particularly sensitive to quality of place, which includes an open and tolerant attitude toward different people, cultures, and lifestyles along with attention to the built and natural environment and excellent public services.”

WMCCA Comment: It is highly offensive to say that “highly skilled workers...” are particularly sensitive to these items. These are attributes of the average County resident regardless of occupation.

“Strategic investments in these kinds of spaces can increase the economic contribution of arts and culture over the long run by reinforcing the role of the sector in building centers of social gathering and cultural events which in turn attract other business and investment.”

WMCCA Comment: Arts and culture should be seen as important in their own right, not as a means to attract business and investment.

TRANSPORTATION AND COMMUNICATION NETWORKS

CONNECTING PEOPLE, PLACES, AND IDEAS

WMCCA Comment: We agree with Executive Elrich’s comments that, “The public Hearing draft’s Goal 7.1 recommended that growth be focused on infill development and redevelopment concentrated around rail and BRT, but the Planning Board removed the transit underpinning. The General Plan should return to the Public Hearing draft’s recommendation,” and “The Planning Board’s recommendation to designate communities with limited public transit for urbanization with MMH [missing middle housing] is a new form of sprawl.”

WMCCA Comment: We support the recommendation that no new highways be built. We would add the recommendation to eliminate the proposed environmentally destructive M-83 highway from the Master Plan of Highways and Transitways. Better to use those funds for mass transit projects.

WMCCA Comment: In coordination with other jurisdictions in the area, we should encourage people to move closer to their jobs by offering government subsidies for moving expenses, based on need, for people who wish to avoid long commutes. Not only would this reduce demand for new road construction,

but it would also take cars off the road. Our guess is that this would be less expensive than building or widening roads. It is a given that housing costs increase the closer-in you move. That will always be a trade-off: a longer commute with a bigger house vs. a shorter commute with a smaller house or apartment/townhouse. The reason we have suburban sprawl was (and is) the lure of less expensive/larger houses coupled with relatively cheap (arguably government subsidized) gasoline and roads. Solving congestion is not a simple problem and there are many variables in the equation. What if gas was taxed the way it should be (as in Europe), such as phasing in a tax of \$1 or more per gallon? This would have lots of possible repercussions: people buying smaller cars, moving closer-in, switching to transit, moving to Virginia (which may not be a bad thing), etc. The regressive nature of such a tax could be offset by needs-based refunds.

“Expand the street grid in downtowns, town centers, transit corridors, and suburban centers of activity to create shorter blocks.” (p. 80)

WMCCA Comment: This is not a good idea. It will result in more miles of impervious roadway, leading to more stormwater runoff, leading to more degradation of stream valleys.

“Convert existing traffic lanes and on-street parking to create space for walkways, bikeways, and street buffers with landscaping and street trees.” (p. 80)

WMCCA Comment: We support this ideal. Plus, walkways/bikeways must be separated from motorized vehicles by solid barriers such as jersey walls, not simply low curbs.

“Adapt policies to reflect the economic and environmental costs of driving alone.” (p. 80)

WMCCA Comment: Examine the pros and cons of increasing the gasoline tax with allowances/refunds for low income households and small businesses dependent on, for example, local delivery trips.

AFFORDABLE & ATTAINABLE HOUSING

MORE OF EVERYTHING

“Housing price increases have outpaced growth in incomes, leading some people to leave the county in search of more affordable places to live.” (p. 90)

WMCCA Comment: This is not necessarily a bad thing. Fewer people means decreased demand for county services. Some people leave the county to get larger houses and more land in places like Frederick. The trade-off is that they have longer commutes. We should not be held hostage to their demands to build more roads to speed their long commutes. Still, we totally support the need for more affordable housing.

“The obstacles faced by young workers in finding housing they can afford makes it harder for employers to attract and retain the employees they need, damaging our economic competitiveness.”

WMCCA Comment: This is just one of many examples where statements are made as factual without references to any study results. Statements like this, not supported by evidence, are not believable. It could be that employers need to offer living wages to attract and retain employees.

“With more than one-third of the county’s land area currently zoned for single family residences, these needs will be difficult to meet.” (p. 96)

Expansion and diversification of our housing stock is an essential step toward reducing these kinds of racial and socioeconomic inequality. By 2045, the people of color are forecast to make up 73 percent of the county’s population, with a significant percentage earning less than \$50,000 a year. In order to match the anticipated incomes and housing types suited to the county’s future population, about half of all new dwellings will need to be rental units in multifamily buildings (including both apartment and townhome, duplex, triplex, and quadplex units) and more than one quarter will need to be for sale units in multifamily buildings (including condominiums and other attached and semi-detached building types). With more than one-third of the county’s land area currently zoned for single family residences, these needs will be difficult to meet. (p. 96)

WMCCA Comment: The logic used to reach this conclusion does not make sense. For example, in theory, if building height restrictions were removed, tall buildings in the other two-thirds of the county’s land area surely could accommodate any amount of population growth. Furthermore, the statistic that “By 2045, the people of color are forecast to make up 73 percent of the county’s population, with a significant percentage earning less than \$50,000 a year” assumes that the county does nothing to ensure that all workers earn a living wage. The lack of housing affordability can be counteracted by paying employees a fair wage.

“Between 2020 and 2040, Montgomery County is expected to need to add 63,031 new households, both working and non-working households, specifically new residents who are seniors or persons with disabilities.” (p. 97)

WMCCA Comment: This is just one of many examples where statements are made as factual without references to any study results. Statement like this, not supported by evidence, are not believable.

“Adding more “Missing Middle” housing types – ranging from low to medium densities such as accessory dwelling units (ADU’s); duplexes; triplexes; quadplexes; live-work units; and clustered housing such as townhouses, courtyard dwellings and smaller apartment buildings to more neighborhoods will provide more choice, enhance intergenerational interaction, promote aging in place, and build social capital.” (p. 106)

WMCCA Comment: What is the evidence to support the above statement with respect to “promote aging in place”? Some of us know of seniors that age in place in single family homes with and without the help of care givers

PARKS AND RECREATION

FOR AN INCREASINGLY URBAN AND DIVERSE COMMUNITY: ACTIVE AND SOCIAL

“Montgomery County has long been a leader in adopting forward-thinking policies for the preservation of land for parks, recreation, agriculture, and resource conservation. (p. 112)

WMCCA Comment: This is too self-congratulatory. There is no way we can claim to be a leader when, for example, we are trashing our natural areas by doing so-called “stream restorations” which convert natural (although not always pristine) areas into engineered stormwater conveyances (with some exceptions such as “daylighting” piped streams and concrete culvert removal). We are not a leader in protecting our natural environment when over-development has been allowed which degrades the water quality in Little Seneca Lake, our emergency drinking water supply.

“Many conservation-oriented parks lack trails and are inaccessible to walkers, cyclists, and transit users, limiting their availability to the greater public.” (p. 115)

WMCCA Comment: Conservation parks are dedicated to environmental conservation. Therefore, trails should only be allowed if they do not interfere with the purpose of such parks.

“Focus on social engagement and community building as a central role of parks and recreation.”

WMCCA Comment: While these are a few of many parks roles, it should not be THE central role. The central role of parks should be providing areas for passive enjoyment of nature - this is the top usage of parks per the last resident survey (passive enjoyment was the top 4 priorities: trails, natural space, wildlife habitat, and nature recreation)

“Prioritize acquisition of land for parks in urban centers and other intensively developed places along growth corridors.”

WMCCA Comment: While acquisition of parks in these areas is important, they should not be prioritized over other parts of the county. Given the rapidly disappearing “large” tracks of contiguous natural (even if not pristine) land throughout the county, it is important to continue adding larger areas throughout the county to our park system to preserve them for future generations. If funding is prioritized towards urban and growth areas, the other unprotected natural areas will disappear forever.

“Use park and recreation facilities/programs to promote active lifestyles.”

“Include active recreation as an integral element in park planning and design.”

“Encourage active recreation as a key component of POPS in all parts of the county.”

“Provide park/recreation facilities and programs designed to encourage residents of all ages/ cultures to engage in vigorous physical activity.”

“Integrate park trails and paths into transportation planning and better use them to connect residents to jobs and centers of activity.”

WMCCA Comment: We disagree with the strong emphasis on “active recreation”. First of all, Park surveys show that passive recreation is the preferred use of parks by a wide margin. Second, studies have shown that even moderate activity, such as walking 20 minutes a day, have huge health benefits. Third, an emphasis on “active recreation” means, by definition, more ball fields, ice rinks, and other facilities for organized sports to the detriment of land dedicated to natural areas and passive recreation. The emphasis on the benefits of team sports is vastly overrated. Many of us who never participated in team sports

(which promote a culture of winners and losers) as children are healthy, vigorous adults.

“Make social connection a central objective for parks and recreation.”

WMCCA Comment: While social connection is important, so is enjoyment of nature and quiet contemplation. Residents shouldn't have to travel long distances to large national parks to have such experiences. Social connections can be made at the grocery store, but quiet enjoyment of nature and bird watching can best happen in areas like parks.

“Update park facility standards and acquisition strategies to align with infill development and adaptive reuse.”

WMCCA Comment: See above comments. Acquisition strategies must also align with the purchase of “large” natural areas outside urban/corridor areas.

stopp

“Maintain high standards of environmental stewardship in park management and operations.”

“Reaffirm the Parks Department’s commitment to resource conservation, stewardship, and sustainability practices such as innovative stream and habitat restoration projects.”

WMCCA Comment: There should be absolutely no reaffirmation of the destructive practice known as “stream restoration” projects. “Stream restoration” projects are not innovative - these projects destroy natural areas (even if they aren't pristine) and do not address the root cause of stream erosion which is uncontrolled stormwater fire-hosing into streams from impervious surfaces. Parks must work with other government agencies (DEP, DOT, MCPS, SHA, etc.) to control stormwater upland from streams.

“World-class places require world-class park, recreation and cultural amenities. Look to Central Park in New York, Golden Gate Park in San Francisco, Millennium Park in Chicago, or Hyde Park in London and the significance of great urban parks becomes clear.”

WMCCA Comment: None of these examples are natural parks. While these types of urban parks are fantastic, they are groomed, man-made areas not natural parks. Included in the list of parks to emulate should be natural parks such as Rock Creek Park, the largest natural urban park in the country.

“Stream restoration and stormwater management projects on parkland protect against flooding and improve water quality.”

WMCCA Comment: While we enthusiastically support daylighting buried streams and removing concrete channelization (as shown in Fig. 74, Evens Parkway stream), other “stream restorations” to stabilize stream banks or reconnect floodplains are a case of the cure being worse than the disease. These projects destroy natural areas (even if they aren’t pristine) and do not address the cause of stream erosion which is uncontrolled stormwater fire-hosing into streams from impervious surfaces. Parks must work with other government agencies to address stormwater control upland from streams. It has been proven by researchers such as Margaret Palmer and Robert Hilderbrand (at the U. of MD) and others that the water quality as measured by standard biological indicators rarely if ever improves after a “stream restoration”.

“Parks provide wildlife corridors that can account for changes in habitat patterns.”

WMCCA Comment: Parks themselves do not provide wildlife corridors. Parks themselves are fragmented islands of biological discontinuity. It is only when parks and other natural areas are interconnected do they provide true wildlife corridors. Efforts should be made to acquire land for such interconnectivity between parks.

“Urban tree canopy mitigates thermal pollution, helps limit the heat island effect of intensive development, filters pollutants, and sequesters carbon. Habitat restoration provides wildlife with natural terrain, reduces human-wildlife conflict and improves overall ecosystem performance.”

WMCCA Comment: “Stream restorations” actually destroy natural areas rather than restore them. “Stream restorations” destroy natural terrain, turning natural areas (even degraded ones) into “nature-land” theme parks. To think that we can improve the ecosystem with heavy equipment is the height of human hubris. The complex web of interactions between fauna, flora, geology, and hydrology that interact in natural areas is irreplaceable and can’t be recreated by engineering projects using bulldozers and trucked-in boulders and fill material to create artificial structures in our natural areas.

WHAT CAN THRIVE MONTGOMERY 2050 – OR ANY PLAN –
ACHIEVE?

Relationship between Thrive Montgomery 2050 and the Climate Action Plan

“The Planning Department staff worked with executive branch representatives to ensure that the goals, policies, and actions recommended by Thrive Montgomery 2050 and the CAP are complementary rather than duplicative.”

WMCCA Comment: The Thrive Montgomery’s promotion of “stream restorations” is in direct contradiction of the CAP’s vision to retain forests (p. xvii). “Stream restorations” are highly destructive construction projects which actually destroy forested areas in their footprints. Even if replanted, the complex web of interactions between fauna, flora, geology, and hydrology that interact in natural areas is irreplaceable and can’t be recreated by engineering projects using bulldozers and trucked-in material to create artificial structures in our natural areas.

APPENDIX A

“2. Public Participation. The Plan has been developed with broad and deep engagement with neighborhood organizations, businesses, cultural groups, religious institutions and other stakeholders.” (p. 141)

WMCCA Comment: The West Montgomery County Citizens Association was not consulted during this revision of the Public Hearing Draft Plan from October. Nor, we suspect, were other citizen groups. In fact, this Planning Board Draft is not just a revision of the October Public Hearing Draft Plan, it is a complete rewrite. As such, the Planning Board should have been required to go through another round of public hearings.

“8. Economic Development” (p. 142)

WMCCA Comment: Economic development should not include the use of subsidies in the form of, for example, tax breaks such as multi-year tax abatements or payment in lieu of taxes, property tax exemptions, etc. for any commercial development projects. Tax-payer subsidies of large corporations will no longer be tolerated - these enterprises need to pay their own way and not be subsidized by taxpayers. In addition, new business development must not get ahead of infrastructure and public services. New businesses must contribute funds to the roads, sidewalks, schools, fire departments, community centers, parks, etc., required to support the needs of the new residents that they attract to the county.

Development must proceed on its own merits with any risks shouldered by commercial enterprises, not the public. Tax concessions to sports arenas, for example, have been shown to not return the public's initial "investment".

"10. The Plan's recommendations on Complete Communities; compact development; heavier reliance on walking, rolling, and transit with reductions in vehicular travel; stewardship of parks and land conservation; and other environmental management strategies such as stream restoration will help protect and conserve the county's waterways, forests, farmland, and other natural resources." (p. 142)

WMCCA Comment: This is simply not true for "stream restorations" – they neither protect nor conserve the county's waterways or forests. "Stream restorations" are highly destructive construction projects which actually turn natural waterways into engineered stormwater drainage ditches and destroy forested areas in their footprints. Even if replanted, the complex web of interactions between fauna, flora, geology, and hydrology that interact in natural areas is irreplaceable and can't be recreated by engineering projects using bulldozers and trucked-in material to create artificial structures in our natural areas.

"Economic Growth, Resource Protection, and Planning Act of 1992, as amended

(House Bill 1141 Land Use Planning – Local Government Planning, 2006 (HB 1141) The 1992 Economic Growth, Resource Protection, and Planning Act required local jurisdictions to adopt a "sensitive areas" element designed to protect sensitive areas from the adverse effects of development. Sensitive areas include streams and their buffers, 100-year floodplains, habitats of threatened and endangered species, steep slopes, wetlands and other areas in need of special protection. In Montgomery County, the sensitive areas element was satisfied by the Planning Board's approval of the Guidelines for Environmental Management of Development in Montgomery County (the Guidelines). The Guidelines are a compilation of policies and guidelines that affect the protection of sensitive resources during the development review process." (p. 143)

WMCCA Comment: The Planning Board is simply not doing its job to protect these sensitive areas – it has ignored the Guidelines in our area of the county.

"Local jurisdictions are also required to include a water resources planning element in their comprehensive plans. This element ensures that drinking water and other water resources will be adequate and suitable receiving waters and land areas will be available to meet stormwater management and wastewater treatment and disposal needs of existing and future development. Montgomery County met this requirement through its Water Resources Functional Plan, which was approved by the County Council in July of 2010, and adopted by the full Commission in September 2010."

WMCCA Comment: While we may have a Water Resources Functional Plan sitting on the shelf, by allowing over-development in the Seneca Lake watershed the county has not ensured that drinking water will be adequate for those receiving water from WSSC. Seneca Lake is an emergency water source, and over-development in its watershed has led to degraded water quality.

The county has not ensured that drinking water is adequate for properties on well water. Currently, there is no county testing nor a requirement for property owners to test well water quality other than at the time of property transfer.

END OF WMCCA COMMENTS

From: [Dejan Zdravkov <dejan.zdravkov@gmail.com>](mailto:dejan.zdravkov@gmail.com)
To: County.Council@MontgomeryCountyMD.gov
Subject: Thrive Montgomery 2050
Date: Wednesday, July 7, 2021 8:58:35 PM

5124954

Dear County Council Members,

My name is Dejan Zdravkov and I'm a resident of the Brookdale Neighborhood.

I'm writing to you to voice my concerns about the Thrive 2050 plan. Key issues I have with it are the following:

- Higher density in our single family neighborhood with narrow streets, no sidewalks and limited parking is a recipe for accidents
- The Planning Board's one-size-fits-all approach to urban, suburban, and more rural areas of the county near metro stops doesn't benefit stable single family neighborhoods like Brookdale
- There are ample opportunities for providing higher residential density near the Friendship Heights metro stations outside of our residential neighborhood along Wisconsin Avenue, on the Mazza Galleria site, GEICO, and the Lord and Taylor site among other locations.
- Our neighborhood request a full airing of our concerns a not a rushed initiative to implement the Thrive 2050 plan and associated zoning.

We hope you can do this before the next County Council Meeting on this to be conducted on July 9.

Sincerely,

Dejan Zdravkov

Sent from my iPhone

From: [Julie Lazar <jlazar20016@yahoo.com>](mailto:jlazar20016@yahoo.com)
To: county.council@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov;
councilmember.albornoz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov;
councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov
Subject: Rezoning the Sacks Neighborhood for Attainable Housing
Date: Wednesday, July 7, 2021 11:54:14 PM

5124956

Dear Council Members,

I own a house on Leland St. and have been following the discussion about Thrive Montgomery and hoping that rezoning the Sacks neighborhood will be a part of the plan. I was dismayed when I heard that the bold and visionary approach to dealing with Montgomery County's attainable housing shortage is being watered down. During the formulation of the Bethesda Master Plan a few years ago, a few neighbors and I met with several council members and definitely got the impression that they were in favor of allowing higher density in Sacks. The floating zone that Sacks received was a tiny improvement over R-60, but nevertheless it felt to several of us like a huge opportunity was missed. Sacks' location so close to the Red and Purple Lines, bus routes along Wisconsin Avenue, major roads such as Bradley Boulevard, not to mention being within the CBD makes it ideal for higher density development. Allowing only duplexes to quadriplexes is such a waste of an incomparably valuable area. Having higher density zoning in Sacks really benefits everyone, allowing more people to live in this ideal location, close to mass transit and many walkable amenities, and at the same time growing the county's tax base. Hearing about the Thrive initiative was so exciting because it seemed like the missed opportunity of a few years ago could be rectified. Please continue with the original plan to rezone Sacks to allow development of attainable housing that will benefit so many more people than a few duplexes ever could.

Thank you,

Julie Lazar

4822 Leland Street

PH 6-17-21 THRIVE
MONTGOMERY 2050

NAN
CC
PD

From: [Darnestown Civic Association <darnestowncivic@gmail.com>](mailto:DarnestownCivicAssociation@gmail.com)
To: Tom.Hucker@montgomerycountymd.gov
Cc: Gabriel.Albornoz@montgomerycountymd.gov; Andrew.Friedson@montgomerycountymd.gov; Evan.Glass@montgomerycountymd.gov; William.Jawando@montgomerycountymd.gov; Sidney.Katz@montgomerycountymd.gov; Nancy.Navarro@montgomerycountymd.gov; Craig.Rice@montgomerycountymd.gov; Hans.Riemer@montgomerycountymd.gov; Marc.Elich@montgomerycountymd.gov; Casey.Anderson@mncppc-mc.org; Natali.Fani-Gonzalez@mncppc-mc.org; Gerald.Cichy@mncppc-mc.org; Tina.Patterson@mncppc-mc.org; Partap.Verma@mncppc-mc.org; gwen.wright@montgomeryplanning.org; Pamela.Dunn@montgomerycountymd.gov; Meredith.Wellington@montgomerycountymd.gov; County.Council@montgomerycountymd.gov
Subject: DCA Testimony to Montgomery County Council re: Thrive Montgomery 2050
Date: Thursday, July 8, 2021 2:39:47 PM
Attachments: [image.png](#)
[DCA Thrive Testimony 07.08.2021 Final.pdf](#)

5124988

On behalf of the Darnestown community, The Darnestown Civic Association is pleased to submit our attached testimony to the Montgomery County Council re: Thrive Montgomery 2050 Planning Board Draft, April 2021.

Scott Mostrom

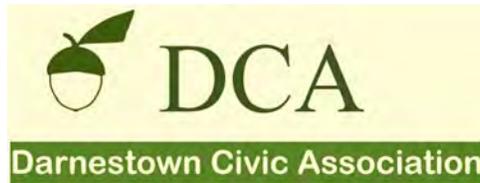
President, Darnestown Civic Association

president@darnestowncivic.org



Darnestown Civic Association

www.darnestowncivic.org



MEMORANDUM

July 8 2021

To: Tom Hucker, President, Montgomery County Council

From: Scott Mostrom, President, Darnestown Civic Association 

Subject: Darnestown Civic Association Testimony to the Montgomery County Council
- Thrive Montgomery 2050 Planning Board Draft, April 2021

On behalf of the Darnestown community, The Darnestown Civic Association is pleased to submit our testimony for your consideration. As evidenced by our enclosed January 16, 2020 communication to the Planning Board we had high hopes and serious concerns related to the new general plan.

We have a great deal of respect for the people, processes, and work products of the Planning Board. We have unwavering gratitude for the graciousness of Planning Board Chair Anderson, diligence of the Commissioners, adept management of Director Wright and her management team, and the amazing work the staff does to make our lives exceptional every day here in Montgomery County.

We believe what makes us all exceptional is our ability to embrace our differences while we work together to improve the future.

We have been working diligently while juggling demanding professional and home lives, community stewardship responsibilities and a disruptive pandemic to prepare for the delivery of the plan to the County Council. We are better off for the process and have certainly refined our thinking, approach, and capabilities. We have learned much from Montgomery Planning and look forward to detailed and open collaboration in the future. Today we offer a straightforward, non-disruptive set of adjustments which begin to correct oversights and mitigate shortcomings in the proposed new general plan amendment. These adjustments put the county on track to meet its strategic

goals by acting to (borrowing from Pamela Dunn in the staff report for the Public Hearing) “guide future master plans, County and State capital improvement processes, and other public and private initiatives that influence land use and planning in Montgomery County”.

We stand ready to continue our work with the County Council, the Planning Board, and the Executive Branch to help create the future of Montgomery County.

cc:

Councilmember Gabe Albornoz
Councilmember Andrew Friedson
Councilmember Evan Glass
Councilmember Will Jawando
Councilmember Sidney Katz
Councilmember Nancy Navarro
Councilmember Craig Rice
Councilmember Hans Riemer
Marc Elrich, County Executive
Casey Anderson, Planning Board Chair
Natali Fani-Gonzalez Planning Board Vice-Chair
Gerald R. Cichy, Planning Board Commissioner
Tina Patterson, Planning Board Commissioner
Partap Verma, Planning Board Commissioner
Gwen Wright, Planning Department Director
Pamela Dunn, Senior Legislative Analyst, Montgomery County Council
Meredith Wellington, Land Use Planning Policy Analyst, Office of the County Executive

Introduction

SUBJECT

Darnestown Civic Association Montgomery County Council Public Hearing Testimony on the Planning Board Thrive Montgomery 2050 Draft Plan

DESCRIPTION/ISSUE

The Darnestown Civic Association (DCA) has been connecting its residents with credible information, policy makers, and when required advocating about Montgomery County public policy issues including land use for over fifty years.

The DCA and other civic associations including West Montgomery County Citizens Association, Montgomery Countryside Alliance, Boyds Civic Association, Sugarloaf Citizens Association, and Coalition for Smarter Growth have all indicated the Thrive maps shown as Figure 29 and Figure 61 need to be adjusted.

We stand ready to work with the Council and others on seeing these map adjustment amendments through to adoption and collaborating on a myriad of other plan improvements and refinements.

KEY POINTS

As submitted to you on June 21, 2021:

Our initial suggested changes are essential for us, key to achieve corridor-focused growth, non-disruptive to the plan, and straightforward.

A.

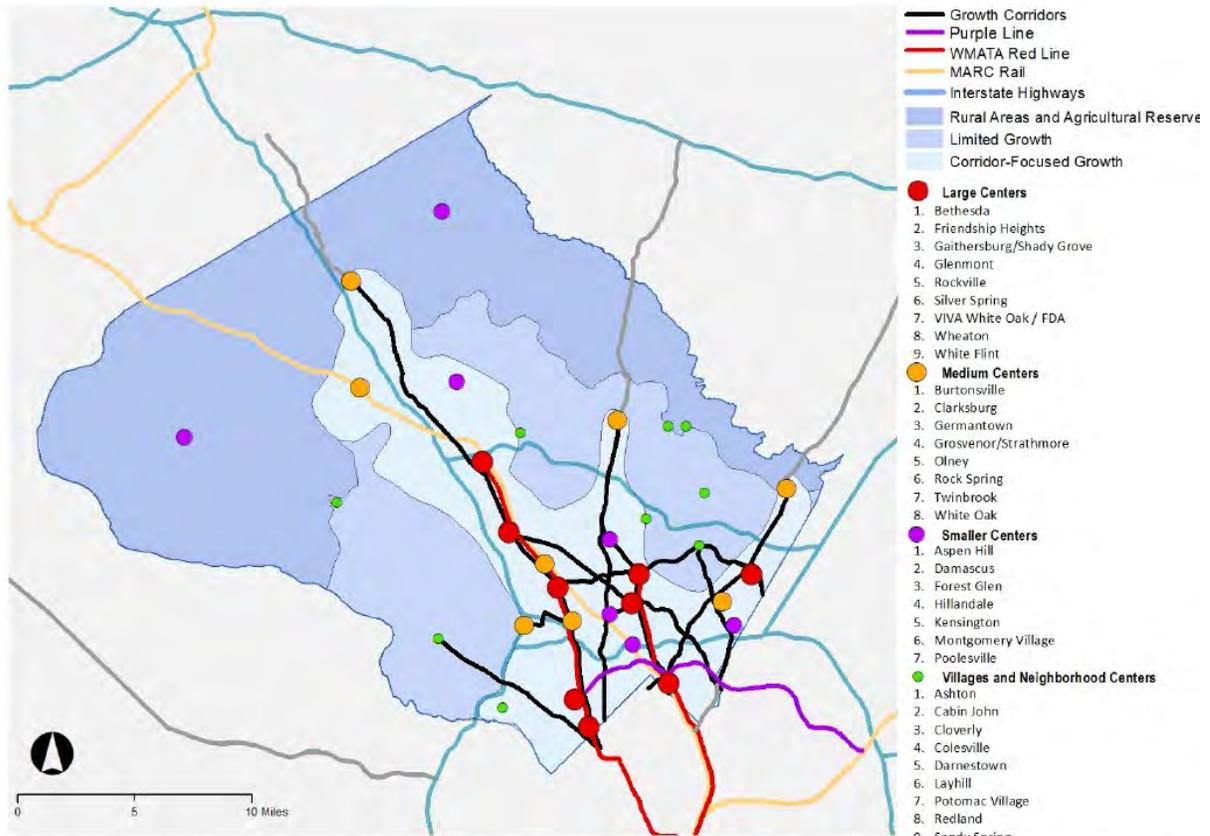
Amend the “Rural Areas and Agricultural Reserve” area depicted in Figure 29 on page 31 of the proposed new general plan to match the Rural East and Rural West Transportation Policy Areas in the currently adopted Growth and Infrastructure Policy.

B.

Amend the “Rural, Agricultural” area depicted in Figure 61 on page 98 of the proposed new general plan to match the Rural East and Rural West Transportation Policy Areas in the currently adopted Growth and Infrastructure Policy.

C.

Remove Darnestown from the list of “Villages and Neighborhood Centers” in Figure 29 on page 31 of the proposed new general plan.



The Thrive Montgomery 2050 Growth diagram illustrates growth concepts and potential centers of activity, but the diagram should be considered in the context of the Compact Growth and Complete Communities chapters. The centers of activity shown are not exhaustive of all existing or potential centers.

Figure 29: Corridor-focused growth

31 Compact Growth

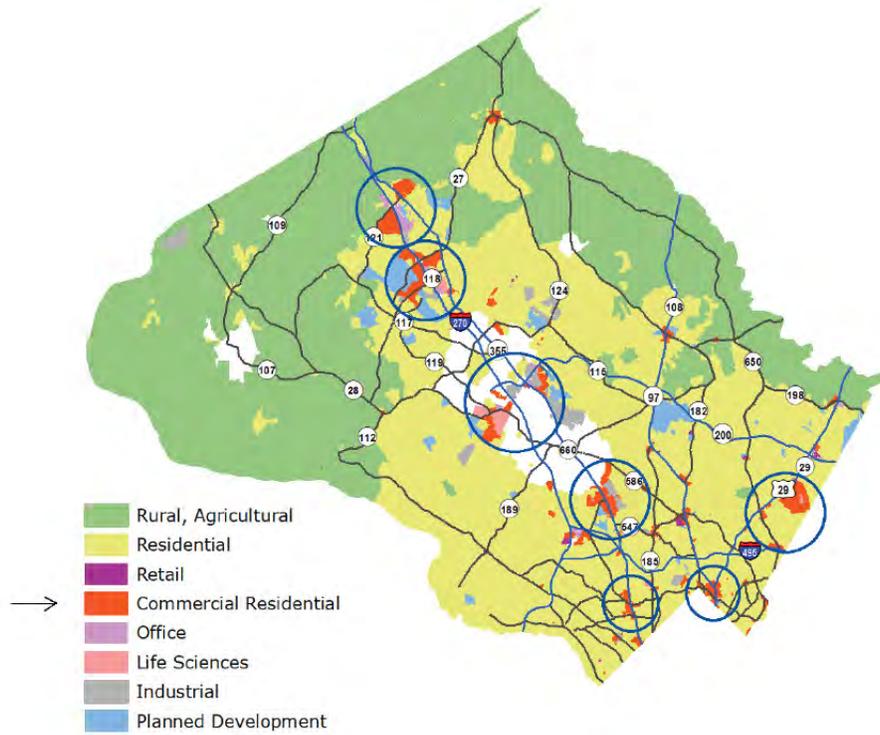
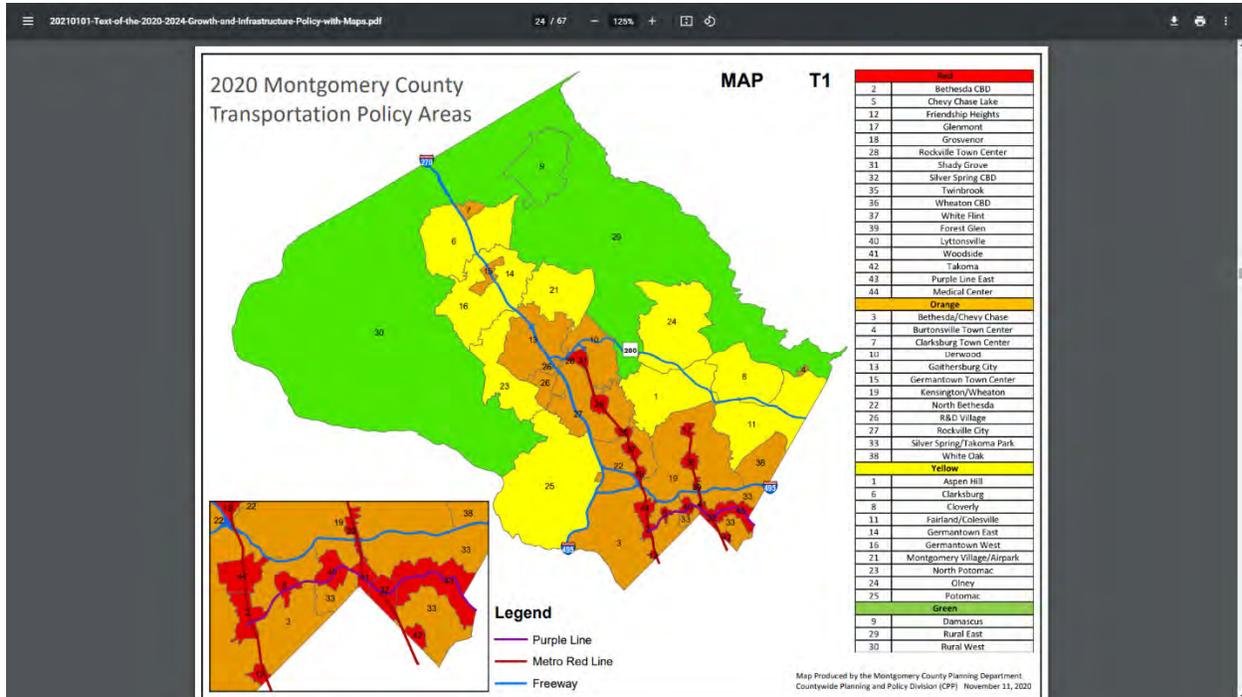


Figure 61: Land uses in Montgomery County, 2020



The Protected Lands resulting from these map adjustments definitively shape a pattern of sustainable development.

The 2020 Montgomery County Transportation Policy Areas map may not have been intended as such, but it is an excellent growth footprint map, showing four density gradients, crisp boundaries, aligns with other policy efforts including the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan, and restores protections for previously protected lands. Just add the roads based growth corridors and it's a much better 2050 growth footprint map.

Today we provide background on our three initial suggestions and add a fourth more cumbersome suggestion, in that it requires language changes in multiple places.

D. The rural and agricultural Protected Lands should be excluded from density initiatives, including compact growth and complete communities. These Protected Lands need a fundamentally different set of human settlement precepts. Perhaps a good example is how our rustic roads are covered by a whole different code set than the rest of our roads. We are also, in the Coalition Accord for Rural Communities, calling for a rural living creed which suggests accountability measures for situations where people own and inhabit large plots of land. All the exceptions to allowing density to occur outside the focused growth area should have the word "rural" stricken.

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Who we are and what we do

We would like to first provide some background on who we are - Darnestown, the Darnestown Civic Association (DCA), as well as the people of Darnestown.

Darnestown is a rural community with defined borders, and includes approximately 6000 residents in 1950 households. In total we have approximately 28 neighborhoods across our 16 square miles. We're bordered by critical watershed and heritage areas that include:

- The Agricultural Reserve and the Seneca Historic District (Maryland's largest) to our west
- The Potomac River & the C&O National Historical Park to our south
- Muddy Branch Stream Valley on the east, and
- Seneca Creek State Park that wraps our north and west borders

There are more than 800 businesses registered with a Darnestown address. In our consistently low density rural community's commercial and civic core – the three square miles around the intersection of MD RT-28 and MD RT-112 - we have a 42,000 square foot national grocery chain and coffee shop, a national bank branch, a fuel station, a dry cleaner, a beer and wine store, a saddlery, a flooring store, a senior residence home, four places of worship, two M-NCPPC parks, Darnestown Elementary School and three private schools. Across the rest of Darnestown there are three additional county parks, an international recreation center, two day camps and the Darnestown Swim & Racquet Club.

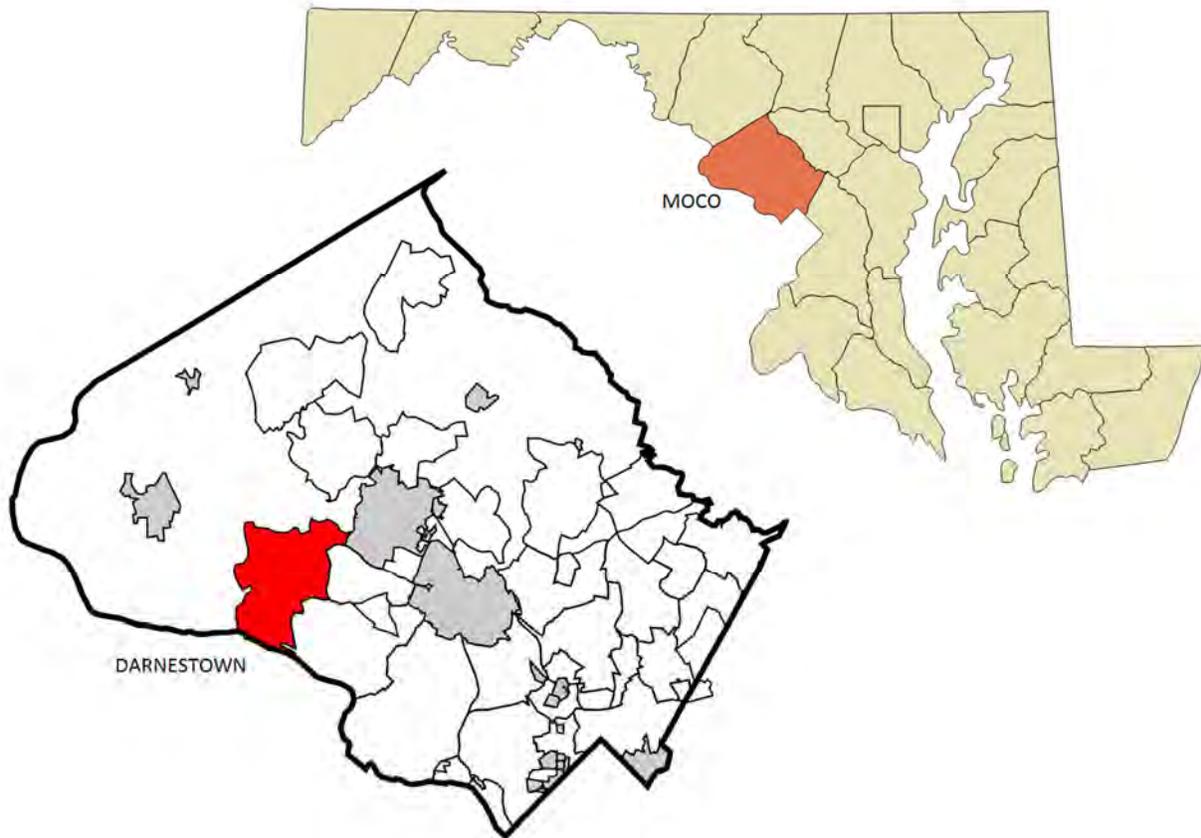
The DCA is in its 56th year serving the interests of the Darnestown community. This includes advocating for our residents and connecting our residents with County and State policy-makers. As you probably know, we've been very actively engaged in Thrive, just as we were in the 1980 and 2002 Potomac Subregion Master Plans. We are actively visioning Darnestown's future, leveraging a diversely talented team of volunteers as well as input from our entire resident base. In these efforts - and all engagements with our residents - we are committed to support diversity, inclusion, and equity within our association and across our community.

We take great pride in the space we have, our quaint nurturing neighborhoods, a wide range of institutions, natural and heritage resources, and community events and social activities that bring us together. Above all, we take great pride that this - is our home ... this - is our community. We support each other, embrace our differences, and celebrate the common identity of living in Darnestown.

Preserving all of this is core to the DCA and core to our mission to serve our residents.

Top concerns for our future include the continued sprawl of dense development and traffic throughout the county, especially in rural areas like ours that are outside the current sewer envelope and outside the Agricultural Reserve.

The maps below show our geophysical position in the county and the county's position in the state.



Graphic thanks to Arkyan

Background and Rationale

General Discussion

Compact Growth and Complete Communities are centerpiece concepts in the draft plan. Protected Lands should be on equal footing. Together these three pillars offer a well-balanced set of guidelines.

The proposed Limited Growth area is too large, encompasses previously protected land, and includes land outside the current sewer envelope. The sewer envelope will expand to fill the Limited Growth area and it will not be limited in its growth nor will its growth be organic.

The lack of inclusion of a large portion of what is classified today as rural residential land by the new proposed rural area is unconscionable.

Even before the complete surprise notion of a Limited Growth Area appeared in the Planning Board Draft we testified in November 2020 that “the proposed new plan has less overarching protections for the environment and against sprawl than the plan it intends to replace”.

The areas outside the current sewer envelope:

- are Protected Lands
- should not be part of the Corridor-Focused Growth or Limited Growth footprint areas (our changes A. and B.)
- should not contain designated activity centers (our change C.)
- should not be included in density initiatives (our change D., requires language changes)
- are essential to achieving corridor focused growth and,
- should have a fundamentally different set of human settlement precepts

We ask to be removed from Figure 29 as Darnestown has characteristics not at all like the other Villages and Neighborhood Centers (VNC) listed on the map. We have no sewer service except where four very small islands of service have encroached and are the only VNC outside the sewer envelope. We have a much lower population density (under 400 people per square mile) than the other VNCs which have densities two to eight times higher. We have an unmatched density of vital natural and heritage resources in and around us.

Protected Lands whether they are to be called Rural Areas and Agricultural Reserve, Heirloom Areas, Ecosystem Stewardship areas or any other name are essential for the county to achieve its strategic goals.

We have more work in progress and would like to continue to assist in the creation of the new general plan but our time has run out. Should the council decide to keep the window open for input and participation we will allocate time and resources to continue our efforts.

Councilmember Brief

The Approach

Urban planners have for over fifty years been telling us in our general plans that the best form of human settlement is highly dense population centers.

Urban planners promote a gradient of population densities from the natural, lightly visited areas, to areas lightly inhabited, and then on to dense and highly dense areas. Maintaining proper density gradients is essential. Market pressures to sprawl are intense. It is not enough to do the good things and encourage focused growth, in order to stop sprawl, you must stop it where it is mostly like to occur – on the edges.

Controlling the density gradient becomes a primary land use and adequate public facilities objective. Every general plan has talked about it and tried to make it happen. Yet the seepage of density continues.

The Plans

While Thrive is intensely focused on high density growth it is much weaker than its predecessors in preventing sprawl. The case can be made that Thrive enables, encourages, promotes, and in some cases, requires sprawl.

Like all good general plans Thrive questions existing policies. It finds fault in previous plans, identifies emerging trends, and the next plan will do the same. What is not being asked is the question of; is there anything obvious about Thrive that future plans will regard as reasons why it failed to deliver its desired outcomes.

We see at least one item, and it jumps out at us when we look at three or four maps in particular. We see this so clearly because of our location in the county;

wedged between an unmatched amount of natural and heritage areas and our position at the edge of multiple corridor cities and suburban elements.

Our area was continuous in the 1964 plan, chopped into three parts in the 1993 Plan Refinement, and now Thrive proposes to cut us in half.

The Thrive growth footprint map is more informative in its detail than the 1993 Refinement map, as it shows interconnected growth corridors, yet it still has a similar growth footprint and in fact moves in reverse and enables more sprawl than indicated in the Transportation Policy Areas map in the adopted 2020 Growth and Infrastructure Policy.

What We've Got

There are many great ideas in Thrive. Please don't mistake our focus on concerns as a lack of recognition of the advancements made by Thrive.

Our suggested adjustments to Thrive address what we see as existential harm to our area and to varying extents to all rural areas outside the Agricultural Reserve. These adjustments not only promote and protect our way of life, but prevent sprawl and guide the pattern of development in the direction desired for decades but marginally achieved to date.

Additionally, we have joined with four other civic organizations to create a Coalition Accord on Rural Communities. The Accord was submitted to the Planning Board as Thrive Public Hearing testimony and today submits to the County Council as included in the next section. The Accord is a one page document with three objectives.

It would be useful for the submission deadline to remain open. We would like to provide more input. We are ready with our most essential items. Keeping the process open for input would allow for a collaborative public policy process to continue.

Wrap Up

In conclusion, sprawl reduces our capability to Thrive. Thrive enables more sprawl than its predecessors. A straightforward, non-disruptive Thrive adjustment in concert with current policy can solve sprawl.

Our main message today is Protected Lands. Defining Protected Lands forces growth to happen where it is most desired and prevents sprawl. Thrive's smaller rural areas and large limited growth area invites sprawl and detracts from focused growth.

The 1980 Preservation of Agriculture & Rural Open Space Functional Master Plan had three areas: The Agricultural Reserve, Rural Open Space, and Rural Residential. These Agricultural, Rural, Heritage and Ecosystem stewardship lands should stay unified and have a far different set of codes, be they form based code or otherwise and design guidelines be they pattern books or otherwise than the rest of the county.

These Protected Lands should not be included in broad density initiatives. Disruptively adding density to these areas invites sprawl and eventually makes it imperative.

A reinforcement, renaming, reaffirmation, refinement, redefinition, and recommitment to Protected Lands is required to make Thrive work.

In closing, the Potomac and Patuxent Protected Lands secure our future. Protected Lands are a key element of our strategic vision's alignment with county goals.

Coalition Accord on Rural Communities (C ARC)

When it became apparent the ecosystem fragile, sparsely populated, consistently low density sliver of land between the Agricultural Reserve and the current sewer envelope was at risk of being developed we sought out partners to advocate for protecting these lands. West Montgomery as our neighbors to the east and Boyds as our neighbor to the north in the Potomac portion of these lands joined us as signatories. The Montgomery Countryside Alliance and the Sugarloaf Citizens Association asked us to add the entire Agricultural Reserve to the area covered by the C ARC and we obliged. The Coalition for Smarter Growth endorsed the first two points about sewer and roads but not the third point about rural residential. We were unable to connect with any groups in the Patuxent portion of these lands.

2020 COALITION ACCORD on RURAL COMMUNITIES

(C ARC 2020)

We seek General Plan level and other legal protections for Rural Communities. Rural Communities as referenced herein are areas that are outside the current sewer envelope. The protections we seek are to 1a) ensure extremely high restrictions on sewer service and 1b) mitigate current and prevent future corridor level (highway and arterial) non-transit traffic in Rural Communities.

We seek explicit General Plan 2) acknowledgement of Rural Communities as a viable, desirable, vital, wholly appropriate, important type of development, place making, and way of life.

The Signatories implore the Planning Commission to work collaboratively to enumerate and the County Council to enact legislation required to specifically provide for and codify via Montgomery County's new General Plan; and as otherwise required in other plans such as the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan and throughout the Montgomery County Code, Zoning Ordinance, and Code of Montgomery County Regulations (COMCOR); and work to effect the same with area, state, county, local jurisdictions, agencies, and commissions; and reiterate and reinforce at county operational levels; in a manner to cause:

1. Protections for areas that are outside the current sewer envelope to ensure
 - a. Extremely high restrictions on sewer service, and
 - b. Mitigation of current and prevention of future corridor level (highway and arterial) non-transit traffic in these areas.

2. Recognition of Rural Communities and their vital characteristics.

Rural living is resilient, healthy, equitable living in a sustainable, harmonious coexistence with the natural environment and heritage sites. Stewardship of all ecosystem components, especially regionally critical systemic components such as native plants, watersheds, groundwater and soils is the prime guiding factor in planning human activities in Rural Communities. Curation of heritage sites and their surrounds is an exceptional feature of Rural Communities. Open spaces, low levels of impervious surfaces, and low occupancy densities span the entirety of Rural Communities. Rural Communities strive for sufficiency in production and consumption of water, food, energy, and waste disposal, first and foremost with local resources.

2020 COALITION ACCORD on RURAL COMMUNITIES

(C ARC 2020)

SIGNATORY STATEMENT

_____ hereby attaches our name to and express our support for the 2020 Coalition Accord on Rural Communities.

We seek General Plan level and other legal protections for Rural Communities. Rural Communities as referenced herein are areas that are outside the current sewer envelope. The protections we seek are to 1a) ensure extremely high restrictions on sewer service and 1b) mitigate current and prevent future corridor level (highway and arterial) non-transit traffic in Rural Communities.

We seek explicit General Plan 2) acknowledgement of Rural Communities as a viable, desirable, vital, wholly appropriate, important type of development, place making, and way of life.

Signed

Printed Name

Date

Title

Organization

My signature represents and warrants that I have full authority to execute this Signatory Statement on behalf of the organization named above and said execution has been duly entered in the records of the organization.

Should your organization ever wish to withdraw just submit this form again with a notation indicating your desire to withdraw.

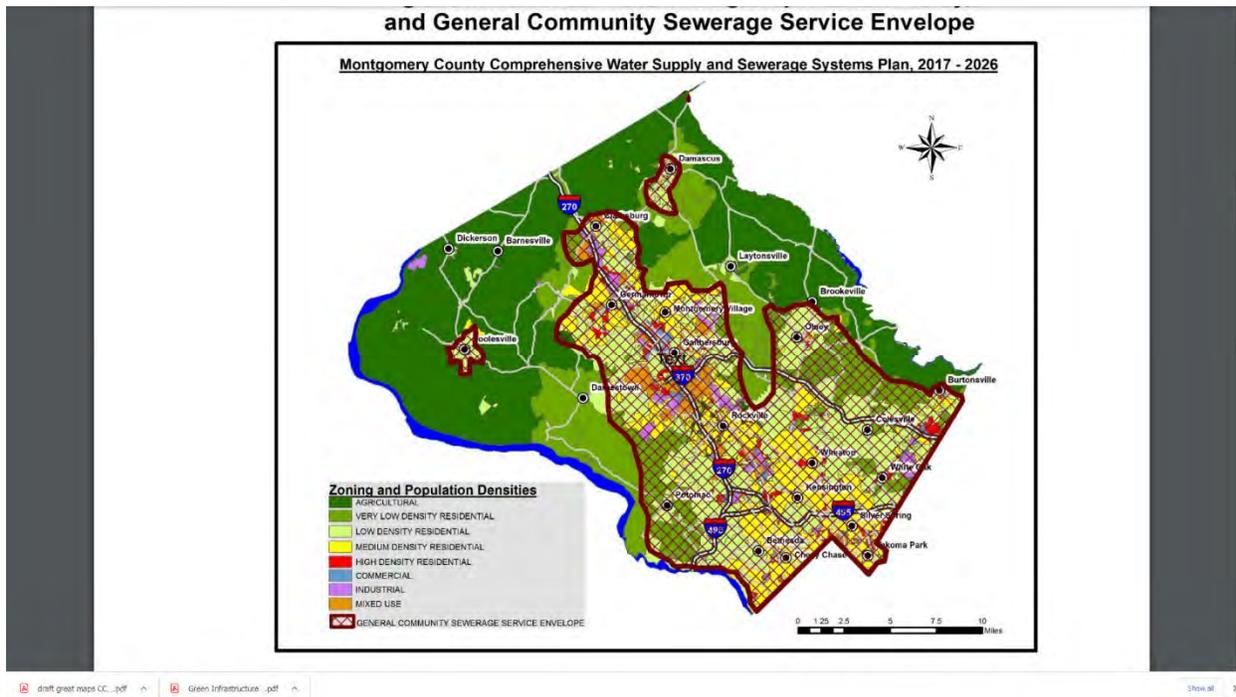
2020 COALITION ACCORD on RURAL COMMUNITIES

(C ARC 2020)

LIST OF SIGNATORIES

(as of December 9, 2020)

DATE	ORGANIZATION
11/8/2020	Darnestown Civic Association
11/15/2020	Montgomery Countryside Alliance
11/16/2020	Boyd's Civic Association
11/16/2020	West Montgomery County Citizens Association
11/23/2020	Sugarloaf Citizens Association



Testimonies Submitted to the Planning Board

We had numerous opportunities to participate in the Thrive process. Our formal transmittals are below.

January 16, 2020 – Thrive Montgomery 2050 – Issues Report

Darnestown Community Input Regarding the Thrive Montgomery 2050 Plan

January 16, 2020

On behalf of the Darnestown community, the Darnestown Civic Association (DCA) wants to commend the Planning Board for developing an innovative Thrive Montgomery 2050 Plan where we have a shared vision that allows our community to keep what we love while taking the actions needed to thrive over the next 30+ years. We understand, per the Plan, the result of Thrive Montgomery 2050 will be a living and breathing plan that guides decision making and helps secure resources to ensure Montgomery County is a place where everyone can be successful, have opportunities and enjoy a high quality of life in a beautiful and resilient environment.

The DCA is dedicated to promote and protect what our residents love about Darnestown. We understand the Planning Board shares our same values of growing in a way that will retain and enhance what we cherish as a rural community while addressing challenges such as housing affordability, environmental degradation, traffic congestion, and social injustice. We also understand that this Plan will have long-term impacts on the development growth and transportation infrastructure in and around Darnestown.

We value and appreciate the opportunity to collaborate with the Planning Department and provide our evaluation of and input to the Thrive Montgomery 2050 Plan for incorporation into an Issues Report that will be published and presented to the Planning Board. We agree with many of the issues as outlined in the report. Nevertheless, it does appear that much of the focus of the Plan is relative to urban areas of the County. While urban areas are important for consideration, we are concerned and want to verify that the Board is also considering and respects rural areas of the County including Darnestown. Darnestown values our rural residential culture, our Village, our abundant open space and low density, and our position as a transition area adjoining the Agricultural Reserve. We respectfully recommend the Board embrace our rural culture, as it is core to the character of our community, and explicitly adopt a

rural residential approach to areas of the County including Darnestown. We hope to see these values in the Thrive Montgomery 2050 Plan.

We want to thank you for continuing to include our community in the Plan’s ongoing collaborative development and look forward to engaging as an active partner throughout this process.

Sincerely,



Scott H. Mostrom
President, Darnestown Civic Association

June 10, 2020 - Thrive Montgomery 2050 – Vision, Goals, Policies and Actions

Hello everyone. The Darnestown Civic Association wishes to thank Chair Anderson, Vice Chair ‘Fawne’-Gonzalez, and the rest of the board for allowing us to testify today. We also wish to thank Director Wright and the entire Montgomery Planning staff for their exceptional work which we enjoy every day as we live our lives in Montgomery County.

Select Overall Observations

Schools are a vital and central part of our communities yet their inclusion in Thrive seems tangential and strained at best. We hope current governance and planning structures are able to overcome obstacles so our schools can be an integral part of Thrive.

We are surprised about the lack of points around watersheds and other fragile ecological resources as they are the backbone of green corridors and require more protection than ever as we increase the human activity in green corridors.

We were a bit A bit startled by:

Action 3.5.3.b: Encourage and facilitate the physical integration of higher education campuses such as Montgomery College and the Universities at Shady Grove into their

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urban surroundings.

We are perplexed and concerned about the Universities at Shady Grove being seen as having urban surroundings. We fear solving sprawl and corridor bloat by making urban areas larger could be an unintended and undesirable consequence of Thrive.

We are encouraged by:

Action 8.6.1.c: Establish a neighborhood design center within the Planning Department that equitably supports citizens through community-engaged design and planning services for projects identified by neighborhood residents.

and

Policy 6.1.3: Support the concepts of compact form of development and complete communities to avoid sprawl. Limit expansion of new roads and of the sewer and water system to direct new development to areas served by existing infrastructure.

We think it important to address all basic needs as done for food specifically in:

Action 7.4.1.a: Develop a food security plan with the Montgomery County Food Council and county agencies to include urban, suburban and rural farming that expands access to local foods.

Policy 7.4.8: Establish food production and distribution infrastructure to enable county growers to process their products locally and to reach residents through culinary, grocery and wholesale outlets. This system will increase the competitiveness of farmers and reduce reliance on imported agricultural products and associated carbon emissions.

We believe delivery services should have mandatory training, certification and licensing around safe driving practices, package handling and where food safety is involved the level of care should be equal to other food services. Thrive recognizes the growing role of delivery in our society and can prepare legislators for pre-cursor elements of public policy around emerging trends embraced by Thrive.

Lastly, we think agile, multi-dimensional statements of approach are more effective than monolithic aspirational statements and myopic single solutions looking for problems to solve. The statement in Theme 7 Diverse and Adaptable Growth is an example of a statement of approach we think works well.

“Managing Growth as a Mature, Built-Out County

Since the future is unpredictable, we must be flexible and nimble in our plans and implementation tools so we can change quickly and adapt to new conditions and still be able to keep our focus on achieving the desired outcomes no matter what challenges and disruptions we will face. Today, technological innovations such as wayfinding apps can give us real time information expanding our ability to manage traffic in a whole different way. Increases in the number of people working remotely, as well as demand for office space, and could change the traffic conditions significantly.

We must manage growth and development as a mature, built out county by maximizing use of constrained land, and explore new mechanisms to evaluate and deliver public facilities and infrastructure improvements.”

We believe Diverse and Adaptable Growth is best served with diverse and adaptable solutions.

Rural Design

While initially appealing, it now seems odd to have Design principles combined in Theme 8 with Arts and Culture.

Statements in Theme 7 Diverse and Adaptable Growth are concerning. For example, the following paragraph about the applicability of urbanism and compact development:

The principles of urbanism and compact development can be applied in urban, suburban and rural areas to address the variation in context, scale, intensity and the desired community character. According to a ULI paper, compact development “does not imply high-rise or even uniformly high density, but rather higher average “blended” densities. Compact development also features a mix of land uses, development of strong population and employment centers, interconnection of streets, and the design of structures and spaces at a human scale.”⁵¹

We are open minded but wary and doubt the recursive nature of compaction and believe at its core it the belies the most desirable features of each form type. As stated earlier we prefer a broader solution set of design principles. We envision a

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dynamic and broad range of Complete Communities across a wide spectrum of densities each with their own interpretive application of design principles befitting their defining aspects.

We are similarly concerned about the following statement in the Theme 8 Design, Arts, and Culture Vision section:

A comprehensive urban design vision strengthens and creates a collection of great towns, cities and rural villages, each with neighborhoods built around a walkable center.

We are not sure we share the concept or agree about what those neighborhood centers would look like in a rural setting.

We want to be clear we do not view compact urban form design elements as compatible with rural villages. For example, while the design work was comprehensive and well done, the Sandy Spring Rural Village Plan strikes us as particularly not rural.

We welcome the opportunity to continue to explore these design and form gradient elements with you, the staff, and our community.

Thank you for your time and attention.

August 28, 2020 - Thrive Montgomery 2050 – Supplemental Testimony and Additional Input - Vision, Goals, Policies and Actions

Sections

Overall

Precepts

Transportation

Darnestown – Our Place

Overall

Improving the Strength of the General Plan (GP)

Develop consistent cohesive threads in the language. Walk through the document as a whole, taking each of 400+ specific statements (outcomes, issues, goals, policies, and actions) and look to be sure there is a consistent set of threads. Then do the same for the supporting discussion and commentary. Cohesive threads should repeat and refine the Outcomes, Goals, and Design Precepts. Each Goal should be scored on its contribution to each of the three Outcomes. Each Goal should address one or more Issues. A chart with Goals as rows and Issues as columns might work. The chart would need to be in three parts, ten columns per set. In addition to strengthening the fabric of the GP these scoring and cohesion exercises might uncover imbalances.

Review word choices. For example, on Page 13 “Specifically, Montgomery County in 2050 is made up of a web of Complete Communities connected by vibrant corridors.” Not sure vibrant is a good word choice, it is pleasing but perhaps out of place and misused. We suggest “efficient, low cost, safe, environmentally sound corridors”. The current slide on themes picks up on the idea.

Are we really still separating corridors from communities? Are we not saying corridor cities / communities and the corridors are one and the same? Are complete corridors a thing?

Do we end up with a complete County or a collection of complete places? If the collection of very nice things we envision in the plan result in a hodgepodge quilted mosaic, we may well have missed the mark. The transitions between density gradients, glaring corridor deficiencies, pockets of neglect, improving the school’s role in the community, and the elevation of the east are needed for balance and completeness at the county level.

Drop the second word in the outcomes. Go with: Healthy, Equitable, Resilient. A Healthy, Equitable, Resilient county. A place where Healthy, Equitable, Resilient behaviors are habitual and facilitated by the built environment.

Develop Expressive Graphics. Use pictures and graphics to convey Outcomes and Precepts. Provide clear understanding of plan intent without slogging through pages of dense non-plain English text. (The Securities and Exchange Commission provides a guide to the use of plain English.)

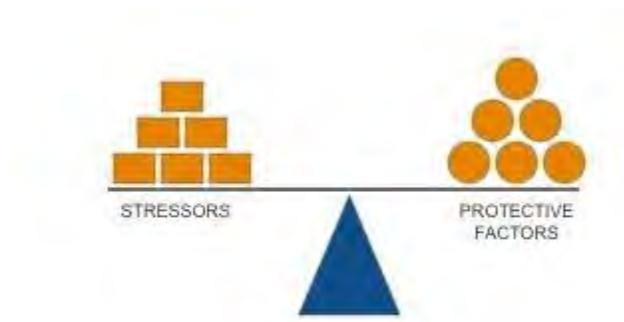
Make the concepts clear enough so people of all ages and backgrounds can comprehend the gist of the plan. Using pleasing artistic expressions should be supplemental not primary. The graphics should clearly convey the Outcomes and Precepts and match the threads in the narrative. The General Plan may have greater appeal if it can be expressed visually.

Outcome related graphics we cobbled together from browsing around the internet follow. They are cut and pasted parts and may have use restrictions. They are presented as examples of things we think might work well.

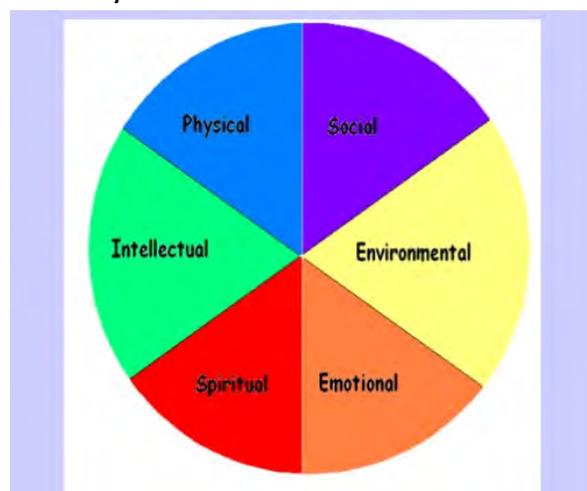
Equitable



Resilient



Healthy



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The words in Healthy could be replaced with pictures and the word choices in Resilience could be changed.

Risks to the General Plan

Lack of bold public policy ideas reduces the GP's role as a guide for change. Ideas such as no-cost pervasive frequent transit and mobility, a super dense mega city, pre-K through 16 education, using school facilities for community activities as much as they are used for educational uses are some suggestions. Much of the advantage of education is lost without a supportive out of school environment. Schools serve us best when they do not stand alone. The decades long unconscionable achievement gap needs to end and the GP's role in helping communities rise is vital. These kinds of public policy ideas help inform and navigate the inherent tensions of progress.

The GP lacks a detailed analysis and historical perspective on coordination, contrasts, competition, and adversity stemming from the plans of our neighboring counties.

Solving for the past and longing to undo past missteps is not a plan nor does it adequately account for poor implementation. The current state must be addressed or the plan remains an unachievable island of ideas not an implementable vision. The difference between vision and hallucination is execution. A sample discussion of where we may be falling prey to these pitfalls and solution set bias is in the transportation section.

Given the projected less than one percent compound annual population growth rate it is hard to see where any momentum, funding, or other necessary preconditions for changes will exist. The same underfunding that turned wedges and corridors (with webs) into a series of alternating inverted wedges and a single failed corridor seem destined to continue.

By concentrating the meager growth in higher density areas there may be opportunity to realize some improvements in very small slices of the county. The rest of the county is destined to be overrun by the mass momentum of errors of the past. The more fortunate areas may be largely protected. Concentrating growth in the corridors does raise the risk of continuing the current pattern of a deficient bloated corridor development and increased corridor overflow.

Precepts

Design precepts are buried throughout the documents and especially in Chapter 8 of the Vision, Goals, Policies and Actions document. Precepts should be highlighted on a page or two. We think the precepts rank right up there with Outcomes as they are the principles in action that get you to the outcomes. Precepts are what lives between vision, outcomes, goals and actions. Enumerate the precepts along with Outcomes, Issues, Goals, Policies, and Actions. Precepts are applicable statements of vision.

Precepts found:

- Infill
- Completeness
- Focused Compaction
- Separation of People Spaces and Transportation Infrastructure
- Green Corridors
- Active Lifestyles
- Fifteen Minute Living

We think there are many more and they should be surfaced.

Precepts missing or needing more emphasis:

- Caring
- Collaboration
- Communicating
- Measuring / Instrumentation / Monitoring / Reporting
- Repair deficient implementation of previous plans

- Regionalism
- Crime Prevention

A discussion of the opposing yet complimentary nature of selected precepts would help inform decisions about proper balance. It is about coexistence and balance not tradeoffs.

Some examples of complimentary opposing precepts:

Equity versus Diversity

Cultural Communities versus Diversity

Fifteen Minute Living versus Slow Living

Locally Complete Communities versus Economies of Scale

Security versus Convenience

TRANSPORTATION

Places like Pike and Rose are nice but still maintain a heavy mixing of people and cars where large amounts of cars are traversing on the same plane as people with fast wheeled transportation and people all competing for the same ground. We should promote multiplanar places where the buildings are on “stilts” with main entrances and walk spaces on a mezzanine level and transportation access is at ground level or put the transportation layer underground.

Current draft GP language around cars may look misguided thirty years from now. Cars have been and continue to be polluters and killers, yet it seems likely in thirty years cars will be far less damaging. Not planning for cars in high density zones is fine, but broad generalized myopic statements are a disservice to the robustness of a plan. Especially true in our county where the density gradient is as granular and wide as it is anywhere else. Given we are not greenfield, have limited funds, and have many car centric places and car centric people **we should not stop planning for cars.**

Transportation technology and the essence of work are rapidly developing in transformative ways. Spending billions on multi decade mobility solutions is by

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definition skating to where the puck has been. A concerted management approach to the pipeline of Science, Technology, and Public Policy around transportation would result in greater public benefit at lower cost.

Communities should not have to face the state alone. MCDOT should facilitate the interaction between communities and the state. Just because the state is “in charge” of certain roads does not mean MCDOT cannot provide direct meaningful oversight and overall management. MCDOT should consider using its request systems to accept and track work items related to state roads and provide liaison to citizens. The same principles apply to community’s advocating for a convergence of standards of design, construction, and maintenance of state and county roads.

The Darnestown Civic Association has given detailed testimony on the Growth Policy and CSDG related to our roads. To recap, one of the biggest challenges we have in Darnestown today is corridor overflow. The lack of adequate corridor capacity has dramatically increased traffic in our community. We are overrun with people cutting through our community on their long journey to and from places nowhere near us in the county, some originating as far away as Frederick County and beyond. Overflow traffic worsens pre-existing safety issues for vehicle occupants, bicyclists, and pedestrians.

Bike lanes in Travilah and on MD-28 in the 2002 Potomac Subregion Master Plan were never built although there are some bikeable shoulders on MD-28. Seneca Road and the county portion of River Road are in desperate need of bikeable shoulders with slower speed limits and would make an excellent demonstration project.

Darnestown - Our Place

Every place is unique for its natural features, built environment, heritage, and its social, economic, and political activities.

We are actively developing a comprehensive description of Darnestown. We hope it expands to include a complete vision of our future and a map to get there. We look forward to collaborating with Montgomery Planning as we develop our vision and hope to soon share an early draft.

Darnestown’s sixteen square miles and its immediate surrounds are densely-packed with a high degree of natural variety, heritage and social proximity.

We don’t envision a miniature city as our village. Too many village plans look like urban cores. We think bigger set-backs, lower densities, wider vistas, parks, micro green corridors, nature scaping with native plants, open spaces, less impervious surfaces.

Our idea is to live immersively and sustainably in a natural environment not escape to one nearby. Clustering and compaction defeats the relationship with nature. The land supports the people living on it and the people care for the land and are stewards of the natural environment.

Perhaps these words begin to define what we mean by rural residential.

November 19, 2020 - Thrive Montgomery 2050 – Planning Board Public Hearing

Yes. Thank you. Hello everyone. The Darnestown Civic Association wishes to thank Chair Anderson, Vice Chair Fani-Gonzalez, and the rest of the board for allowing us to testify today. We also wish to thank Director Wright, Assistant Director Stern and the entire Montgomery Planning staff for their exceptional work as stewards of our future. We enjoy the results of your work every day as we live our lives in Montgomery County.

While reviewing the draft of the proposed new plan before us and after reviewing previously submitted public testimonies, previous plan drafts, notes from previous Planning Board sessions, a County Council PHED committee session

which ended wonderfully with a discussion about the importance of history in planning the future, revisiting various community and advisory board presentations, and a re-read of the 1993 Refinements we and perhaps others arrived at a startling conclusion: the proposed new plan has less overarching protections for the environment and against sprawl than the plan it intends to replace.

The similarities between the 1993 Refinement and the proposed new plan are astounding.

The 1993 Refinement had many of the same elements as are contained in the proposed new plan, some worded a little differently but most of the foundational ideas are similar; redevelopment is now infill, physically concentrated centers is now compaction, community identity is now complete communities, and protection of the environment, regionalism and other precepts are all in both plans.

The proposed new plan is packed full of goodness. What it misses and its inability to contain the trajectory of future development is alarming. Most importantly it contains less protections for vital resources and communities than the 1993 Refinements.

An example from the narratives:

The 1993 Refinement states: “reduce development pressure on rural open space areas and farmland”

The proposed new plan states: “Montgomery County has always responded to development pressures by adjusting its land use framework and creating new, and updating its existing, master plans.”

What is worrisome are the important protections being dropped. They are not simply hiding in the proposed new plan, and even if they were hiding in vaguely worded obscurely placed narrative they are not well crafted goals policies and

actions tightly worded to avoid circumvention by special interests who look to exploit the natural tensions of competing goals, policies, and actions.

As much goodness as is in the new plan, we are now focused on what is not in the new plan regarding traffic, the environment, and sprawl facilitated by sewer envelope expansion and roads. The new plan promotes many more desirable paths forward than its predecessors and if implemented take pressure off sensitive and strategic protected areas. Promoting preferred practices is not enough. Harmful practices must be banned or required to meet extremely difficult hurdles to be approved. Promoting infill and compaction near transit is not enough, you also have to protect against sprawl where it is likely to occur.

We have heard the new general plan is not a road map. Perhaps, but the use of guard rails and stringent rules of the road can and should be laid down in the new general plan.

We need easy to understand wording. We need the big important main points to be at the beginning. Clear statements are needed about how the plan will carve a path to the desired outcomes and prevent undesirable and unintended outcomes. We need a logically cohesive and compelling complimentary set of policies. Protections against sprawl and for the environment need to be upfront, concise, explicit, and take precedence.

The 1993 Refinement has a section in each chapter highlighting the changes from the previous plan. We suggest you provide the same cross reference for the proposed new plan.

We also suggest you provide an index of changes to guide us through the differences from the current draft to next draft. It is unlikely most of have the tools and the time to work though entire drafts compiling and cross checking whether the changes we saw in the last version made it into the next version. It is unnerving to know there could be significant changes across nearly four hundred goals, policies and actions.

The words “Limit expansion of new roads and of the sewer and water system to direct new development to areas served by existing infrastructure.” were dropped from policy 6.1.3 between the 6/11/20 draft and the current draft and the policy number was changed to 6.1.4. The wording may have needed improvement and granularity but its deletion spoke to volumes to us.

The sixteen square mile area of Darnestown where I live represents around three percent of the county’s total land area. Darnestown is surrounded by critical watersheds, heritage areas and green corridors and is especially threatened by anything other than strong increases in protections regarding infrastructure expansion, especially sewer and roads and plans that increase direct traffic or create overflow cut-through traffic from failed corridor level capacity.

We have found areas in the county like ours, not identical but similar. In fact, these are the very same areas we have been advocating for since our initial testimony submitted on January 16, 2020.

When we first began considering a new general plan we imagined a recognition of the Rural West Residential Wedge of Darnestown, Travilah and Boyds and envisioned something similar for our contemporaries in the Rural East.

We now have broadened our efforts to directly advocate for a wide area including our Rural West neighbors, our counterparts in the Rural East and most areas in the Agricultural Reserve. We have refined and focused the area we are advocating for as being defined as the area outside the current sewer envelope.

The 1993 Refinement recognized these same areas as being unique and vital and were named The Wedge; part Agricultural, part Rural Residential. Rural Residential is an important transition zone and buffer between widely divergent gradients.

Right now, as we parse the currently in-force 1993 Refinement and the 2021 proposed new plan we are at risk.

Last week on November 10, 2020 I submitted to you two must have items for the proposed new plan simply titled “Two Must-Have Items”. **The first item seeks to control development and traffic outside the sewer envelope to protect the environment and reduce sprawl. The second item seeks acknowledgement of Rural Communities as a viable, desirable, vital, wholly appropriate, important type of development, place making, and way of life.**

Our two items are narrow, well defined and focused. The proposed new plan protections as they stand today are fragile and vague as mentioned above. We have submitted specific draft language and suggested its prominent placement in the new plan.

We look forward to working with staff to develop map overlays showing MPOHT, sewer categories, state tiers, special protections areas, and zoning to make the must have items easy to visually grasp.

We also look forward to continuing to help shape the collaborative nature of planning and lay the ground work for the efforts described in the civic capacity Goal 2.2 of the proposed new plan.

Thank you for your time and in advance for including our must have items.

December 9, 2020 - Thrive Montgomery 2050 – Planning Board Public Hearing – Coalition Accord on Rural Communities

I am honored to submit for the Thrive Montgomery 2050 Public Hearing record the attached 2020 Coalition Accord on Rural Communities (The Accord) as testimony.

As reflected in The Accord the signatories to date are Darnestown Civic Association (DCA), Montgomery Countryside Alliance (MCA), Boyds Civic Association (BCA), West Montgomery County Citizens Association (WMCCA), and Sugarloaf Citizens Association (SCA).

Invitations to prospective signatories are ongoing.

The 2020 Coalition Accord on Rural Communities controls development and traffic outside the sewer envelope to protect the environment and reduce sprawl.

The Accord builds community support across the county to achieve three objectives:

- Extremely restrict expansion of the current sewer envelope. (helps stop dense development in rural areas and protects natural resources)
- Mitigate current and prevent future highway and arterial level non-transit traffic in areas outside the current sewer envelope. (reduces traffic in rural areas)
- Acknowledgement of Rural Communities as a viable, desirable, vital, wholly appropriate, important type of development, place making, and way of life.

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Thomas Hartman <lees@hartmanjr.net>](mailto:lees@hartmanjr.net)
To: County.Council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.Rice@montgomerycountymd.gov; councilmember.Reimer@montgomerycountymd.gov
Subject: Concerns Regarding Thrive Montgomery 2050
Date: Thursday, July 8, 2021 2:45:34 PM

5124989

Dear President Hucker and Members of the County Council,

I am writing in support of the recommended modifications to the "Thrive" Draft County General Plan as described in the "Thrive Montgomery 2050 Neighborhood Coalition" letter dated July 6, 2021. I strongly agree that the master and sector planning process should be the method for specifying zoning changes. I believe the Plan should include details on economic competitiveness and how the County plans to overcome the current deficiencies in jobs and wages. Further, compatibility is a key component of missing middle housing and it needs to be part of "Thrive". It's extremely unfortunate that it's been edited out of the current document and I urge you to restore the concept of compatibility to "Thrive". I also believe that creating affordable and attainable housing through adaptive reuse needs to be a detailed strategy of "Thrive".

Finally, I am deeply concerned by the accelerated schedule that "Thrive" has followed. A 30 year plan needs to be done right, not fast. For that reason among others, I support a mandatory 5-year review of the Plan that documents what's working and what's not. Further, there should be a requirement that the Plan be updated based on the findings of the review.

Thank you for your consideration of my comments.

Sincerely,

Thomas Lees Hartman
7214 Ridgewood Avenue
Chevy Chase, Maryland 20815

From: [Ellen Gordon <ellen@gordonballard.com>](mailto:ellen@gordonballard.com)
To: [Montgomery County Council Council](#); Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov; [Friedson's Office, Councilmember](#);
councilmember.katz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
Councilmember.Albornoz@montgomerycountymd.gov; [Nancy Navarro](#); [Rice's Office, Councilmember](#)
Subject: Comment on Thrive 2050
Date: Thursday, July 8, 2021 6:53:29 PM

5124994

Dear County Council members:

The Council should revise the Plan to bring back the “Health and Sustainable Environment” chapter found in previous versions of the Thrive 2050 Draft plans, which contained stronger climate provisions than the version most recently published. This general plan needs much better coordination with the Climate Action Plan including a set of climate policies and actions consistent with CAP.

We need to entrench a policy of no net loss of forests. Trees provide numerous ecological service-- none of which can be replaced by built infrastructure. Despite the well-established benefits of trees and an existing Forest Conservation Law, Montgomery County continues to lose trees and forest cover. Between 2008 and 2016, the County allowed developers to clear nearly 1400 acres of forests! Please update the county’s Forest Conservation Law. Please set a policy goal in the General Plan to do so such that the county adopts a “no net loss of forest” policy. We’re behind other counties like Howard, Anne Arundel and Frederick in this respect.

The Plan should also provide guidance on where local renewable energy generation projects should be sited within the county, whether solar, wind, geothermal, or other such projects. These projects need to be sited on already-developed lands like parking lots, rooftops, brownfields, and county properties. Such policies and guidance are completely missing, and the challenging discussion on solar in the Agricultural Reserve last year highlighted the need to proactively plan better for this essential countywide resource. Put energy generation where it’s needed and used—where population density and business need it, not miles away on farmland. As an article in the Washington Post (<https://www.washingtonpost.com/business/2021/06/29/power-grid-problems/>) pointed out, “The American grid features stressed and often barely adequate equipment on the local level, and a region-by-region governing structure that in pursuit of market savings has become so complex that it obscures the full picture. But perhaps the central issue is chronic congestion on the transmission lines that bring power from where it’s made to where it’s wanted.”

Regarding the Agricultural Reserve, the Plan lacks a complete analysis and policy recommendations on the pros and cons of continuing or changing the systems in place in the Agricultural Reserve. Those of us who live in the Reserve have repeatedly expressed concerns regarding the absence of specificity in long-term commitments to protect the Reserve in Thrive 2050. You need to address that proactively in conjunction with the Planning Dept. The Plan should evaluate existing policies, clearly and strongly plan for the future of the Agricultural Reserve and seek to create new policies that find a balance between food accessibility, sustainability, and climate change where all people across the county can equally benefit from this county resource. As currently written, there is too much uncertainty to ensure that the Agricultural Reserve will even still be here and functioning to provide food and open space in 2050.

The Plan needs to include clear, specific metric requirements and a timeline to ensure that the policies and actions stated are actually enforced throughout the activity, master, sector, and other planning processes.

--

Ellen Gordon

ellen@gordonballard.com

301-814-1975

17401 Ryefield

Dickerson, MD 20842

From: [Andrea Dee Harris <andrea.dee.harris@gmail.com>](mailto:andrea.dee.harris@gmail.com)
To: county.council@montgomerycountymd.gov; [County Elrich](#)
Cc: MCP-Chair@mncppc-mc.org
Subject: Input on plans for THRIVE
Date: Thursday, July 8, 2021 8:07:47 PM

5124997

Dear Councilmembers and Planners:

I am a strong believer in diverse, inclusive and mutually supportive communities. I want our County to live up better to these Ideals. But I do not believe that the new THRIVE initiative will put us on that path!

I write to inform you of my very STRONG reservations and objections of the THRIVE initiative as currently proposed. While I strongly support the goals of achieving more affordable housing and protecting /promoting community diversity in our County, I do not believe that the requisite input, evidence and thoroughly vetted response is evident in the currently proposed plan. I am extremely disappointed at this failure of our County public representatives to address in a balanced and substantive way the REAL reasons — and realistic approaches — that will promote diversity, sustainable community, and a balanced approach to building the future of our County through regulatory standards.

Where is the evidence that this plan is a) what communities want, and b) an approach that is actually sustainable and will WORK this time? I have seen none. This is outrageous and unacceptable. The current plan will NOT achieve these ends!

In particular, I see no focus on either repurposing of existing overstock of buildings (both commercial and residential) which are not fully used or are already existing but unaffordable and underutilized, with low occupancy rates. I also see an invasive plan to change zoning of existing single family communities — in an approach that is EVEN MORE extreme than the last iteration of change (for example in Bethesda and other southern Montgomery County neighborhoods) — to allow for 'in building of multi-family developments and other approaches that put the interests of DEVELOPERS above the interests of residents. This is absolutely unacceptable.... Where has responsiveness to community priorities gone in this County?

It seems that homeowner's priorities and community wholeness is the last of the County's concerns. It is astonishing, and completely shameful.

I further support the statements that have been signed by the Town of Chevy Chase and quite a number of other County townships and communities.

Put this initiative on hold IMMEDIATELY, and do the right thing. Inclusive planning processes are central to community strength and maintaining community cohesion. Your approach in building and pushing through the THRIVE initiative is the opposite.

Listen to your constituents, and engage them more. Don't put developers first. It is your duty as public officials

With deep concern,

Andrea D. Harris
4428 Ridge Street
Chevy Chase MD 20815

County Resident for over six decades

From: [Nathan Eisner <eisnerj@gmail.com>](mailto:eisnerj@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: A few thoughts on Thrive Montgomery 2050
Date: Thursday, July 8, 2021 9:45:19 PM

5125002

Hello,

As a resident of Bethesda, Maryland, I have been encouraged to write to my representatives about Thrive Montgomery. As a voter here, density is my highest priority.

The amenities of Bethesda and Metro Access are incredible assets to our community, and there is nothing that would improve my experience in this community more than increased density to help support these amenities as well as bolster local business.

I am also concerned over the lack of diversity in my neighborhood as well as surrounding neighborhoods. As a PhD student in economics, I have studied how zoning laws have historically been used to segregate neighborhoods based on class and race. Bethesda, and other neighborhoods like it, is at its best when it is open to everyone.

Additionally, I am worried about gentrification in the broader region, and it is a fact that increasing the housing supply, instead of pricing out even high-earning potential residents from affluent neighborhoods like Bethesda, will reduce gentrification as higher earners will no longer be pushed into moving into less traditionally affluent neighborhoods. To that end, increasing attainable or even market priced housing supply in Bethesda and similar neighborhoods is a clear social justice issue.

Just as arguments against increasing housing supply often misunderstand economic principles, other arguments I have seen made by local interest groups against Thrive Montgomery similarly fail the test of common sense in my estimation. Concerns about accessibility suggest a need for more investment in public transit, which will be more cost-effective with more density, rather than incentivizing more car traffic and sprawl. Put together, these concerns make me fearful that "meaningful input" from communities is actually a smokescreen for a privileged few homeowners to prevent action supported by and beneficial to the majority. To that end, as a resident of Edgemoor, I support action done at the county level when possible.

Increasing density near the metro is a rare free-lunch, as single-family zoning requirements distort markets hurting potential residents, as well as a clear benefit to environmental and social welfare, reducing air pollution from cars and allowing a more diverse group of people to use and support the amenities and local businesses in these areas.

As my representatives, I hope you will support eliminating single family zoning requirements across the area for these reasons, and support allowing multi-unit housing everywhere without restrictions or parking requirements. But at the very least, I hope you will support Thrive Montgomery's aims to increase density, and ignore bad faith arguments against density that try to smuggle a reactionary concern for neighborhood character in faux-progressive language. Increasing the housing supply will help improve Montgomery County, and Bethesda, for everyone.

Nathan Eisner
Bethesda

- 1) PH 6-17-21 THRIVE
MONTGOMERY 2050
- 2) ZTA 20-07

PD
LN

From: [Frances Stadler <frances.stadler@verizon.net>](mailto:frances.stadler@verizon.net)
To: County.Council@montgomerycountymd.gov
Cc: [Eric Itsweire](#)
Subject: Thrive Montgomery 2050 and Zoning Text Amendment 20-07
Date: Thursday, July 8, 2021 9:50:22 PM

5125003

July 8, 2021

Montgomery County Council Members
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Dear Montgomery County Council:

We are 30-year homeowners in the Brookdale community of Chevy Chase, near Friendship Heights. We share the concerns expressed by the Brookdale Citizens Association Board (see letter dated June 17, 2021) and many of our neighbors about the possibility of higher-density development in our single-family home neighborhood, as contemplated under the Thrive Montgomery 2050 Plan and related zoning changes.

In particular, we do not believe that the types of changes under consideration would serve the laudable goal of increasing access to affordable housing near a metro stop. Instead, the plan seems most likely to increase the amount of higher-priced housing (e.g., large townhomes) in the area, which primarily benefits developers. At the same time, it would raise parking and safety issues on our narrow, sidewalk-less streets and damage the neighborhood's historical character.

The Friendship Heights area already has numerous opportunities and plans for increasing residential density near the metro without the need for development that would have a negative impact on a stable neighborhood of single-family homes.

Please think through these issues more thoroughly and do not rush to implement a one-size-fits-all plan that has not proceeded through the normal zoning process.

We appreciate your attention to these concerns.

Sincerely,

Frances Stadler and Eric Itsweire

4610 Harrison Street, Chevy Chase, MD 20815

From: [Kathy Wallens <kathywallens@yahoo.com>](mailto:kathywallens@yahoo.com)
To: County.Council@montgomerycountymd.gov
Subject: Objections to Thrive Plan
Date: Thursday, July 8, 2021 10:54:40 PM

5125004

July 8, 2021

Montgomery County Council
2425 Reddie Drive 14th Floor
Wheaton, MD 20902

County.Council@montgomerycountymd.gov

Subject: Thrive 2050 Montgomery Planning Board Draft

We strongly oppose the Thrive Montgomery 2050 General Plan and recommend that the Planning Board not approve the Draft for Transmittal to the County Executive and County Council. At the very least, we believe much more time needs to be spent allowing review by County residents and making certain it is acceptable to the diverse populations in our County. We believe that we need to meet in person with planners, to be able to ask questions directly and to have our concerns respected and addressed before the Plan goes any further.

The Thrive Montgomery Plan does not include sufficient emphasis on environmental concerns which are so threatened at this time. In the Cloverly area where we reside, there is continued encroachment on environmentally sensitive areas.

The Thrive Plan disregards previous Wedges and Corridors Plan as well as our Cloverly master plan and would allow development of increasingly dense residences. These would not only change the entire nature of our community, they would be damaging as mentioned above to the environment of the area.

Like so many in our neighborhood, we moved to this area because we wanted more open areas, lower density and a more rural flavor. The Thrive Plan as it is written would no longer respect the zoning codes that are now in place.

It appears that the Thrive Plan has a goal of continued growth of our County population. Such growth as a way of meeting our County's needs is not sustainable. And while affordable housing may be an admirable goal, there is nothing in the plan that assures that housing would be any more affordable than it is now. Rather it appears it will be guided by market values.

We are distressed at the thought of New Hampshire Avenue becoming another Route 355. The traffic lights, congestion, one block after another of retail stores is the opposite of what we want to live near. As it is we avoid Rte. 355 as much as possible. We are also concerned about a similar fate for Route 29.

Cloverly is already a diverse community in terms of ethnicity and economics. For many reasons, we believe it is important and necessary to maintain the Cloverly community as a low-density, residential-only, quiet neighborhood setting, We already have proximity already to schools, restaurants, hair salon, cleaners, grocery store, post

office and other retail stores. Our current zoning takes into consideration the preservation and protection of trees, native plants and habitats, and our sensitive natural environment. We would not support any urban development in the Cloverly Master Plan area or the Cloverly Neighborhood Center. We support removing the urban corridor designation of New Hampshire Avenue.

Sincerely,

Kathy Wallens

Kenneth Hill

1415 Harding Lane

Silver Spring, MD 20905

KathyWallens@yahoo.com

Kenn_Hill@Yahoo.com

301-236-0566

From: jennymicindc@yahoo.com
To: county.council@montgomerycountymd.gov
Subject: URGENT concern about the Thrive 2050 zoning changes
Date: Thursday, July 8, 2021 11:21:58 PM

5125005

Dear Council Members,

Our family moved to the Brookdale Community near Friendship Heights last summer. As a bi-racial, family with dual nationalities, we were attracted to the neighborhood for many reasons including (1) the unique Cotswolds-style neighborhood designed in 1938 by the world famous builder Cooper Lightbown where no two houses were built alike; (2) the strong community which is unlike any we've found in the DMV area; and (3) diversity of the neighborhood with residents of a variety of races, ethnicities, origins, religions, and age groups. My husband and I are writing to express our deep concern about the density changes being pushed through, via Thrive 2050, outside of the normal planning process. This "one sized fits all" approach seems to benefit developers but not homeowners (either existing owners, and as importantly, those seeking affordable housing).

Although we've only lived in the neighborhood for less than a year, we have quickly integrated into the Brookdale community. We have grown to love the historic architecture, the English gardens, and the beautiful parks. Similar to where I grew up in New Hampshire and my husband grew up in Japan, neighborhood children ride their bikes and play together in the streets. We've met neighbors of many races, ethnicities, and ages and everyone looks out for each other. Our children have quickly made friends with other toddlers and preschoolers as well as senior citizens - they even help our next door neighbors plant pumpkins and other vegetables at their prize winning historic farmhouse. Brookdale is truly a unique neighborhood.

There are currently at least five families on our small street with children under the age of 4 and many other families with small children have moved into the Brookdale neighborhood over the past year. Many of the children in our neighborhood walk to local preschools and Westbrook Elementary. The streets in our neighborhood are already somewhat dangerous for children because they are extremely narrow with no sidewalks and on-street parking. Not only with the historical character of our neighborhood be damaged, but more importantly, we fear that higher density in our single family neighborhood is a prescription for accidents.

There are ample opportunities for providing higher residential density near the Friendship Heights metro station outside of our residential neighborhood along Wisconsin Avenue, on the Mazza Gallerie side, GEICO, and the Lord and Taylor site among others. We know first hand that there is an extremely high demand for single family houses in the Brookdale area. Housing prices keep going up and to have developers competing with homeowners for single family homes they could convert to multifamily, as Thrive 2050 would allow, would only worsen this shortage. We know from our housing search that allowing multifamily developments like townhouses and small condo buildings into neighborhoods like Brookdale would not create more affordable housing. Instead, it would destroy the strong community and historic nature of our neighborhood by creating million dollar townhomes and condo units. Frankly, rather than destroying single family neighborhoods, the Council has a unique opportunity to partner with DC on redeveloping the area immediately surrounding the Friendship Heights metro to build an environment that would attract diverse residents and businesses and could be designed to incorporate affordable housing.

The Planning Board's one-size-fits-all approach to urban, suburban, and more rural areas of the county near metro stops is extremely short-sighted and irresponsible, and doesn't benefit stable single family neighborhoods like Brookdale. We request a full airing of our concerns, not a rushed initiative to implement the Thrive 2050 plan and associated zoning. Zoning changes of this magnitude must be required to go through the normal and lengthy master plan process, not be pushed through with inadequate public input (and understanding) during a pandemic. This is not transparent, there is minimal accountability, and not reflective of democratic practices. If the will of the people is ignored and Thrive 2050 is approved, we request a special exception for the Brookdale neighborhood.

Brookdale is an unique neighborhood, not replicated anywhere else in the County; we are committed to retain its special residential qualities. Please do not allow Thrive 2050 to destroy our neighborhood.

Best regards,

Jennifer McCarthy and Ryoji Watanabe
Brookdale Rd, Bethesda, MD

July 6, 2021

5125014

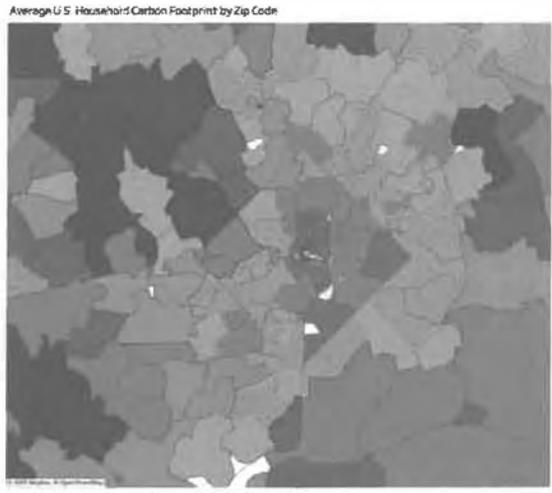
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

3

Dear Council Members:

The Center for New Liberalism is a nonpartisan network of over sixty chapters and tens of thousands of people worldwide working to advance a liberal society. My name is Tom Fish, and I am the chair of the Center for New Liberalism Steering Committee and an organizer for Washington, DC New Liberals. On behalf of the members of the Washington, DC New Liberals who live in Montgomery County, Maryland, and the Center for New Liberalism as a whole, I am writing to you in support of the Planning Board draft of Thrive 2050 and urge you to maintain its bold vision for a sustainable, inclusive county.

Thrive is a major step forward for Montgomery County. If Montgomery County is serious about doing its part in the fight against climate change, then updating its built environment is essential to reducing emissions. Increasing the daily tasks that a household can perform via transit, walking, or biking dramatically reduces its carbon footprint. The map below shows the cost of single-family sprawl on the environment by ZIP code - blue areas emit less carbon and red areas emit more.¹



Single-family detached zones are significantly less economically productive than denser areas. They demand much more infrastructure, such as miles of road, pipes, and sidewalk per

¹CoolClimate Maps, University of California at Berkeley CoolClimate Network, 2013, <http://coolclimate.berkeley.edu/maps>.

household than more densely built environments. These infrastructure obligations are a burden to the county when the land could be used much more productively. Simply put, denser zones produce more tax revenue per acre than sprawling zones.

Single-family detached zones contribute to housing unaffordability by creating artificial scarcity. The price of housing in the county is unattainable for middle class families, like my own. The only way that we can make it attainable is to allow more housing of all types: single family, duplexes, townhomes, and large apartment buildings.

Single-family detached zoning is part of why Montgomery County has been suffering from lagging job growth for many years now. Businesses today choose their location based on the available labor pool. The total labor available to businesses within a reasonable commute in Montgomery County is considerably lower than its peer jurisdictions such as Northern Virginia and Washington, DC. By enforcing single-family detached zoning laws and parking minimums within walking distance of public transportation, Montgomery County is hurting its present and future economic prosperity.

Montgomery County can empower ordinary citizens to create wealth and attain an active stake in their communities by simplifying the development process. The complexity surrounding residential and commercial development in the county means today's development is dominated by larger firms. By making by-right missing middle housing the de-facto standard in R-40, R-60, and R-90 zones the county can encourage private citizens to organically increase density on their own land.

Thrive 2050 can encourage small business owners and entrepreneurs to build independent coffee shops and corner stores to anchor their neighborhood communities. With the County's current strict pattern of commercial development, very large commercial spaces are incentivized over smaller spaces attainable for small business owners. The capital needed to fill a large storefront ensures that only large, established businesses can fill them. Our current pattern of residential development further leaves little commercial development accessible by foot. Thrive 2050 should encourage small mom-and-pop shops inside of existing residential neighborhoods to be the cornerstones of walkable, complete communities.

Sincerely,



Tom Fish

Chair, Center for New Liberalism Steering Committee

Organizer, Washington DC New Liberals

tfish@guerillero.net

From: [Roberta Faul-Zeitler](#)
To: [County Council](#)
Subject: Updated Letter July 9 2021 RE Thrive 2050 from Woodside Park, Silver Spring MD
Date: Friday, July 9, 2021 10:27:01 AM
Attachments: [Updated Testimony Comments on Thrive Montgomery July 9 2021.docx](#)

5125020

July 9, 2021

TO: The Montgomery County Council

RE: **Thrive Montgomery 2050 Draft Plan**

FROM: **Residents and Property Owners in Woodside Park, Silver Spring MD**

**UPDATED Testimony/Letter to the Montgomery County Council
From Woodside Park Residents and Neighbors, Silver Spring MD
On Thrive Montgomery 2050 Draft Plan**

PLEASE NOTE UPDATED SIGNATURE LIST: now totaling 197 Woodside Park homeowners and residents, is at the end of this letter. (7 pages)

The 197 signers of this letter are residents, homeowners, and neighbors of Woodside Park, a nearly 100-year-old Silver Spring community. We are deeply concerned about how elements of the draft Thrive Montgomery 2050 Plan (TM2050) undermine the wellbeing of our community. We want a voice in how our neighborhood and the county will be shaped in the future under the Thrive Montgomery 2050 Plan and other master plans.

We stand with the Neighborhood Coalition of towns and communities countywide that are sharing with you legitimate concerns and recommendation on the draft plan.

This has been a terrible year to be in the County that once prided itself on civic engagement. We are used to in-person gatherings, listening to neighbors at in-person workshops, access to planning offices and to research documents. Instead of hitting the “pause” button to address the worst public health crisis in a century, the Planning Board – and now the County Council --have been assiduous in moving the Thrive Montgomery 2050 General Plan ahead to completion. It is a process that’s totally anomalous to normal community dialogue and input.

Woodside Park has been split into three parts for future planning and development. These changes were arranged arbitrarily by the Planning Board between 2017 and June 2020, with little to no public notice given to Woodside Park’s civic organization or to the households that are now affected.

During scoping deliberations by Planning Board members in 2017, a major portion of the west side of Woodside Park (between Georgia Avenue and Woodland Drive) was “moved” into the Montgomery Hills/Forest Glen Master Plan, and is now referred to as “Woodside.”

In June 2020, Woodside Park residents opposed the annexation of parts of the east side of our

community into Silver Spring's Downtown. The Planning Board ignored our testimony with virtually no discussion, and approved a 35% boundary increase in the size of Downtown Silver Spring, with no rationale. Real estate law firms are now offering their services to property owners and developers to achieve "the highest and best use" of the land our homes sit on.

Thrive Montgomery 2050, as an aspirational blueprint, seems almost wholly focused on population growth and the need for housing close to transit. Under the draft plan, the County will be reshaped to address projected population growth--and housing needs-- by eliminating all single family zoning for more dense development; new, denser development along selected major corridors, including two that border our neighborhood, Georgia Avenue and Colesville Road; a new, not-yet-defined "vocabulary" of building types to achieve equitable housing for all; and the creation of 32 "complete communities" that make it possible to shop and live within a 15 minute walk.

Several of plan's elements deeply undermine the character, natural assets and future stability of Woodside Park, with extreme levels of density.

Some crucial underpinnings of TM2050 have been eliminated or ignored. The much-needed chapter on economic development was removed from the draft. Neighborhood compatibility—a longtime component of County master plans and zoning— has been redefined as "vague" and to be eliminated. Climate change as a critical aspect of the County's sustainability gets short shrift in this draft.

The policies recommended in TM2050 will destroy the character of Woodside Park—and the future of every home in the neighborhood by adding extreme density to the perimeter and the interior.

Reasonable people agree – as we do-- that affordable/or attainable housing would allow singles, empty nesters and first-time buyers to have housing that is appropriate to their needs and incomes. The question is: Where to situate and build substantial new housing, with equitable opportunities at various (and even subsidized) price points?

- **The original Silver Spring Downtown core** has 16 million square feet of development capacity remaining of the original 40 million square feet: it's a canvas waiting for vision and bold action, with room for potentially 15,000 new residential units, including adaptive reuse of vacant and underutilized office buildings.
- **Fenton Village** --from Fenton Street to Georgia, through all the side streets-- is a large district ready for a residential renaissance: infill housing of varied sizes and prices to create a 24/7 vibe, with energy and safety by having people on the streets 18 hours a day.
- **The Silver Spring Downtown Parking District** has garages that total 502,000+ square feet of surface area (ground level); additional surface parking lots yield 95,165 square feet more. Many are ageing and underutilized. That's 12.6 acres of land in prime locations – close to public transit in Silver Spring– that can be master planned as mixed residential areas, with low-rise apartments, bungalows, quads and townhouses of varied sizes and price points.
- **Percontee's White Oak development area** of 300 acres along Route 29 is a blank canvas that can be master planned for a vibrant, inclusive and sustainable New Town, with varied housing and amenities; the BRT Flash Bus available can take commuters to the Purple Line and Metro's Ft. Totten Station.

None of these options will Balkanize future residents into undesirable locations—it places them in the

midst of amenities and public transit. These locations should be the county's first choice for equitable and affordable housing.

We have three further recommendations:

- **Mandate the use of the traditional master and sector planning processes** to specify zoning changes that will achieve both public buy-in and avoid a one-size-fits-all approach now proposed in the draft TM2050 plan.
- **Neighborhood compatibility standards** referred to in the Neighborhood Coalition letter must be reinstated in the final TM2050 plan. These would be created for each community and frame what happens in terms of density, maximum height, setbacks, side and rear lines, materials and styles keeping with the character of our neighborhood.
- **Aggregation of land or properties: Quantifiable and enforceable process and limits** need to be set for developers and all aggregators (lawyer front men, real estate companies and landowners) on how they acquire and aggregate land or property in Woodside Park (and elsewhere).

Housing is NOT home ownership. Are you serious about solving inequity ? Look to the [Philadelphia Accelerator Fund](#) -- public-private partnership designed to provide flexible funds to minority developers facing [systemic barriers](#) to traditional bank financing—with a goal of \$100 million by the end of 2021

We are asking the County Council to make a responsible decision: return the draft Thrive Montgomery 2050 plan to the Planning Board for rethinking and major revisions. Honest civic engagement means giving a voice – and more choice —to the County's residents and taxpayers.

Signed below by: (197 homeowners and residents of Woodside Park, Silver Spring MD)

1. Ago Ambre
2. Aade Ambre
3. Brenda Freeman
4. Roberta Faul-Zeitler
5. Humberto Zeitler
6. Lea Stern, M.D.
7. Roger Barlow
8. Matthew Dixon
9. Amy Dixon
10. Christopher Bublitz
11. Marjorie Hoffman
12. Nick Gilbert
13. Deborah Gilbert
14. Dr. Raymond Hayes
15. Elizabeth Hayes
16. Marian Dirda
17. Jimmy McPherson
18. Carol Frick
19. Amelia Watkins

20. LaVeeda Garlington
21. Omar Teitelbaum
22. Abigail Glenn-Chase
23. John Francis
24. Nancy Avalon
25. John Murray McCombs
26. Mary Wileden
27. Roberta G. Steinman
28. John Parrish
29. Susan Miles
30. Rob Williams
31. Arun Mallikarjunan
32. Suba Mallikarjunan
33. Dr. Thomas Gallant
34. Rosemarie Gallant
35. Frank Weathers, Jr.
36. Chris Schlemmon
37. Alike Nagpaul
38. Andy Alderice
39. Ping Chang
40. Debbie Kaye
41. Dan Doherty
42. Jen Doherty
43. Graham Anderson
44. Robert Dean, M.D., US Army Ret.
45. Steven Schuster
46. Michelle Schuster
47. Charles Vest
48. Jill Vest
49. Paula Doulaveris
50. Richard Birdsong
51. Joel Bailey
52. Theo Anderson
53. Rosa Gwinn
54. Bob Oshel
55. Kay Oshel
56. Meg Stallings
57. Cynthia Mackie
58. Jim Tarrant
59. Mayra Davalos
60. Monte Jackel
61. Rebecca Gorski
62. Mary Beth Wertime,
63. Tjip Walker
64. Jennifer Iba

65. Terry Rudd
66. Patrick A. Sidwell
67. Christine Morgan
68. Connie Raab
69. Ross Bettinger
70. Shira Bettinger
71. Roger Lewis
72. Lynne Haims
73. Beatrice Hoppe
74. Aaron Hoppe
75. Eric Platt.
76. Linda Platt
77. Sandi Zeese
78. Dawn Leaf
79. Lou Razzetti
80. Francie Hester
81. Diane Case
82. Merrilyn Gibson
83. Dean Gibson
84. Liora Moriel
85. Susan Kirshner
86. Chris Hatch
87. Sandra Colombini
88. Jon Lourie
89. Sue Kirchhoff
90. David Dickerson
91. Meg Dickerson
92. Bill Madert
93. Lucy Madert
94. Katherine Anthony
95. Bob Braganza
96. Ricky Albores
97. Maryann Penna
98. Eric Svendson
99. Rosanne Skirble
100. E. Josephine Nippard
101. Karen Schafer
102. Grace Boeringer
103. Peter Hoffman
104. Roberta Hoffman
105. Ellen Paul
106. Lori Chatman
107. Melanie F. Dolan
108. Chuck Dolan
109. Bernard Dorr

110. Irene Dorr
111. Katrina Niemann
112. Maida Schifter
113. Ralph Tryon
114. Eva Brown
115. Barbara Warner
116. Clair Maklan
117. David Maklan
118. Sharon Horowitz
119. Alan Horowitz
120. Ben Berman
121. Sue Fierston
122. Madlyn G. McPherson
123. Jaime Blech
124. Lynne Marks
125. Tina Sung
126. Harry Furukawa
127. Stuart Kern
128. Rosemarie Kelley
129. Isaac Marks
130. Zana Marks
131. Helen Ramsey
132. Alan Ramsey
133. Carol Crawford
134. Carla Holt
135. Les Holt
136. Julie Ringol Good
137. Lee C. Heiman
138. L. Courtney Smith
139. Carolyn Davis
140. Anna Sabin
141. Jim Sabin
142. Andrea Littell
143. Kristine Aono
144. L. Val Giddings
145. Jackie Martin
146. John Martin
147. Daniel Wolf
148. Rachel Scher
149. Adina Gewirtz
150. Daniel Gewirtz
151. Stephen Adise
152. Gale Frank-Adise
153. Saiping Tso
154. Arthur Daemmrch

155. Joshua Buursma
156. Liz Richardson
157. Robert Kaufmann
158. Elizabeth Kaufmann
159. Monica Kerns
160. Tom Ruth
161. Carole Giunta
162. Karin Leff
163. Howard Horowitz
164. Bridget M. Stewart
165. Eric J. Stewart
166. Nancy Nelkin
167. Bill Chafin
168. Heather Chafin
169. Kenneth Jeruchim
170. Francesca Macchiarini
171. Theone M. Relos
172. Denise Sherer
173. Chuck Sherer
174. Sydney Trent
175. Bruce Seeman
176. Kalyani Chadha
177. Samir Khuller
178. James Gormally
179. Clara Hill
180. Betsy Gressler
181. Diane Raynes
182. John Miller
183. Abbi Lichtenstein
184. Michaela Johnson
185. Carolyn Weber
186. Eduardo Aponte
187. Kate O'Neill
188. Trevor O'Neill
189. Madeline Svendson
190. Larry Good
191. Randall Swisher
192. Carol Schaffer
193. William Moore
194. Judith Deitz
195. Terry Melo
196. Carol Slatick
197. Eugene Slatick

(END)

This letter is being transmitted via email by Roberta Faul-Zeitler, on behalf of the signers. (8904
Colesville Road, Silver Spring MD faulzeitler@verizon.net)

July 9, 2021

TO: The Montgomery County Council

RE: **Thrive Montgomery 2050 Draft Plan**

FROM: **Residents and Property Owners in Woodside Park, Silver Spring MD**

**UPDATED Testimony/Letter to the Montgomery County Council
From Woodside Park Residents and Neighbors, Silver Spring MD
On Thrive Montgomery 2050 Draft Plan**

PLEASE NOTE UPDATED SIGNATURE LIST: now totaling 197 Woodside Park homeowners and residents, is at the end of this letter. (7 pages)

The 197 signers of this letter are residents, homeowners, and neighbors of Woodside Park, a nearly 100-year-old Silver Spring community. We are deeply concerned about how elements of the draft Thrive Montgomery 2050 Plan (TM2050) undermine the wellbeing of our community. We want a voice in how our neighborhood and the county will be shaped in the future under the Thrive Montgomery 2050 Plan and other master plans.

We stand with the Neighborhood Coalition of towns and communities countywide that are sharing with you legitimate concerns and recommendation on the draft plan.

This has been a terrible year to be in the County that once prided itself on civic engagement. We are used to in-person gatherings, listening to neighbors at in-person workshops, access to planning offices and to research documents. Instead of hitting the “pause” button to address the worst public health crisis in a century, the Planning Board – and now the County Council --have been assiduous in moving the Thrive Montgomery 2050 General Plan ahead to completion. It is a process that’s totally anomalous to normal community dialogue and input.

Woodside Park has been split into three parts for future planning and development. These changes were arranged arbitrarily by the Planning Board between 2017 and June 2020, with little to no public notice given to Woodside Park’s civic organization or to the households that are now affected.

During scoping deliberations by Planning Board members in 2017, a major portion of the west side of Woodside Park (between Georgia Avenue and Woodland Drive) was “moved” into the Montgomery Hills/Forest Glen Master Plan, and is now referred to as “Woodside.”

In June 2020, Woodside Park residents opposed the annexation of parts of the east side of our community into Silver Spring’s Downtown. The Planning Board ignored our testimony with virtually no discussion, and approved a 35% boundary increase in the size of Downtown Silver Spring, with no rationale. Real estate law firms are now offering their services to property owners and developers to achieve “the highest and best use” of the land our homes sit on.

Thrive Montgomery 2050, as an aspirational blueprint, seems almost wholly focused on population growth and the need for housing close to transit. Under the draft plan, the County will be reshaped to address projected population growth--and housing needs-- by eliminating all single family zoning for

more dense development; new, denser development along selected major corridors, including two that border our neighborhood, Georgia Avenue and Colesville Road; a new, not-yet-defined “vocabulary” of building types to achieve equitable housing for all; and the creation of 32 “complete communities” that make it possible to shop and live within a 15 minute walk.

Several of plan’s elements deeply undermine the character, natural assets and future stability of Woodside Park, with extreme levels of density.

Some crucial underpinnings of TM2050 have been eliminated or ignored. The much-needed chapter on economic development was removed from the draft. Neighborhood compatibility—a longtime component of County master plans and zoning— has been redefined as “vague” and to be eliminated. Climate change as a critical aspect of the County’s sustainability gets short shrift in this draft.

The policies recommended in TM2050 will destroy the character of Woodside Park—and the future of every home in the neighborhood by adding extreme density to the perimeter and the interior.

Reasonable people agree – as we do-- that affordable/or attainable housing would allow singles, empty nesters and first-time buyers to have housing that is appropriate to their needs and incomes. The question is: Where to situate and build substantial new housing, with equitable opportunities at various (and even subsidized) price points?

- **The original Silver Spring Downtown core** has 16 million square feet of development capacity remaining of the original 40 million square feet: it’s a canvas waiting for vision and bold action, with room for potentially 15,000 new residential units, including adaptive reuse of vacant and underutilized office buildings.
- **Fenton Village** --from Fenton Street to Georgia, through all the side streets-- is a large district ready for a residential renaissance: infill housing of varied sizes and prices to create a 24/7 vibe, with energy and safety by having people on the streets 18 hours a day.
- **The Silver Spring Downtown Parking District** has garages that total 502,000+ square feet of surface area (ground level); additional surface parking lots yield 95,165 square feet more. Many are ageing and underutilized. That’s 12.6 acres of land in prime locations – close to public transit in Silver Spring– that can be master planned as mixed residential areas, with low-rise apartments, bungalows, quads and townhouses of varied sizes and price points.
- **Percontee’s White Oak development area** of 300 acres along Route 29 is a blank canvas that can be master planned for a vibrant, inclusive and sustainable New Town, with varied housing and amenities; the BRT Flash Bus available can take commuters to the Purple Line and Metro’s Ft. Totten Station.

None of these options will Balkanize future residents into undesirable locations—it places them in the midst of amenities and public transit. These locations should be the county’s first choice for equitable and affordable housing.

We have three further recommendations:

- **Mandate the use of the traditional master and sector planning processes** to specify zoning changes that will achieve both public buy-in and avoid a one-size-fits-all approach now proposed in the draft TM2050 plan.
- **Neighborhood compatibility standards** referred to in the Neighborhood Coalition letter must be reinstated in the final TM2050 plan. These would be created for each community and frame what happens in terms of density, maximum height, setbacks, side and rear lines, materials and styles keeping with the character of our neighborhood.
- **Aggregation of land or properties: Quantifiable and enforceable process and limits** need to be set for developers and all aggregators (lawyer front men, real estate companies and landowners) on how they acquire and aggregate land or property in Woodside Park (and elsewhere).

Housing is NOT home ownership. Are you serious about solving inequity ? Look to the [Philadelphia Accelerator Fund](#) -- public-private partnership designed to provide flexible funds to minority developers facing [systemic barriers](#) to traditional bank financing—with a goal of \$100 million by the end of 2021

We are asking the County Council to make a responsible decision: return the draft Thrive Montgomery 2050 plan to the Planning Board for rethinking and major revisions. Honest civic engagement means giving a voice – and more choice —to the County’s residents and taxpayers.

Signed below by: (197 homeowners and residents of Woodside Park, Silver Spring MD)

1. Ago Ambre
2. Aade Ambre
3. Brenda Freeman
4. Roberta Faul-Zeitler
5. Humberto Zeitler
6. Lea Stern, M.D.
7. Roger Barlow
8. Matthew Dixon
9. Amy Dixon
10. Christopher Bublitz
11. Marjorie Hoffman
12. Nick Gilbert
13. Deborah Gilbert
14. Dr. Raymond Hayes
15. Elizabeth Hayes
16. Marian Dirda
17. Jimmy McPherson
18. Carol Frick
19. Amelia Watkins
20. LaVeeda Garlington
21. Omar Teitelbaum
22. Abigail Glenn-Chase
23. John Francis
24. Nancy Avalon
25. John Murray McCombs

26. Mary Wileden
27. Roberta G. Steinman
28. John Parrish
29. Susan Miles
30. Rob Williams
31. Arun Mallikarjunan
32. Suba Mallikarjunan
33. Dr. Thomas Gallant
34. Rosemarie Gallant
35. Frank Weathers, Jr.
36. Chris Schlemmon
37. Alike Nagpaul
38. Andy Alderice
39. Ping Chang
40. Debbie Kaye
41. Dan Doherty
42. Jen Doherty
43. Graham Anderson
44. Robert Dean, M.D., US Army Ret.
45. Steven Schuster
46. Michelle Schuster
47. Charles Vest
48. Jill Vest
49. Paula Doulaveris
50. Richard Birdsong
51. Joel Bailey
52. Theo Anderson
53. Rosa Gwinn
54. Bob Oshel
55. Kay Oshel
56. Meg Stallings
57. Cynthia Mackie
58. Jim Tarrant
59. Mayra Davalos
60. Monte Jackel
61. Rebecca Gorski
62. Mary Beth Wertime,
63. Tjip Walker
64. Jennifer Iba
65. Terry Rudd
66. Patrick A. Sidwell
67. Christine Morgan
68. Connie Raab
69. Ross Bettinger
70. Shira Bettinger
71. Roger Lewis
72. Lynne Haims
73. Beatrice Hoppe

74. Aaron Hoppe
75. Eric Platt.
76. Linda Platt
77. Sandi Zeese
78. Dawn Leaf
79. Lou Razzetti
80. Francie Hester
81. Diane Case
82. Merrilyn Gibson
83. Dean Gibson
84. Liora Moriel
85. Susan Kirshner
86. Chris Hatch
87. Sandra Colombini
88. Jon Lourie
89. Sue Kirchhoff
90. David Dickerson
91. Meg Dickerson
92. Bill Madert
93. Lucy Madert
94. Katherine Anthony
95. Bob Braganza
96. Ricky Albores
97. Maryann Penna
98. Eric Svendson
99. Rosanne Skirble
- 100.E. Josephine Nippard
- 101.Karen Schafer
- 102.Grace Boeringer
- 103.Peter Hoffman
- 104.Roberta Hoffman
- 105.Ellen Paul
- 106.Lori Chatman
- 107.Melanie F. Dolan
- 108.Chuck Dolan
- 109.Bernard Dorr
- 110.Irene Dorr
- 111.Katrina Niemann
- 112.Maida Schifter
- 113.Ralph Tryon
- 114.Eva Brown
- 115.Barbara Warner
- 116.Clair Maklan
- 117.David Maklan
- 118.Sharon Horowitz
- 119.Alan Horowitz
- 120.Ben Berman
- 121.Sue Fierston

122.Madlyn G. McPherson
123.Jaime Blech
124.Lynne Marks
125.Tina Sung
126.Harry Furukawa
127.Stuart Kern
128.Rosemarie Kelley
129.Isaac Marks
130.Zana Marks
131.Helen Ramsey
132.Alan Ramsey
133.Carol Crawford
134.Carla Holt
135.Les Holt
136.Julie Ringol Good
137.Lee C. Heiman
138.L. Courtney Smith
139.Carolyn Davis
140.Anna Sabin
141.Jim Sabin
142.Andrea Littell
143.Kristine Aono
144.L. Val Giddings
145.Jackie Martin
146.John Martin
147.Daniel Wolf
148.Rachel Scher
149.Adina Gewirtz
150.Daniel Gewirtz
151.Stephen Adise
152.Gale Frank-Adise
153.Saiping Tso
154.Arthur Daemmrch
155.Joshua Buursma
156.Liz Richardson
157.Robert Kaufmann
158.Elizabeth Kaufmann
159.Monica Kerns
160.Tom Ruth
161.Carole Giunta
162.Karin Leff
163.Howard Horowitz
164.Bridget M. Stewart
165.Eric J. Stewart
166.Nancy Nelkin
167.Bill Chafin
168.Heather Chafin
169.Kenneth Jeruchim

170. Francesca Macchiarini
171. Theone M. Relos
172. Denise Sherer
173. Chuck Sherer
174. Sydney Trent
175. Bruce Seeman
176. Kalyani Chadha
177. Samir Khuller
178. James Gormally
179. Clara Hill
180. Betsy Gressler
181. Diane Raynes
182. John Miller
183. Abbi Lichtenstein
184. Michaela Johnson
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190. Larry Good
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192. Carol Schaffer
193. William Moore
194. Judith Deitz
195. Terry Melo
196. Carol Slatick
197. Eugene Slatick

(END)

This letter is being transmitted via email by Roberta Faul-Zeitler, on behalf of the signers. (8904 Colesville Road, Silver Spring MD faulzeitler@verizon.net)

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [nick.greenia <outlook_0F0E3FD84B991DB4@outlook.com>](mailto:nick.greenia<outlook_0F0E3FD84B991DB4@outlook.com>)
To: county.council@montgomerycountymd.gov
Subject: My Opposition to 2050 Thrive (as a Brookdale resident)
Date: Friday, July 9, 2021 11:04:47 AM
Attachments: [Letter to Montgomery County Council 9July21.docx](#)

5125021

July 9, 2021

Dear Montgomery County Council:

I am writing you as an extremely concerned resident of Brookdale in opposition to Thrive 2050's adverse effects, especially zoning changes, for my neighborhood. Specific points follow below.

- Higher density in our single-family neighborhood with its narrow streets, no sidewalks, and limited parking is a prescription for accidents. The resulting traffic density, air pollution, and loss of green space can only be seen as horrific for both Brookdale and the contiguous area.
- The historical character of our neighborhood would be damaged irreparably, especially with the addition of duplexes, triplexes, and inevitably, townhomes, and multi-story condominiums. Again, Brookdale is meant to be and is a single-family neighborhood. Surely, the Planning Board does not mean to declare war on such neighborhoods with ill-advised policies such as Thrive 2050 in its present form?
- The Planning Board's one-size-fits-all approach to urban, suburban, and more rural areas of the county near metro stops is short-sighted and irresponsible, and doesn't benefit stable single-family neighborhoods like Brookdale. On the contrary, it is unnecessarily harmful and just as important: it is avoidable.
- There are more sensible opportunities for providing higher residential density near the Friendship Heights metro stations outside of our residential neighborhood along Wisconsin Avenue – especially near other currently existing multi-family high rise buildings; on the abandoned Mazza Gallerie site; on the virtually deserted Chevy Chase Pavilion site; on the disastrous site formerly known as the Chevy Chase Collection; on the abandoned Lord and Taylor site; and nearby along Wisconsin Avenue in the Tenleytown area.
- Is the Montgomery County Planning Board coordinating its plans with our neighbors in the District of Columbia, including those who live right across Western Avenue? My own home, for example, is technically listed on the land plat as part of AU Park, even though I reside in Maryland.

- At a minimum, Brookdale should be granted a full airing of our concerns, especially regarding more reasonable options outside Brookdale. A rushed initiative to implement the Thrive 2050 plan and associated zoning changes may benefit developers, but it will irreparably harm, and likely destroy, Brookdale as the residents have come to know and love it. Once done, it cannot be undone, and Montgomery County is also likely to lose current Brookdale residents--including their tax base, income/wealth levels, and economic skill-sets--as we depart the area in search of stable single-family neighborhoods outside the reach of Montgomery County's Planning Board.

I implore you not to proceed as currently planned, especially without an opportunity for Brookdale to air our many concerns.

Thank you for your consideration of these views.

Sincerely,

Nicholas Greenia (gngree@gmail.com)

5034 Park Place

Bethesda, MD 20816

From: [Lauren Hubbard <laurenhubbard100@gmail.com>](mailto:laurenhubbard100@gmail.com)
To: County.Council@montgomerycountymd.gov; MCP-Chair@mncppc-mc.org;
Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov;
marc.elrich@montgomerycountymd.gov; Casey.Anderson@mncppc-mc.org; Natali.Fani-Gonzalez@mncppc-mc.org;
Tina.Patterson@mncppc-mc.org; Partap.Verma@mncppc-mc.org; Gerald.Cichy@mncppc-mc.org;
gwen.wright@montgomeryplanning.org; adam.ortiz@montgomerycountymd.gov;
Adriana.Hochberg@montgomerycountymd.gov; [Nancy Navarro](mailto:Nancy.Navarro)
Subject: Thrive 2050 Comments
Date: Friday, July 9, 2021 11:39:43 AM

5125022

Dear Montgomery County Council,

I'm writing in support of the letter submitted by the Stormwater Partners of Montgomery County commenting on the Thrive Montgomery 2050 plan.

We must be moving towards gaining forested areas to help protect our waterways, address climate change, combat air pollution, reduce heat islands and last but most definitely not least, to maintain the biodiversity that is crucial to all of life.

Simply replanting following a project is not at all the same as protecting existing forests and steam valleys. The density and complexity both in terms of species and genetics cannot simply be replanted. It is very likely that once a forest is removed for development or other purposes, it's full function is never fully recoverable.

Please modify the plan and rewrite it with a holistic ecological approach. Our entire region will benefit from that approach through improved quality of life, reduced costs to mitigate stormwater, and a host of other benefits that come with a complex and ecologically balanced system.

Respectfully submitted,

Lauren Hubbard, Ph.D.
631-764-6226



<https://www.facebook.com/Native-By-Design-LLC-2113417288925283>



From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 Planning Document - Submitted By:Dr Lori Melman - (Attn: All CMs, Council Webform)
Date: Friday, July 9, 2021 12:22:46 PM

5125028

<APP>CUSTOM
<PREFIX>Dr</PREFIX>
<FIRST>Lori</FIRST>
<MIDDLE></MIDDLE>
<LAST>Melman</LAST>
<SUFFIX></SUFFIX>
<ADDR1>8804 Sundale Drive</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20910</ZIP>
<EMAIL>flsmoco@gmail.com</EMAIL>
<PHONE_H>301-642-9273</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 Planning Document - Submitted By:Dr Lori Melman - (Attn: All CMs, Council Webform)</SUBJECT>

<MSG>Testimony to support and enhance Thrive Montgomery 2050 - Please View FGH 4 minute video Alex Baetsen, Sandra Lee and Lori Melman representing Family Learning Solutions and Food Grown Home (a project of FLS)

Dear Montgomery County Council and Executive Branch:

This is an excellent project and thank you for the opportunity to share our input on the Thrive Montgomery 2050 plan

To be succinct, we observed an absence of a detailed plan for food growing among Montgomery County residents. We did see the inclusion of agricultural preserves within the planning document; however, the residents of Montgomery County could benefit from access to food growing within their homes and immediate communities. The Racial Equity and Social Inclusion and Environmental Resilience section could benefit from a specific plan to improve access to nutritious food. We will be happy to share what we have learned about this exciting innovative industry which makes it possible to improve access to nutritious foods, allowing residents of all incomes and ethnic backgrounds and education to grow their own nutritiously dense food within a small space. This is already being incorporated into urban areas, with expert growers, products and instruction available at moderate pricing. Given the global climate change that is not within anyone's control, we strongly urge the council to consider including a food growing component to the Thrive Montgomery 2050 plan. Please view 4 min video below:

<https://youtu.be/y5QdpEdsFoE> <https://youtu.be/y5QdpEdsFoE>

Attachments area

Preview YouTube video What is Food Grown Home? - Trailer

We do have a sampling of testimonies from county residents who received an introduction to the food growing project during this past fiscal year, please see below:

Testimonies:*

“This was a great project to undertake! It did not require too much from us (working adults) and results were seen every day. We learned as we went, and were lucky enough to have a lot of seeds to correct mistakes with. The growing made us feel great! I love growing but my wife was nervous - it was so nice to see our work pay off when the sprouts grew and then when we ate them with meals.”

“Positive things was seeing how many people want to learn how to grow food at home through FGH's Instagram page and people talking about it and sharing their photos. This project also has prompted me to look at some other options like cut and come again - lettuce, green onions, etc...”

“It's very rewarding to be able to grow your own healthy food. I truly appreciate Food Grown Home for opening my eyes to how it can be managed in an urban area.”

“I enjoyed growing all of the sprouts. I liked that they all grew the same way and it was very easy to do. The directions were clear and easy. We liked the broccoli and radish sprouts. It was fun watching them progress each day.”

“I really enjoyed learning about how to grow sprouts because I've been curious about that for a long time (I love eating sprouts!). I also liked being able to try something and showcase how easy it is to do, so more people can grow

their own food in their own homes, even apartments!”

“Great bonding experience with my family!”

“Love growing my own food and being able to know exactly where my veggies came from.”

“It was a fun family activity and there is pride in growing your own food.”

*Shared with the explicit consent of participants.

</MSG>

</APP>

1) PH 6-17-21 THRIVE MONTGOMERY 2050
2) ZTA 20-07

PD
LN

From: [Sebastian Rodriguez <sebastianrodriguez1@gmail.com>](mailto:sebastianrodriguez1@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 and Zoning Text Amendment 20-07
Date: Friday, July 9, 2021 3:05:50 PM

5125035

Good Afternoon-

I am writing to express my concern about the Thrive Montgomery 2050 plan and Zoning Text Amendment 20-07. My wife and I have been residents of the Brookdale neighborhood in Chevy Chase for a few years, and one of the primary reasons we moved into this area was the historical character of the neighborhood and what a perfect balance this neighborhood is between peaceful residential where our children can play in the streets safely while having commercial real estate within a short walk.

If the plan moves forward, higher density in our single family neighborhood, which mind you, has ZERO sidewalks and narrow streets, is a highly dangerous proposition. I can assure you accidents will happen. My wife and I live around a bend with shrubbery and cars parked on the street, which is already a bit of a concern. With increased parking and traffic, we might have well stayed in our DC neighborhood.

There are ample opportunities for providing higher residential density near the Friendship Heights metro stations outside of our residential neighborhood along Wisconsin Avenue, on the Mazza Gallerie site, GEICO, and Lord and Taylor, among others. To completely bypass this unused space and encroach on residential areas seems irresponsible,greedy, and quite honestly, illogical.

We request an opportunity to air our concerns and not this rushed initiative to implement the Thrive 2050 plan and associated planning.

Best,
Sebastian Rodriguez
5201 Murray Road
Chevy Chase, MD 20815

From: [Pamela Lindstrom <pamela.lindstrom@gmail.com>](mailto:pamela.lindstrom@gmail.com)
To: [Montgomery County Council](#); [Riemer, Hans](#); [Afzal, Khalid](#)
Subject: comments on Thrive 2050 new General PLAN
Date: Friday, July 9, 2021 3:29:05 PM
Attachments: [critique of PB draft Thrive.docx](#)

5125036

Dear Council members:

Attached are my comments on the draft of a new general plan for Montgomery County. The deadline is near and I can't find exact instructions for submitting these comments. I trust this message will get to the right people to be considered in Council discussion.

I appreciate all the hard work that went into the draft Thrive and believe that there is promise it can become an inspiring and enduring general plan with well directed changes.

Pamela Lindstrom

To: County Council Members

From Pamela Lindstrom

Comments on the Planning Board draft of Thrive, the new General Plan for Montgomery County

I read the final draft of the new General Plan with intense interest, but then I am a planning junkie. I am still looking for a General Plan that will inspire the officials and citizenry, that will leave them with the vision we know they need; and enough specifics to implement it, that's both engaging enough and clear enough for it to be implemented for the next 30-40 years. The planners have been hearing this message from various levels, beginning from the top (Casey) about all the drafts. Other of these critics have dropped this criticism, but on inspection, it still applies.

Council members, please read Thrive as if you were a planner or elected official in 2040. Much of the content of Thrive would mean little to you. As a 2020 official, you are wasting your best chance to influence future officials. On Wedges and Corridors portrays the vision in a few pages at the beginning. The lengthy Introduction to Thrive never does present a vision, though a partial vision can be pieced together. It contains a LOT of challenging instructions and no reward for carrying them out. My most urgent recommended change is to look at the beginning of On Wedges and Corridors and model the Introduction to Thrive on that. See how disjointed and negative and uninviting the Thrive introduction looks. The planners are capable of doing much better; set them that task. Council members, just tell them you want to be inspired!

Let's look at the Introduction.

Pages 2-3 present demographics and problems, and "we must be prepared to make difficult decisions and take bold steps to prepare for the future" but other than avoiding the worse consequences, no vision to aim for. Some is just wrong – Our relative success was not built on our park system and high quality schools, or even on preserving farmland. Success was built on a few pages in the present GP that set out the alluring wedges and corridors vision and the general plan as the mechanism to attain the vision. The allure of that vision inspired officials to adopt area and functional master plans, zoning law and regulations that warded off developer blandishments and implemented the main outline of wedges and corridors for 50 years. Regulation of the agriculture area was strengthened several time when development was preceding anyway. Even in the worst of times when planning and elected officials couldn't (really) say no to developers, the developer were told the ag reserve was sacred. The urban vision of corridor cities inspired these officials to redesign and reregulate them several times despite opposition from the neighborhoods.

It's not embracing new realities or moral obligation that will inspire future officials but rather the enduring vision of wedges and corridors. Thrive's Introduction should restate that vision updated to meet the needs of the next 30 years: further strengthen the ag reserve, and use all available tools to improve the corridor cities. Perhaps the best underutilized tools are those to build and stimulate construction of housing but transportation planners know much more about using carrots and sticks to reduce automobile use and increase alternatives.

Thrive's three overarching objectives are too distant and abstract to inspire planners, residents or elected officials; not a good foundation on which to set out a vision. The gloomy negative demographics - slowest rate of business formation, young adults moving away, slowest growth in income - are especially noticeable in the case made for Economic Health. Equity, however, is also justified in a negative way: it's the moral obligation of future participants rather than part of planning vibrant neighborhoods and communities. Furthermore, we don't know how dire problems slow rate of job growth, racial segregation and inequality will remain in 20 years. The need to stress the environmental objectives especially global warming, will of course continue. The last pages of the Introduction, beginning on p. 20 are the true introduction to the General Plan, and should be framed that way. These pages bring together the subject matter in the chapters into a whole that is called (in one place on p. 23) a vision for the County in the future. The material on these pages needs to be reframed so readers will know their function, and especially framed in a positive way.

The broad brush description of the County land use is good, but it should be termed as such. It should map the corridors, suburban wedges and rural area, and introduce the function of each area as currently conceived. This is the place to state the need to treat the areas along Georgia Ave./ eastern Red Line and Route 29 as true corridors. Justifying the ag reserve also belongs here. The abstract principle of urbanism is good; I disagree however that urbanism can apply to suburban and rural places. The term should be reserved for places with the attributes usually associated with urban places - density, pedestrian access, fine scale mix of uses, etc.

The chart on p. 21 is good but the text describing it is alarmist, and based on disasters that we can hope will be unfamiliar in 2050 or even in 2030. Frame the connections positively as the vision and introduction to the Chapters.

Many of the pictures illustrating the Compact Growth chapter do not show compact places. The places have lots of wasted space. This chapter could better discuss the current interpretation of development Corridors. The other title of this Chapter: Corridor - Focused Development, is a good location for presenting the current interpretation of corridors. Furthermore, descriptions of Compact Growth and Complete Communities blur together; they should be merged, presumably in the chapter on Complete Communities.

The Housing chapter follows logically. Housing development will provide the foundation of County growth, as the GP says. Housing is actually the County's best tool for shaping growth. County agencies and various nonprofits can actually participate in constructing housing where the plans say it should be, that is in the various centers. The public funding available means the housing can be more affordable. Affordable housing for employees attracts businesses and thus commercial construction. The whole range of workforce from low paid clerks to wealthy capitalists can live nearby, with various benefits. Among other businesses attracted are retailers which provide for the daily needs of residents and employees alike, within walking distance: more demand for transit and less car traffic.

In the current draft, the Housing chapter has a lot of statistics and not much vision or connection to achieving other goals. The lack of affordable housing, for instance, portrayed in tables and graphs, without text telling the effects on development of centers and corridors, economic development etc. Some of the points and connections needed are actually in the Thrive, but just as bullets in long lists. Thus they do not stand out or form part of a vision or contribute to carrying out the Plan.

To introduce the Transportation chapter, I am glad to see one of the best passages in On Wedges and Corridors. Even in 1964 planners saw the futility of trying to grow and travel based on road building. The Transportation chapter, however, minimizes the importance of improving [especially] transit connections to DC.

Thrive does justify some reliance/provision of roads for medium length trips. Better to stress the needed short, medium and long distance improvements that improve Centers as well as travel.

From: [Cloverly Civic Association <CloverlyCivic@cloverly.net>](mailto:CloverlyCivic@cloverly.net)
To: County.Council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 Master Plan, June 29, 2021 at 7 pm
Date: Friday, July 9, 2021 4:22:37 PM
Attachments: [Review of Thrive 2050.pdf](#)

5125043

Dear President Hucker and Members of the County Council,

On behalf of the Cloverly Civic Association attached is a report prepared by the Association that reviews the Draft Thrive Montgomery 2050 Master Plan from the perspective of the members of the Association. The Hearing was held on June 29, 2021, at 7 PM. Please consider this information as you review the Thrive Montgomery 2050 Master Plan.

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

Review of the Draft Thrive Montgomery 2050 Master Plan
Cloverly Civic Association
July 9, 2021

*The Cloverly Civic Association Position on the
proposed Thrive Montgomery 2050 Master Plan*

Key Points:

The Cloverly Civic Association opposes the creation of a Master plan where *Urbanism is the organizing principle*.

The Cloverly Neighborhood Center needs to be removed from the list of urban sites on the Thrive Montgomery 2050 Growth diagram

The Thrive 2050 Plan needs a Natural Environment Section giving environmental guidance including a thorough environmental study and impact statement.

Background

This review was developed by Cloverly residents to identify how the Thrive Montgomery 2050 General Plan would impact the Cloverly Planning area. Cloverly Civic Association members support the principle that each planning area's residents play a major role in developing their local master plan. The General Master Plan should be broad enough to give guidance a diverse set of alternatives from urban, suburban, rural, to agricultural. The Cloverly community supports the Cloverly Master Plan that was approved with strong buy-in from a diverse number of groups from the many ethnic, racial and socio-economic backgrounds in Cloverly. Residents have chosen to live here because of the rural appearance of single-family homes, the residential character of the Cloverly community, and to take advantage of the robust natural environment of Cloverly. Rather than ignore the natural environment the Thrive Plan should offer guidance to strengthen support of single-family homes and residential character that protect the natural environment.

Oral Testimony

Montgomery County Council Hearing on Thrive Montgomery 2050 on June 29, 2021, at 7:00 PM

My Name is Quentin Remein representing Cloverly Civic Association, and reside in Cloverly

Council Members thank you for the opportunity to speak.

The purpose of creating the 1964 Wedges and Corridor plan was to protect rural areas from “urban chaos”. Under this original plan, Cloverly protects the environment and provides housing, retail, parks, and worship spaces for a vibrant and diverse community with a rural appearance. Thrive Montgomery’s plan, which proposes making Cloverly an area for urban development, is directly against the Cloverly Master Plan. As the leader of the Cloverly Civic group, I am representing residents from all different backgrounds who value Cloverly and join together to protect against changes to this important ecological, social, and racially balanced area.

Homes are nestled in the forests of Cloverly. Trees protect the air we breathe, cool the streams that support aquatic habitats, and tame the increasing deluges of stormwater. The Paint Branch Special Protection Area protects the aquatic habitats. Rural cluster zoning protects the drinking water in the Duckett Reservoir. Large lot residential zoning protects the headwaters of the Northwest Branch, which prevents flooding downstream to the Anacostia River and pollution into the Chesapeake Bay.

Cloverly also has a positive social and racial history - home to freed slaves who settled in the area in the 1700s, freed in 1844, and given land by Quakers. Becoming landowners in this community is a foundation for their realization of freedom and racial equity. These residents have partnered with the community to protect the environment that would not be possible under the Thrive Plan.

The Thrive Plan supports urbanism, but it also needs to protect the environment and a rural/suburban lifestyle. The Thrive Plan needs to be more balanced to provide greater protection to the environment, watersheds, habitats, stormwater management and support racial equality in our rural communities.

Thank You

PREVIOUS MASTER PLANS

In order to better understand the current proposed plan, it is helpful to look back to understand how we have arrived here. The Master Plan process began in 1964 with the idea that urbanization was happening at a tremendous rate and that a planning process was needed to control development. Development needed to be balanced with highways, new communities, school systems, redevelopment, park and recreation expansion, rapid transit, and so on... (page 11 *"...on wedges and corridors, a general plan,"* MNCPPC, 1964). *Wedges and Corridors* started with urban development and looked at how the urban ring related to rural patterns and public services. Then *Wedges and Corridors* looked at how control of the plan could be put into effect through zoning, tax policies, subdivision controls, park, and open space acquisitions, etc. These controls became the Action items, which were part of the plan.

The 1969 Update to the Plan increased housing, protected farmland and rural open space, and expanded parkland in the Wedge. In 1993 the General Plan Refinement added flexibility in implementation by not imposing rigid objectives based on what people wanted and also added environmental constraints. The plan added the requirement to balance jobs with housing. Balancing the two can lead to shorter commuting distances, sharing of the local tax burden, and moderates housing costs, while imbalances lead to traffic congestion, higher taxes, higher housing prices, and shortages of services such as education and other County services. The 1993 Plan deals with the following issues: Land Use, Housing, Employment/Economic Activity, Transportation, Environment, Community Identity, and Design, and Regionalism.

While encouraging continued growth in the Urban Ring, the General Plan Refinement seeks to preserve the flourishing neighborhoods already located there. The Refinement encourages the County to protect these areas from the encroachment of non-conforming land uses, from through traffic, and from excessive noise. It seeks to maintain and reinforce the many desirable community features that are common in the Urban Ring.

The General Plan Refinement encourages the protection of environmentally sensitive areas throughout the County. In the Urban Ring, environmental protection frequently means rehabilitation or retrofitting. As knowledge about the importance of enhancing and maintaining air quality, water quality, and other natural resources increases and as new technologies become available for this purpose, public and private efforts to better care for the resources in the Urban Ring are essential. Cleaning up streams, managing stormwater runoff, modernizing parking lots, and planting street trees are a few of the activities that can offer great rewards.

Review of the Thrive Montgomery 2050 Plan Proposed to the Council Comments to the Introduction Section

The Thrive Plan Introduction (page 3) states four reasons why the new plan is needed. They are the following:

1. inequitable investment between the eastern and western part of the county,
2. reliance on automobiles,
3. zoning 1/3 of the county for single-family homes,
4. and racial discriminatory land use.

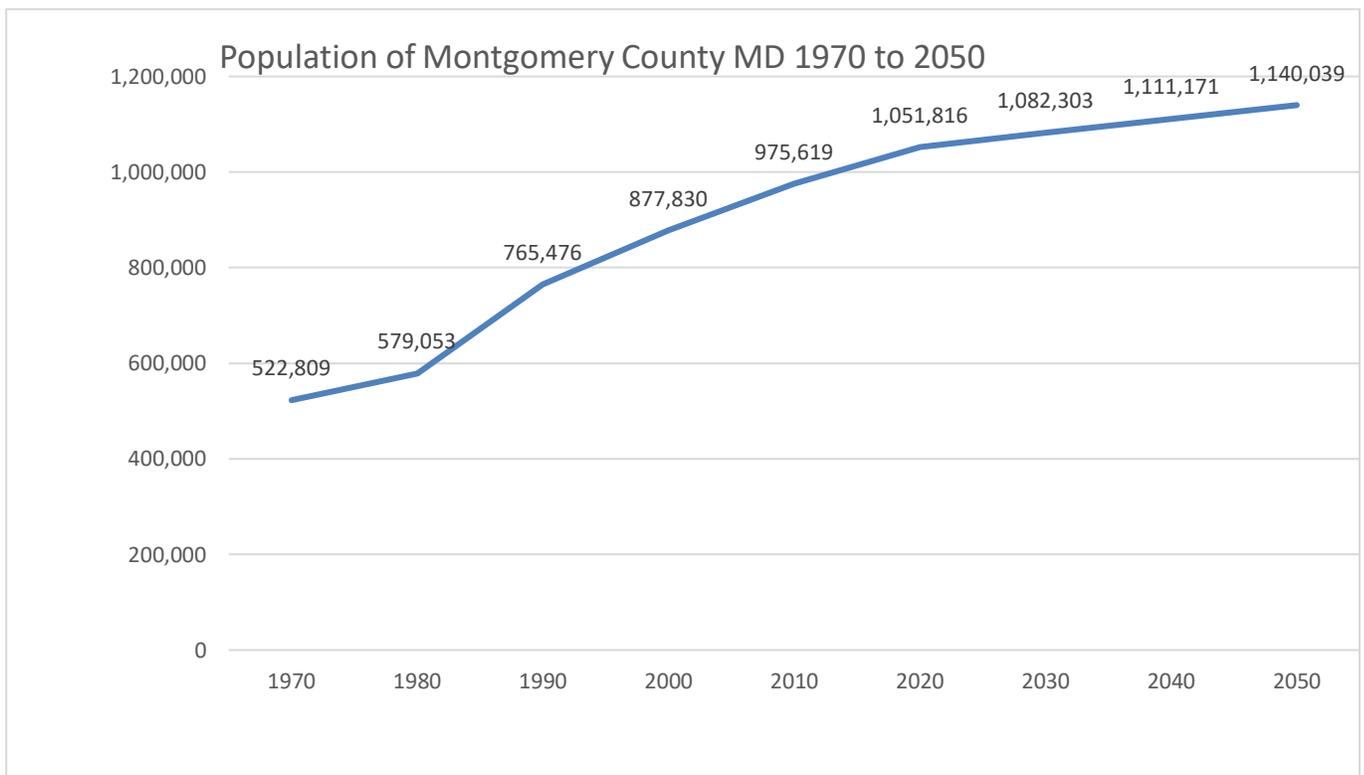
All the shortcomings listed were already overcome by the previous Wedges and Corridors Plan. Some residents have chosen not to rely on automobiles, but most choose to keep their automobiles. The government has failed to provide mass transit that is more appealing than the automobile. Automobiles are relied on because residents chose to use the automobile. If people are forced not to use their automobiles, inequity is the result as the wealthy will find a way to use their automobiles while the poor will not. (page 3) Under the Wedges and Corridors Plan, zoning was approved to add denser residential use in commercial areas and Sector Plans have increased urban zoning for many areas of the county such as Wheaton and White Flint. The legacy of racial and economic inequality is, for the most part, something of the past. Our problems as a county are national; slow population growth makes attracting businesses difficult and increased housing costs contribute to the housing shortage. Other jurisdictions that we compete with also grapple with aging populations, greater diversity, and changing traditional family arrangements. Montgomery County also has traffic, education, and problems providing services that contribute to problems attracting businesses and new residents. Any current problems cannot be changed or reversed by the Thrive 2050 Plan.

The Wedges and Corridors Plan created complex jurisdiction with major employment centers, urban hubs, mature residential neighborhoods, and rural landscapes that we have today. The Wedges and Corridor Plan even does a better job of addressing climate change and could be amended to solve more problems.

Plans do not control development; they only serve as guidelines. Thrive does not specify how certain areas of the County would be developed. The plan may encourage development in one area but residents and developers make the final decision on where and what type of development is made. Wedges and Corridors Plan has already accomplished many of the goals envisioned by the Thrive Plan.

The Thrive Plan does not address the issues of our changing society with issues of solutions to worldwide climate change, greater pandemic impacts to urban areas, and technological improvements such as 5G communications and electric cars changing the way we live and travel. With so many changes being made, the issues being addressed by the Thrive Plan will either no longer be issues in the future or the Thrive Plan will be taking us in the wrong direction.

The Thrive population graph on page 4 is misleading since the annual population growth rate from 2011 to 2019 goes from 1.6% down to .21%. The following chart shows that the population forecasted growth, recalculated based on a reduced growth rate, **would not be 200,000 but only 88,000**. If the rate continues in this direction population growth would go lower or even negative. According to census numbers recently released so far, some national jurisdictions have lost Congressional legislators because of the falling population in some areas of the US. Accurate numbers from the 2020 Census should be available before a new master plan is approved. Montgomery County needs to be planning for a population they can provide services. The County already is struggling to provide educational and other services to its children and citizens, traffic fills our roads, and Metro and other transit are running at capacity. Zero growth needs to be considered. Page 34 repeats the concerns for population growth of 200,000 over 30 years.



Thrive Plan (page 6) The data was checked for the Cloverly planning area. Many of the unconstrained areas were actually constrained. For example, a large property to be used by a church, part was constrained and another part was unconstrained. Properties in flood plains were listed as unconstrained.

Economic performance and competitiveness

Thrive Plan (pages 7-11) seems to say that the County's economic performance and competitiveness would be best served if the elderly would move out of the County. Placing our economic performance and competitiveness shortcomings on our elderly is not justice.

Racial equity and social inclusion

Thrive Plan (pages 12 – 16) discusses some of the history and current occurrences of racial inequality. This information is not needed in the plan, which should only address today's concerns for racial equity and to what extent the plan impacts that racial equality and social inclusion issues.

Environmental resilience

Thrive Plan (page 16) identifies the groundwork done by the Wedges and Corridors Plan in the protection of streams, forests, and trees. Will this be continued in Thrive 2050?

URBANISM AS THE ORGANIZING PRINCIPLE

The Thrive Plan states (page 20 & 23): “Thrive Montgomery 2050 applies the principles of urbanism – a term this plan uses as shorthand for a set of ideas about what makes human settlements successful – to guide their future growth... Thrive Montgomery 2050 is a blueprint for creating a community that offers equitable access to jobs, affordable housing, transportation, parks, and public spaces. Just as importantly, it can help point the way to using the design of the built environment to strengthen the social and physical health of our residents, supporting active lifestyles and encouraging interaction and engagement. This vision builds on the Wedges and Corridors plan, with a greater emphasis on the development of compact, complete communities and the role of corridors as places to grow, while preserving natural resources and the Agricultural Reserve. It is designed to integrate arts and culture into the fabric of our community and open opportunities for creative expression.”

This statement incorrectly states that it is building on the Wedges and Corridors plan when it is actually in opposition to this plan by placing urbanism above different lifestyle choices such as suburban, rural, and agricultural.

The whole purpose for creating planning and the Wedges and Corridor Plan in 1964 was to control urbanism. The introduction of the Wedges and Corridor plan states:

“WHY ...on wedges and corridors - a general plan for the Maryland-Washington regional district

The reasons for recommending the Corridor plan as the best plan of development for the Maryland-Washington Regional District are clear-cut.

In this report, we would like to call our readers' attention to the tremendous development that is taking place all along the Atlantic coastal plain from New England to Virginia. and ask them to consider the impacts of that development on the Washington area. Some authorities hold that a single contentious city, a 'megalopolis', running from Washington north to Boston, is already in the process of formation. Perhaps this is a slight exaggeration; perhaps not. Certainly, there is enough evidence that this may be the case to make everyone realize that a *laissez-faire* attitude towards metropolitan area development is no longer tenable—neither in the District of Columbia and its environs. nor in any other urban complex in the eastern United States. Too much is at stake.” *on wedges and corridors, a general plan for the Maryland-Washington regional district, page 11*

The Thrive plan goes to urbanism as the guiding principle, just what the 1964 Plan wanted to avoid - urbanism. The Thrive plan will weaken the 1964 controls on urbanism such as zoning, tax policies, subdivision controls, park, and open space acquisitions, etc.

COMPACT GROWTH

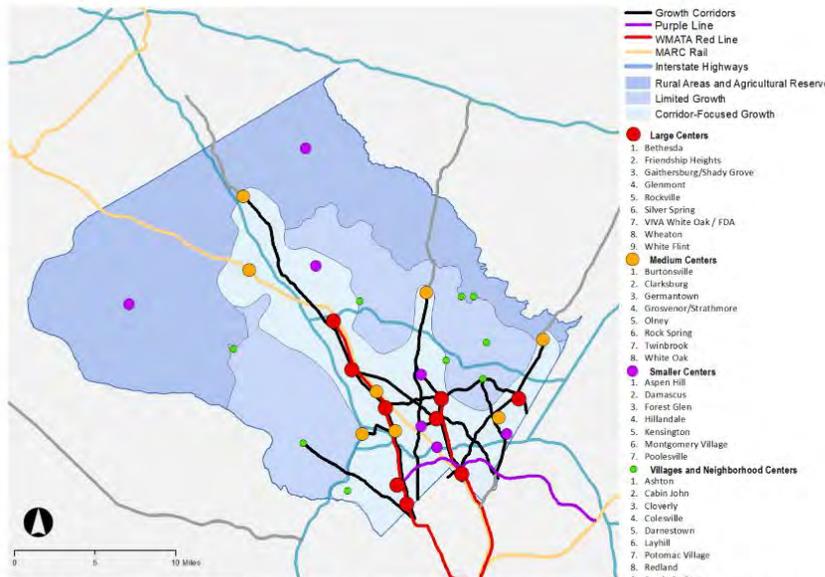
Thrive Plan states (page 28): “While the Wedges and Corridors Plan was visionary in recognizing the consequences of sprawl and the value of land preservation, subsequent land use and transportation planning decisions did not always adhere to the 1964 plan’s guidance, illustrating the political economy of sprawl.” Ignoring the guidance of the plan and the zoning recommendations that followed from the Wedges and Corridors Plan has been a problem that has accelerated with recent Planning Boards.

Thrive Plan states (page 29): “The result is that many people who live outside what became the Agricultural Reserve are unfamiliar with it and have limited opportunities to visit, enjoy and develop an appreciation for the value of continued preservation of land for farming, recreation, and environmental stewardship.” With annual County Fairs and annual opportunities to visit our farms, this is untrue. We cannot expect our farmers to work their farms and provide a 24/7 tourist experience too. Our farms provide food and other agricultural goods for us. If the urban population wants “opportunities to learn about the county’s rural heritage, eat and drink locally produced food and beverages, and participate in outdoor activities such as hiking, biking, camping, and fishing (as stated in Thrive),” we need to look to our parks for these opportunities. In our urban areas, citizens have no idea what is going on in those businesses. We cannot hike through businesses like our banks, investment companies, medical labs, etc. Many of them have security to keep the public out of urban businesses such as in Silver Spring and Bethesda. The Agricultural Reserve has not been established as a recreational area or a special area for more environmental stewardship than the rest of our county. The Agricultural Reserve was established to protect agriculture!

The word “environment” is used 65 times in the plan but only in a few instances refers to the protection of the natural environment which includes the following: animal, bird, fish, insect, and microorganisms habitat, vegetation, streams, soil, rocks, atmosphere, and climate. In the Thrive Plan, the “natural environment” is mentioned only in the Thrive 2050 Plan sections dealing with agriculture and parks. The natural environment needs to be protected in all sections of the Plan because an uncontrolled urban community can destroy the natural environment anywhere in the plan area. We often think of air pollution, but it also includes water pollution, stormwater runoff, heat pollution, pesticides, noise, congestion, etc. Almost all the references to the environment involve the manmade environment, and the plan is only concerned with negative impacts that only directly impact mankind. More often man is indirectly negatively impacted by a lack of protection from the problems created in the natural environment.

The Thrive Plan states (page 30) that “Thrive Montgomery 2050 proposes a recommitment to concentrating growth in downtowns, town centers, rural villages, and intensively developed centers of activity, or nodes, along major transportation corridors to maximize the efficient use of land and create Complete Communities.” However, urbanism has a natural tendency to spread. As one area becomes more highly populated the adjoining areas become more attractive for growth and more heavily populated. As Wedges and Corridors states: “we need controls on urbanism to avoid urban sprawl.”

Remove Cloverly Neighborhood Center from the list of urban sites.



The Thrive Montgomery 2050 Growth diagram illustrates growth concepts and potential centers of activity, but the diagram should be considered in the context of the Compact Growth and Complete Communities chapters. The centers of activity shown are not exhaustive of all existing or potential centers.

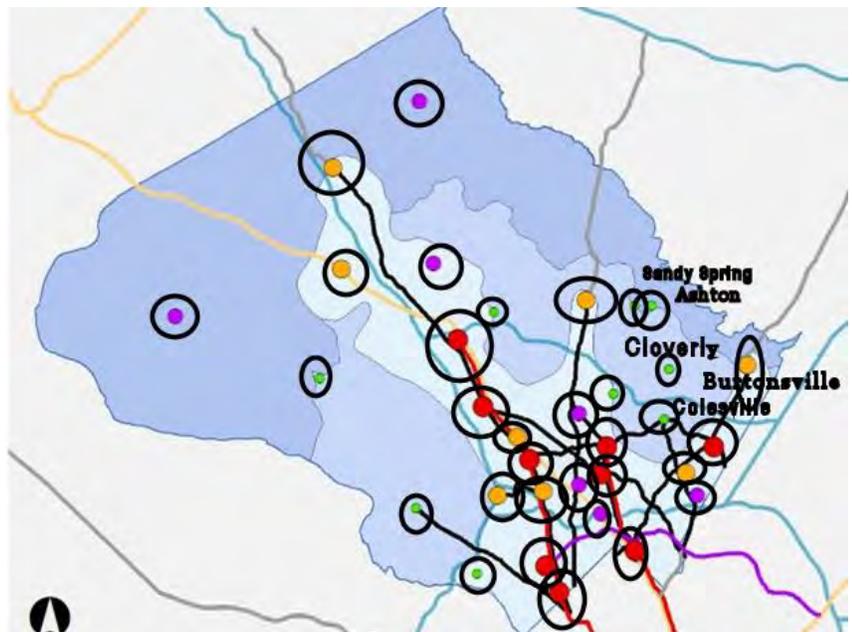
Figure 29: Corridor-focused growth

31 Compact Growth

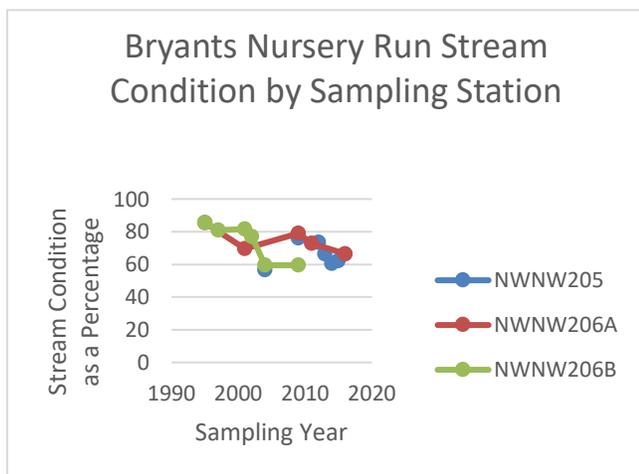
Cloverly Neighborhood Center is listed on the map on page 31 as a site for concentrated urban development. Also, the following nearby potential urban areas are listed: Colesville, Ashton, Sandy Spring, and Layhill, along with Medium Centers of Burtonsville and Olney. The addition of all these sites could create a large urban area in the middle of suburban and rural communities. For example, Ashton, Sandy Spring, Cloverly Colesville are located within several miles from each other. The proximity of all these proposed urban areas is urban sprawl.

Remove Cloverly from the list of urban sites.

Cloverly consists of highly sensitive environmental areas that are not compatible with urban development. Cloverly sits at the headwaters of the Northwest Branch on the western side, the Paint Branch Special Protection Area (SPA) on the eastern and southern sides, and a protected area for drinking water in the Duckett Reservoir on the northern side. Previous development of a shopping center in Cloverly has already damaged the environment of Cloverly’s streams and habitat. Portions of the Paint Branch watershed experienced considerable environmental stress as a result of development activities. In 1997, the solution to this damage was to create the County’s first special protection area to protect the watershed, control erosion, and protect the habitat. An impervious limit of 8% exists in the special protection area to protect the environment. DEP’s evaluation of the eleven tributaries from 1994 to 2020, shows that 2 remain fair, 2 went from excellent to good, and 5 remain good. DEP’s summary states that “Results of the SPA monitoring in the Upper Paint Branch SPA show that stream biology scores have slowly declined within the Paint Branch SPA since monitoring began.” The headwaters of the Northwest Branch with highly erodible soils are protected by RE-2 (2-acre zoning) to control development. Along New Hampshire Avenue there exists an area of



seeps and springs. The only development that has occurred since 1997 is the development of churches using the PIF policy for approvals. The impervious limit for the area as stated in the Cloverly Master Plan is 10% to 15%. DEP’s review of February 2021 stated, “The portion of the Northwest Branch watershed that is within the Cloverly Master Plan boundary has an imperviousness level of 15.4%. New large churches are proposing up to 28% additional imperviousness on 15-acre sites. Areas planned for additional commercial development have not been developed because of highly erodible soil conditions. The overall result has been stream damage, erosion, loss of trees along the streams, and loss of aquatic habitat. An example is shown of a stream bank along Bryants Nursery Run, that has eroded leaving a bank greater than 15 feet that is located behind Crimson Spire Court.



A DEP review of February 2021 shows that the quality of the stream has deteriorated from 95% in 1995 to 60% in 2016. DEP concluded that as of 5 years ago “While Bryants Nursery run isn’t a pristine stream, the fish and benthic macroinvertebrates indicate it is a healthy and functioning ecosystem.”

Urbanization of the Cloverly shopping area, increasing housing density, increasing the overall imperviousness would destroy the environment and habitat of the UpperPaint Branch and Upper Northwest Branch watersheds, and pollute our

drinking water.

Compact Growth Policies & Practices (pages 32-34) This section could be improved by eliminating the references to activity corridors and dealing with any urban centers. The following changes are recommended (underline is add and crossed out is ~~delete~~):

- Concentrate growth in urban centers ~~of activity along corridors~~ through compact, infill development, and redevelopment to maximize efficient use of land.
 - Amend land use, design, and zoning regulations, including the Zoning Ordinance ~~and Subdivision Regulations~~, to remove regulatory barriers ~~and permit corridor focused compact development~~. Appropriate densities will vary but should be sufficient to support, at a minimum, the efficient provision of transit service along these corridors.
 - Improve the environmental sustainability of growth by encouraging infill and redevelopment to curb sprawl and bring areas built out in an era with little or no environmental regulations up to robust standards for stormwater management and other state-of-the-practice environmental standards.
- In urban areas promote and prioritize public investment ~~in infrastructure along growth corridors~~ and leverage it to attract future private investment in a compact form.

- Adopt new methods of financing public infrastructure, such as value capture, tax increment financing, and other mechanisms to facilitate investment and provision of appropriate infrastructure in areas identified as appropriate for more intensive development.
- Establish high-quality transit infrastructure ~~along growth corridors~~ through capital investment and ensure reliable, frequent service through operational investment.
- Leverage federal, state, and local incentive programs, publicly owned land, and land investment opportunities for ~~corridor infill development and~~ redevelopment.
- Limit growth ~~beyond corridors to compact, infill development, and redevelopment in Complete Communities~~ by maintaining zoning to prevent sprawl. Apply principles of urbanism at an appropriate scale along a rural-to-urban transect as outlined in the Complete Communities chapter. (Note: This was not found in the Complete Communities chapter)
 - Sustainably manage land ~~outside growth corridors and Complete Communities~~ to increase biodiversity, improve the health of natural habitats, preserve privately owned forests, protect watersheds and aquifers, and improve water quality while providing expanded opportunities for outdoor recreation, including vigorous physical activity.
- Preserve and enhance the Agricultural Reserve and manage the areas designated within the footprint for a rural pattern of development for the benefit of the entire county.
 - Maximize the benefits of the Agricultural Reserve through policies designed to ensure the continued viability of farming as an economically productive and sustainable activity, discourage sprawl, ~~facilitate a broad range of outdoor recreation and tourism activities~~, conserve land and natural resources, and promote practices that advance environmental quality.
 - ~~Improve~~ Maintain access to the Agricultural Reserve for the public to ~~experience and directly benefit from this valuable resource for locally grown food, outdoor recreation, and tourism.~~

The compact growth does not protect suburban and rural communities from urban sprawl but creates urban sprawl in those communities. Compact growth is helpful in large and medium centers. The problem with compact growth is that for it to be successful it would be dependent on the availability of commercial and governmental services to be located in their area. With the changes in marketing commercial product sales, these services are vanishing for many businesses and being replaced by delivery services. This just replaces citizen shopping by automobile with online shopping using a delivery truck, diminish the advantages of compact growth.

The Thrive plan concludes the section on compact growth on pages 35 to 39. The first point is that adding compact growth by increasing building heights in the Georgia Avenue and Route 29 corridors will reduce the disparity with Route the 270 corridors. Compact growth will preserve the agricultural preserve from urbanism so that it can provide “opportunities for locally grown food, outdoor recreation, education, and tourism.” (page 39) The Agricultural Preserve is burdened with providing the outdoor recreation, education, and tourism that are not provided by compact growth. These pages of the plan are repetitive, contradictory, and an attempt to justify making these corridors urban. The Thrive plan needs to preserve green spaces not build them over.

COMPLETE COMMUNITIES

The Thrive Plan for Complete Communities (pages 41 to 53) seeks to significantly expand the amount of land available for communities where all aspects of life are accessible within walking distance and automobiles are not required. With so many diverse interests and needs, and so many providers to meet those needs, getting a community that will provide the right mix for people can be difficult. Most people will choose a location that will provide them the best mix, and then use the automobile to go to places that offer the things their community does not. The retail trend has been that businesses do not have the volume of sales that can keep a business profitable. So residents may need services outside their walkable communities, and businesses may need to rely on sales outside of their walkable communities, both requiring transportation by automobile. Complete communities may not be right for everyone. Some businesses may not be right to be mixed with residential housing. For example, businesses that sell products that can be hazardous. Medical facilities and clinics mixed with housing in the same buildings may be undesirable, especially in a pandemic. In suburban, rural, and agricultural communities' *complete communities* are not feasible.

The level of urban sprawl needed to support the Thrive 2050 Plan vision of these complete communities is enormous and unfeasible. The extent that these complex communities could achieve the objective of all essential aspects of living within walking distance is not a practical idea, and the assumption most people would choose to live in such a densely populated community is not supported by evidence. The plan is an argument for urbanism which always ends with urbanism being the best alternative. People pick the complete community that is best for them when they decide where to live. If you liked soccer your first choice may be a location with a nearby soccer field. Life is a tradeoff, sometimes one person will commute a great distance so that others in the household will be near schools, family members, or something important to another household member. Your complete community will probably rarely be another person's complete community. Often, we find that we have to leave our complete community to go to other areas. These other areas may not offer rapid transportation alternatives, so we are left with cars. Many new opportunities are now available so that we can telecommute to work, churches, visit friends, attend social and special interest functions, etc. Many times people live in a community that was not their first choice and adapt to the lifestyle that the community offers. Arguments for what is the ideal "Complete Community" are pointless.

DESIGN, ARTS & CULTURE

The Thrive Plan for Design, Arts, & Culture (pages 56 to 74) contains a large portfolio of good ideas for living. Balancing the ideas with form, practicability, and high cost is a problem of this approach. Also, many of the ideas conflict with each other. Providing templates for streetscapes add uniformity but restrict ingenuity and freedom of expression.

The Thrive 2050 gives the following guidance (pages 64 and 65), "In order to maximize the contributions of design, arts, and culture toward creating strong communities with lasting value, the county will pursue the following policies and practices:

- Use .design-based tools to create attractive places with lasting value that encourage social interaction and reinforce a sense of place.
- Promote design strategies and retrofits to make new and existing buildings more sustainable and resilient to disruption and change.
- Support arts and cultural institutions and programming to celebrate our diversity, strengthen pride of place, and make the county more attractive and interesting."

Implementing these policies may be interesting and desirable to one person and unwelcome to another.

TRANSPORTATION AND COMMUNICATION NETWORKS

The Thrive Plan on Transportation and Communication (pages 76 to 90) contains an overview of the traffic problem. The analysis assumes that the mass transit system would eliminate the traffic issue. The problem seems to be always with us. Before we had Metro in the Washington, DC area traffic was intolerable. Some things improved with Metro and people adapted to using Metro. If Metro was important, people lived near it. If something else was more important, people commuted by car or used some other type of transportation or combination of methods. Then it became apparent that Metro could no longer handle the heavy use so we adapted. Now telecommuting is an option, so many will adapt again. The Thrive Plan does take away options from people who do not prefer an “urban” lifestyle.

The county will base its efforts to improve connectivity on the following policies and practices:	Cloverly Civic Comment
Develop a safe, comfortable, and irresistible network for walking, biking, and rolling	
<ul style="list-style-type: none"> Expand the street grid in downtowns, town centers, transit corridors, and suburban centers of activity to create shorter blocks. 	Expanding the street grid facilitates urban growth in downtowns but encourages urban sprawl to spill over into suburban and rural areas.
<ul style="list-style-type: none"> Stop planning or constructing new highways or major road widenings for cars. 	If there is more transit some areas would not be impacted, but denser living in suburban and rural areas may not be able to exist without widening the roads that were planned to be widened.
<ul style="list-style-type: none"> Convert existing traffic lanes and on-street parking to create space for walkways, bikeways, and street buffers with landscaping and street trees. 	Providing walkways, bikeways, and street buffers would likely necessitate widening the corridor by removing buildings. Already bikeways suffer from having adequate bike paths in some areas but inadequate lane width in other areas.
<ul style="list-style-type: none"> Prioritize the provision of safe, comfortable, and attractive sidewalks, bikeways, roadway crossings, and other improvements to support walking, bicycling, and transit usage in capital budgets, development approvals, and mandatory referrals. 	Most existing sidewalks, bikeways, roadway crossings have been built too close to automobile traffic lanes to be considered safe, comfortable, and attractive by their users. Correcting these problems will take more land and reducing and tearing down urban buildings.
<ul style="list-style-type: none"> Transform the road network by incorporating complete street design principles to eliminate all transportation-related roadway fatalities and severe injuries and support the emergence of more livable communities. 	Going to other means of transportation may be as dangerous as cars when alternative transportation traffic becomes more intense, with higher speed bicycles and rolling vehicles moving with slower forms of transportation.

The county will base its efforts to improve connectivity on the following policies and practices:	Cloverly Civic Comment
Build a world-class transit system.	
<ul style="list-style-type: none"> Build a network of rail, bus rapid transit, and local bus infrastructure and services that make transit the fastest, most convenient, and most reliable way to travel to centers of economic, social, and educational activity and opportunity. 	<p>A transit network will only move people at the pace of the slowest vehicle. The most reliable means of transportation may not be the most economic. Proposed changes may actually result in slower and less economical transit.</p>
<ul style="list-style-type: none"> Convert existing general-purpose traffic lanes to dedicated transit lanes. 	<p>Transferring an automobile traffic lane may reduce the number of people transported. Making many long stops to take on and discharge passengers may be less efficient than automobiles. Studies are needed to verify what would be most effective.</p>
<ul style="list-style-type: none"> Connect historically disadvantaged people and parts of the county to jobs, amenities, and services by prioritizing investments in increasing access to frequent and reliable all-day transit service. 	<p>Disadvantaged people may require cars or individualized transportation. Increasing the frequency of transportation may be cost-prohibitive. Many people need to use their cars to perform service jobs such as plumbers, electricians, maintenance workers, cleaning workers, home health care workers, etc.</p>
<ul style="list-style-type: none"> Ensure safe and comfortable access to transit stations via walking, rolling, and bicycling. 	<p>Increasing safety for sidewalks, bikeways, and rolling will involve making each one of these safe for a higher number of users. Sidewalks will include runners, fast walkers, and slow walkers. Bikeways will include expert fast-moving electric bikes going up to 50 mph, while most urban bicyclists go 7 to 20 mph, which could produce hazardous situations in heavy traffic. Electric scooters average around 12 to 20 mph. People using rolling, and bicycling will always find ways to increase their speed. More speed and more traffic equal more serious accidents.</p>
Adapt policies to reflect the economic and environmental costs of driving alone.	
<ul style="list-style-type: none"> Employ pricing mechanisms, such as congestion pricing or the collection and allocation of tolls to support walking, rolling, bicycling, and transit 	<p>Negative pricing mechanisms only hurt those not able to pay, many of whom are minorities. Those able to pay will continue to use cars if they are faster.</p>
<ul style="list-style-type: none"> Manage parking efficiently by charging market rates and reducing the supply of public and private parking. 	<p>Negative pricing mechanisms only hurt those not able to pay, many of whom are minorities. Those able to pay will continue to use cars if they are faster.</p>
<ul style="list-style-type: none"> Encourage the proliferation of non-polluting vehicles by upgrading government fleets and requiring appropriate infrastructure 	<p>While it would be ecologically wise to upgrade government fleets to electric vehicles, would government employees be using walking, rolling, bicycling, and transit like the rest of the population?</p>

Communication Networks

The Thrive Plan only discusses digital infrastructure in one short paragraph. This topic needs to be expanded in how it relates to the other aspects of the plan and how telecommuting influences transportation. This is a large topic for the present time that has a great impact on our urban area that is not addressed.

AFFORDABLE & ATTAINABLE HOUSING MORE OF EVERYTHING

The Thrive Plan goes through a long demographic analysis. The analysis may be true but the conclusions are not. The statistics are generally the same for the whole country, so this is not a problem just for Montgomery County. The rate of population growth is declining, the population is getting older, percentages of minority populations are increasing, and households are decreasing in size. We do not need to prepare for growth faster than the national population is growing. See the earlier population chart that shows a population growth that is less than half of what the plan projects. For some reason, we need more dense and diverse housing. Again the housing shortage is a nationwide problem and may be caused by external factors, such as investors investing in housing making more rental units available, and driving up the cost of housing for purchase. Another factor is that surrounding counties have more available land to build more housing. Do we need to give up single-family homes which may be the more desirable housing? If there was an oversupply of single-family housing in neighborhoods, that might be a consideration. Making the population denser will take away a reason that people are moving into the county and keeping the population less dense is more desirable.

PARKS AND RECREATION FOR AN INCREASINGLY URBAN AND DIVERSE COMMUNITY: ACTIVE AND SOCIAL

This section deals with urban parks. This section could be shortened. We do need urban parks, but there is no advice on how urban parks are going to be created.

The following section deals with the natural environment that needs to be expanded and brought into the whole Thrive Plan discussing covering climate change as well:

“Maintain high standards of environmental stewardship in park management and operations

- Reaffirm the Parks Department’s commitment to resource conservation, stewardship, and sustainability practices such as innovative stream and habitat restoration projects.
- Selectively acquire additional land where needed to protect sensitive natural resources, improve water quality, increase tree cover, enhance wildlife corridors, curb invasive species, and achieve other environmental goals.
- Create a resiliency plan to improve the ability of park and recreation facilities and natural resources to withstand the effects of climate change.” (page 122)

CONCLUSION

The conclusion (pages 137 to 138) provides a lot of good information on the purpose and relationship of the plan to functional and area master plans. The action plans are too brief to be very useful in guiding the implementation of the Thrive Plan.

WHAT IS MISSING

The purpose of the Wedges and Corridors planning process started in 1964 was to control urbanism from taking over or to prevent urban sprawl. Thrive 2050 is to make urbanism the organizing principle. Thrive 2050 takes down the barriers to urbanism, such as zoning and others. Thrive 2050 is not flowing out of Wedges and Corridors but is overturning Wedges and Corridors. What is protecting the successes of Wedges and Corridors? One of the greatest accomplishments of Wedges and Corridors is natural environmental protection. Thrive 2050 does not protect the natural environment. The chapter on the Environment that was removed was very small. A chapter on the environment is needed and needs to be connected to the issues of climate control. The second success of Wedges and Corridors is a robust residential area with a lot of diversity with many types of housing. Protecting suburban and rural housing is not even mentioned in the Thrive Plan and needs to be added.

For urbanism, there are new trends that need to be incorporated into the plan that are important.

- One is the importance of the workplace. Many people have multiple living venues. One is their home and the second is their workplace. With advances in technology and the Covid pandemic, we have discovered that many people can work at home. This has a great impact on urbanism in our area with many workers finding out that they can perform their work at home.
- The second is the idea of the advantages of dense living. Many people dislike dense living and studies have shown that increased density can cause increased crime and decreased mental health.
- The third is the staging from an automobile-centric society to a walking, rolling, bicycling, transit-centric society. What and when will improvements be made to sidewalks, bike paths, and transit. Also, while the Draft Plan focuses on equity, it does not consider the many senior citizens, handicapped, or young families who are not going to take public transit, bike, or walk, particularly in inclement weather, to meet their day-to-day needs. Is this just accomplished in the urban zones or does it occur in the suburban and rural zones?

Montgomery County has traditionally used the master & sector planning processes where there are hearings and reviews to focus on the objectives and needs for a specific area and to allow for more resident input and buy-in. The county ranges from rural areas to urban centers and any one-size-fits-all approach by definition fails to adequately take into consideration local conditions. Using the master & sector planning processes can help ensure essential and accurate analyses of housing objectives; that roads schools, sewers, water, stormwater management, are available to support increased residential density; and taxes and financial resources are available to pay for any upgrades in government services. This process may slow down the process but will result in a better solution for the government and residents.

The plan lacks conciseness that it can be used as a guide that everyone could clearly understand. Terms like vibrant, desirable, effortless, delightful, irresistible, easy, convenient, practicable, can be interpreted in many ways. The plan is very repetitive and wordy, repeating concepts over and over. The plan reads like an infomercial rather than a strategic plan for development that needs to be followed. The plan is the plan; it does not need to be sold to its users.

The changes in the Master plan are immense. The Public Hearing draft in November 2020 represented many changes made between the planning staff and the Planning Board. The changes made by the Planning Board for the Council Hearing draft were significant. One can not place the plans next to each other and easily follow the changes. Listening to the testimony at the hearing residents had a much different understanding of what the plan said. Many people commented that they did not have adequate time to understand the plan. All these issues determine the quality of the final plan.

As a county, we need time to review before going forward with this plan.

APPENDICES

A. Division of Environmental Protect Updates for the Cloverly Planning Area

1. Northwest Branch Watershed
2. Paint Branch Special Protection Area

- A. Montgomery County Department of Environmental Protection Updates for the Cloverly Planning Area
 - 1. Northwest Branch Watershed

Claire Iseli (County Executive's Office) has provided a set of questions resulting from a resident's complaint about excessive stream erosion along a part of Bryants Nursery Run, a tributary of Northwest Branch, in Cloverly. This is an excerpt of this discussion relating to development in the Bryants Nursery Run and the Northwest Branch

Claire Iseli's Questions and Draft Agency Responses

1. Are our hands tied because the watershed has not yet reached the 15% cap?

M-NCPPC: Most capped areas are implemented on a property-by-property basis. In the case of Bryants Nursery Run, the Master Plan did not specify implementation, only that this watershed should remain within 10 - 15% imperviousness.

2. Can we institute lower caps for certain sub-watersheds like this one? If yes, what would that look like? If no, why not?

M-NCPPC: When it is clear that water quality goals are not being met by current policies, new caps may be implemented, typically with an overlay zone.

3. What's the imperviousness in the Bryants Nursery subwatershed compared with the watershed as a whole?

DEP: DEP delineated a relatively accurate drainage area for the Bryants Nursery Run subwatershed. Based on this and the most recent available data on impervious surfaces, the Bryants Nursery Run subwatershed is 11.4% impervious. There are two branches feeding the mainstream – the north branch is 11.7% impervious and the south branch is 11.8% impervious.

M-NCPPC also has calculated impervious surfaces in the Bryants Nursery Run watershed using a slightly different watershed boundary. Their impervious calculation appears to be very similar to the one that DEP calculated independently. In the staff report for the Hill Farm subdivision application, M-NCPPC reports an imperviousness level of 11.66% in the Bryants Nursery Run subwatershed. However, this number also includes the proposed RCGG Jesus House, Mar Thoma, and Snowden's Manor proposed developments. Also including the Hill Farm development would bring the imperviousness level under their calculations to 11.72%.

According to DEP calculations, the Northwest Branch watershed that falls within Montgomery County has an imperviousness level of 20.7%. **The portion of the Northwest Branch watershed that is within the Cloverly Master Plan boundary has an imperviousness level of 15.4%.**

4. How has it changed in the past several years?

DEP: Based on quick a visual analysis of past aerial photography, it does not appear that there have been significant changes in imperviousness in the past 10 years. The most recent noticeable additions to imperviousness occurred between 2004 and 2008. These were an expansion of parking for Peoples Community Baptist Church off of Norwood Rd and new housing on Crimson Spire Court also off of Norwood Rd.

The most significant addition of imperviousness was around 2002, with the extension of Norbeck Rd between Norwood Rd and New Hampshire Ave. Additionally, the Hampshire Green golf course and housing development occurred roughly around the same time. Prior to these two developments, the 1998 Countywide Stream Protection Strategy identified Bryants Nursery Run as having an imperviousness level of 7%.

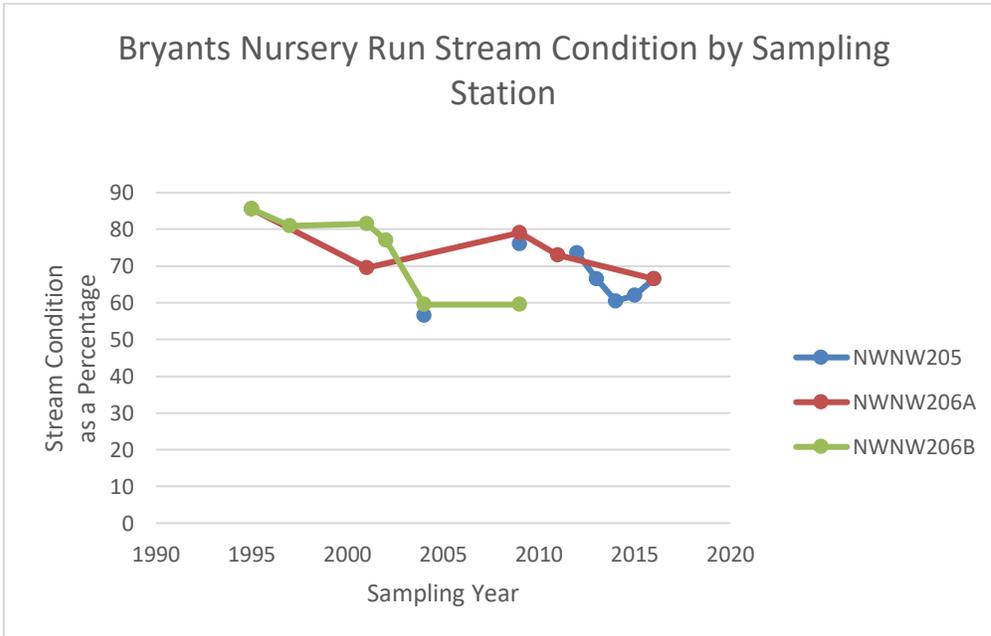
M-NCPPC: Imperviousness in this subwatershed was between 5-8% in 1990 (page 88 and 112, Cloverly Master Plan).

5. How has water quality changed?

Biological Monitoring

DEP: Montgomery County DEP monitors fish and benthic macroinvertebrates to assess stream health and water quality. Fish and benthic macroinvertebrates are subject to the full array of conditions presented throughout the year and exhibit varying tolerances to human disturbance. Since they are present through all the full array of water quality and habitat conditions, they provide an excellent indicator of stream health. DEP has been monitoring the Bryants Nursery Run tributary since 1995. Over the past 25 years we have collected nearly 40 biological samples from three stations along that tributary. To interpret the data that was collected, fish and benthic macroinvertebrate samples were analyzed using the appropriate index of biotic integrity (IBI). The output scores from the IBIs were then combined on an annual basis to generate the “stream condition” for a given year.

Water quality in the Bryants Nursery Run tributary has generally remained in the “Good” stream condition range. The most downstream sampling location has exhibited a slight decline in condition from 1995-2009. However, sampling that station overlaps the culvert for Norbeck Road, and likely isn’t representative of watershed conditions. The most consistent sampling location falls immediately below the stream restoration and has maintained “Good” stream condition from 1995 through 2016. While Bryants Nursery run isn’t a pristine stream, the fish and benthic macroinvertebrates indicate it is a healthy and functioning ecosystem.



A. Montgomery County Department of Environmental Protection Updates for the Cloverly Planning Area
2. Paint Branch Special Protection Area

1.0 Introduction

The Upper Paint Branch SPA was established in 1995 in response to growing concerns over protecting stream health. In July 1997, an environmental overlay zone was established to prohibit certain land uses and limit impervious surface to 10% for new development and certain expansions of existing developments. In 2007, the environmental overlay zone was amended to reduce the impervious limit to 8% on new development. This amendment was put into effect in response to the growing amount of scientific data available to support that increased imperviousness was a driving factor in streams with impaired biological and physical conditions. A number of capital improvement projects have since been completed to improve the management of stormwater runoff from previously developed areas and curtail further decline of select areas of habitat through stream restoration.

Many areas contained within the Upper Paint Branch SPA were largely developed prior to designation as a SPA. The older developments received little or no stormwater management consideration during construction. Several long-term studies conducted within the Upper Paint Branch watershed in the 1980s and 1990s indicated that certain portions of the watershed were experiencing considerable stress as a result of development activities. Despite the impacts to the watershed, stream conditions in the early 1990s were still good to excellent and supported a naturally reproducing brown trout population.

Results of the SPA monitoring in the Upper Paint Branch SPA show that stream biology scores have slowly declined within the Paint Branch SPA since monitoring began. Stream temperatures have remained fairly consistent since 2012, but stream habitat scores have continued to decline with general decreased scores observed for Instream Habitat Structure, Embeddedness, Sediment Deposition, and Riparian Buffer Quality. Since 2012 the benthic IBI scores have continued to decline at most stations and although the fish IBI scores have remained relatively stable (and even improved in two stations within the Good Hope and Left Fork tributaries) the trout population within the Upper Paint Branch has steadily dwindled. .

The results of BMP monitoring within the Upper Paint Branch SPA suggest that the use of SWM devices can be effective in reducing certain pollutants. The SWM devices generally perform well for storms that do not exceed their designed capacity. Figure 1 shows the location and status of the 15 monitoring projects that are currently being tracked by DEP. Fourteen projects in the Upper Paint Branch SPA completed monitoring prior to 2021. Edgewood Inn completed the pre-construction monitoring requirements in 2012, but no further development activity has occurred at this property; thus, it remains in the pre-construction phase.

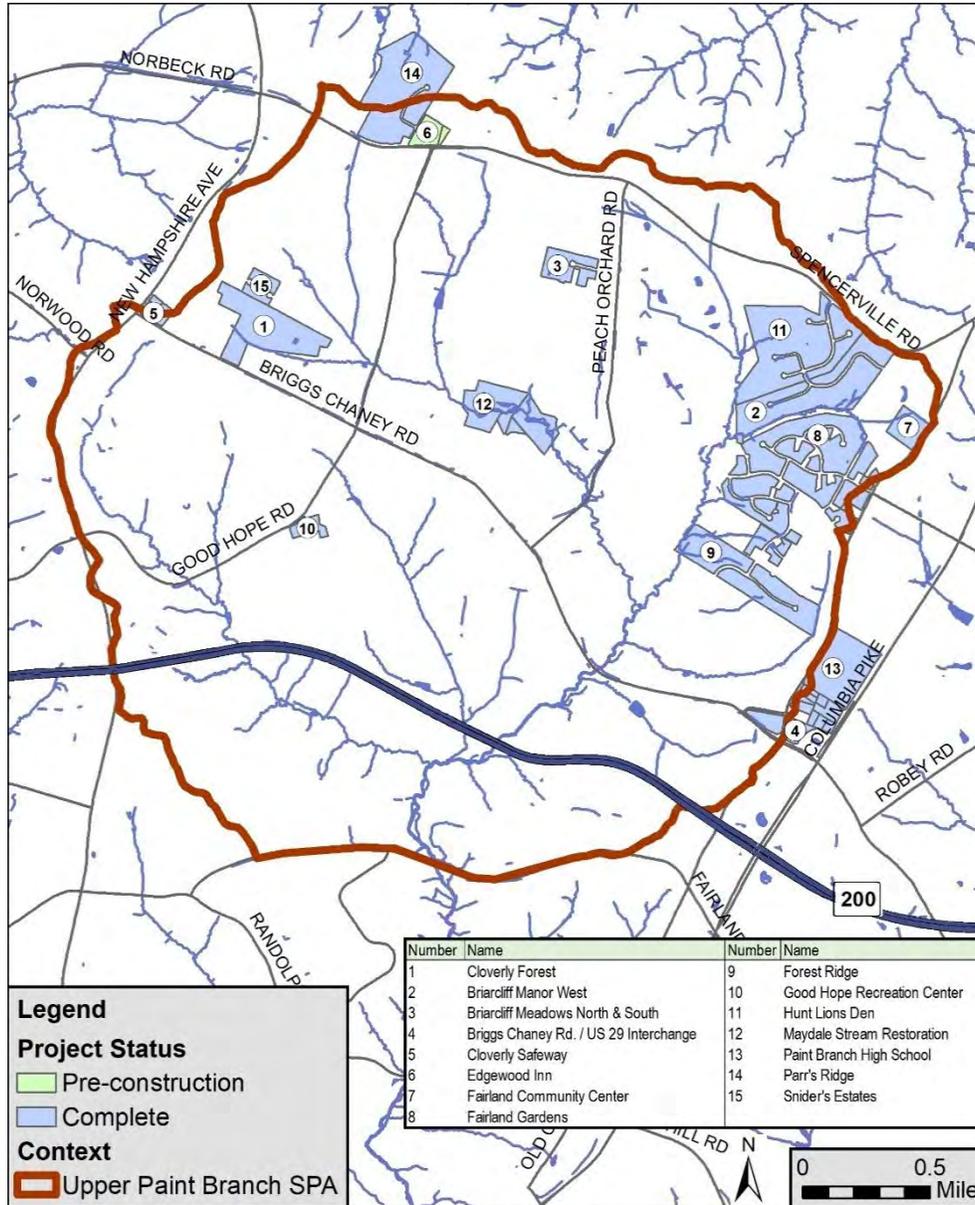


Figure 1. Status of the monitoring for development projects within the Upper Paint Branch SPA as of 2020.

1.1 BMP Monitoring

No BMP monitoring has been conducted at the Upper Paint Branch SPA since 2019. The Cloverly Forest development (aka Anselmo property) was the last major project to be completed in the Paint

Branch SPA. Monitoring requirements at this project were satisfied in March 2019 through the payment of a fee in lieu of conducting the required post-construction monitoring.

The last project required to collect BMP monitoring data in Paint Branch was Briarcliff Meadows, which was completed in 2012. Data collected at this project showed that the one biofilter which was monitored performed exceptionally well during smaller storms where no flow left the facility, but results were widely varied during larger events. For both the biofilter and the sand filter, sporadic net export was observed at both structures. The net exports were thought to be associated with atmospheric dry-fall or fertilization of plantings in and around the SWM structures during the spring months. Groundwater monitoring at this project showed little change in groundwater levels before and after development. One well located downgradient of the sand filter showed an increased response and dampening effect on seasonal elevation highs and lows. This supports the idea that SWM is promoting groundwater recharge in that location. This conclusion is supported by similar trends observed in data collected at locations within the other SPAs.

1.2 Stream Characteristics

Monitoring of stream characteristics consisted of ongoing water temperature monitoring and geomorphic assessments. The results of each of these study components are presented below.

Water Temperature

Data collected through 2016 show that annual average stream temperature trends have remained consistent since 2007. Stream restoration and land development in the SPA did not have apparent impacts on stream temperatures, as of 2016. The Piping Rock Tributary location has been the warmest location in the Gum Springs and Good Hope watershed since monitoring began there in 2010, with no discernible effects on temperature from the restoration that occurred from approximately 2012 to 2013. The Wembrough Tributary (Station PBLF101) temperatures were the lowest in the Left Fork watershed since 2011, including the start of construction at the Cloverly Forest development in third quarter of 2014. Temperatures in the main stem have remained stable since 2006, with water temperatures cooling slightly before leaving the SPA.

Generally, average stream temperatures were higher in the headwater tributaries than in corresponding second order streams, except for Wembrough Tributary (PBLF101). In 2016, average stream temperatures at the Piping Rock Tributary station were about 1.1°C higher than at the downstream location at the Hobbs Drive Tributary station (PBGH208A). Similar results were seen in 2016 at the other headwater station locations, which have also been disturbed. The increased temperatures in the Piping Rock Tributary (PBGH108) may have been influenced by two SWM facilities in close vicinity to the station. Other factors that may have contributed to increased stream temperatures in the tributaries include legacy development in the catchment or, in the case of Station PBRF117, cleared land in the headwaters.

Stream temperatures between the two upstream and downstream main stem stations (PBPB302 and PBPB305C) differ only slightly. Historically, as water left the Briggs-Chaney area, the cooler water of the Good Hope and Gum Springs tributaries appeared to marginally lower temperatures of the main stem.

Geomorphology

A geomorphology study area was established within the Upper Paint Branch watershed in December 2014. This site, Station PBLF101A1, is co-located with the PBLF101 biological monitoring station on the Wembrough Tributary. The site was selected and monitoring was initiated in response to construction activities taking place at the Cloverly Forest project located immediately upstream. Annual surveys conducted at this site include channel cross section, longitudinal profile, pebble count, slope, and sinuosity. In addition, field crews took photographs of each cross section showing upstream, downstream, left bank, and right bank vantage points. Figure 2 shows a sample cross section from the surveyed reach. Overall this cross section has demonstrated very little change below the bankfull channel since the construction of Cloverly Forest was initiated upstream. Some erosion of the right bank has been observed near the top of bank which is likely due to the deer utilizing this section as a travel corridor.

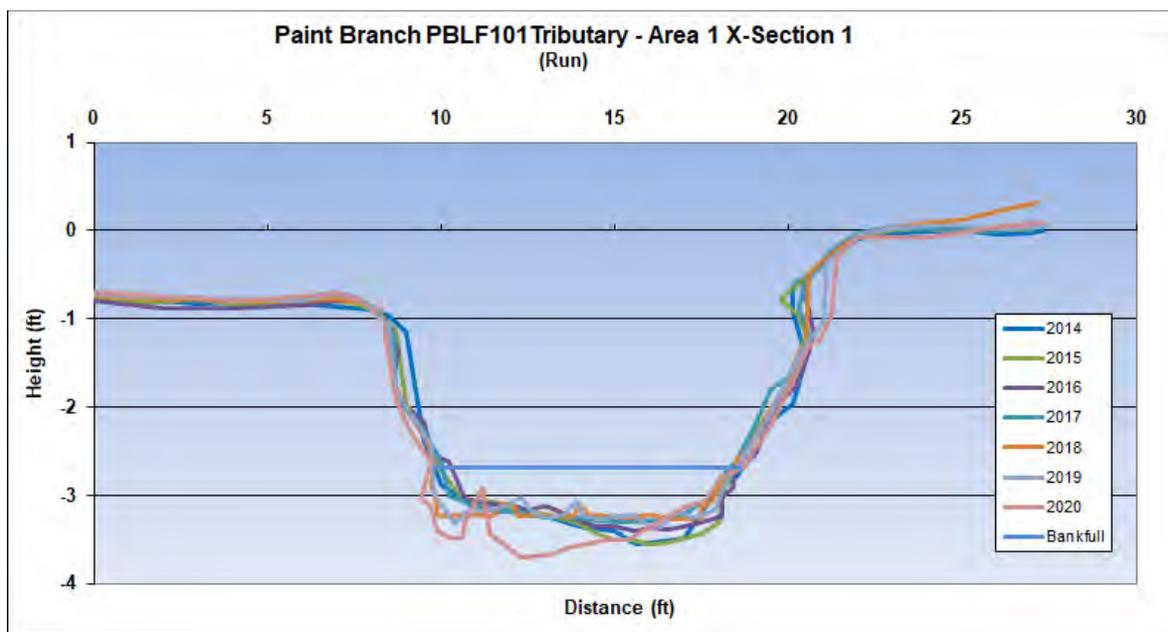


Figure Error! No text of specified style in document.. Upper Paint Branch area 1 cross section 1 (Station PBLF101A1)

1.3 Biology

Biological monitoring has been conducted annually in Paint Branch since 1994. Analysts applied data relevant to fish and benthic macroinvertebrates as biological indicators of stream health. The analysis process uses metrics specific to each community to determine an Index of Biotic Integrity (IBI) score. Analysts converted the index score to a percentage which then qualified the result as in one of four categories: Excellent (88–100%), Good (64–87%), Fair (42–63%), or Poor (0–41%). The IBI analysis process excluded fish from first-order streams that were less than 0.5 square miles in contributing drainage area. Streams that are smaller than this size are often inadequate to support robust fish populations.

Upper Paint Branch SPA stream conditions ranged from Fair to Excellent at the start of SPA monitoring in 1994, based on the narrative rating of combined fish and BIBI scores. Of the eight sites that were sampled in both time periods, in a comparison between the early monitoring period (1994 to 1998) and 2019, only one site declined in narrative by a category and the remaining seven sites had the same rating during both periods surveyed. Figure 3 shows a stream condition assessment at the start of SPA monitoring compared to data collected in 2019.

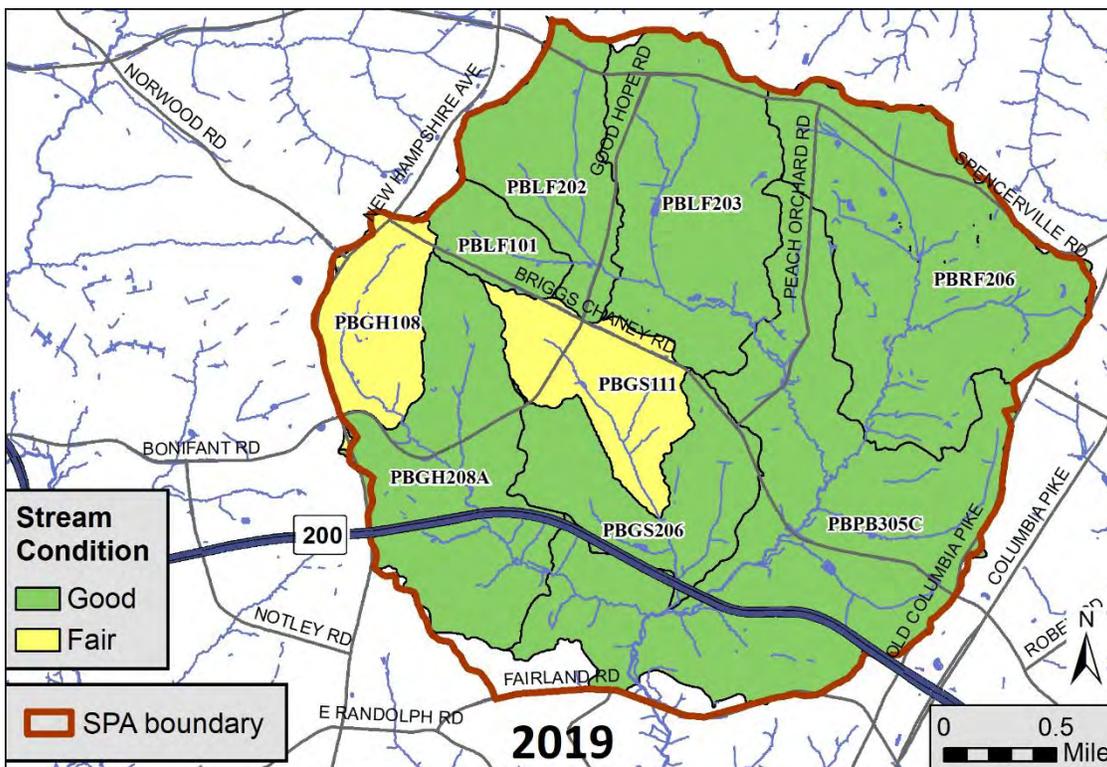
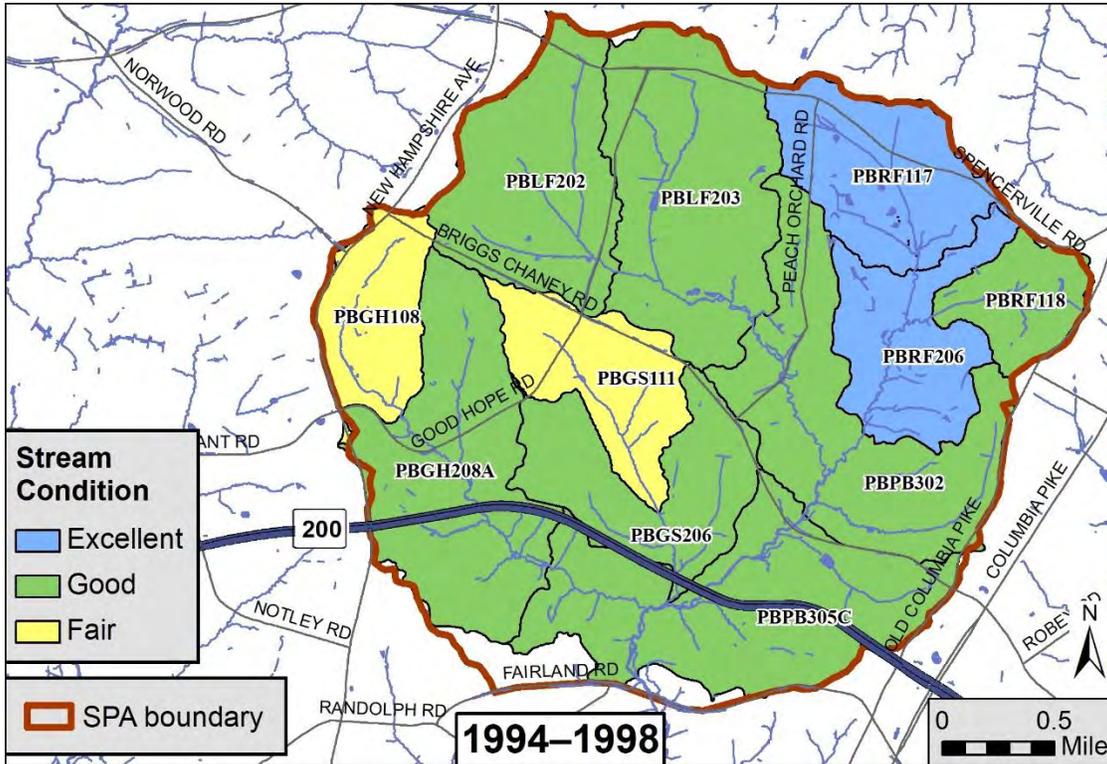
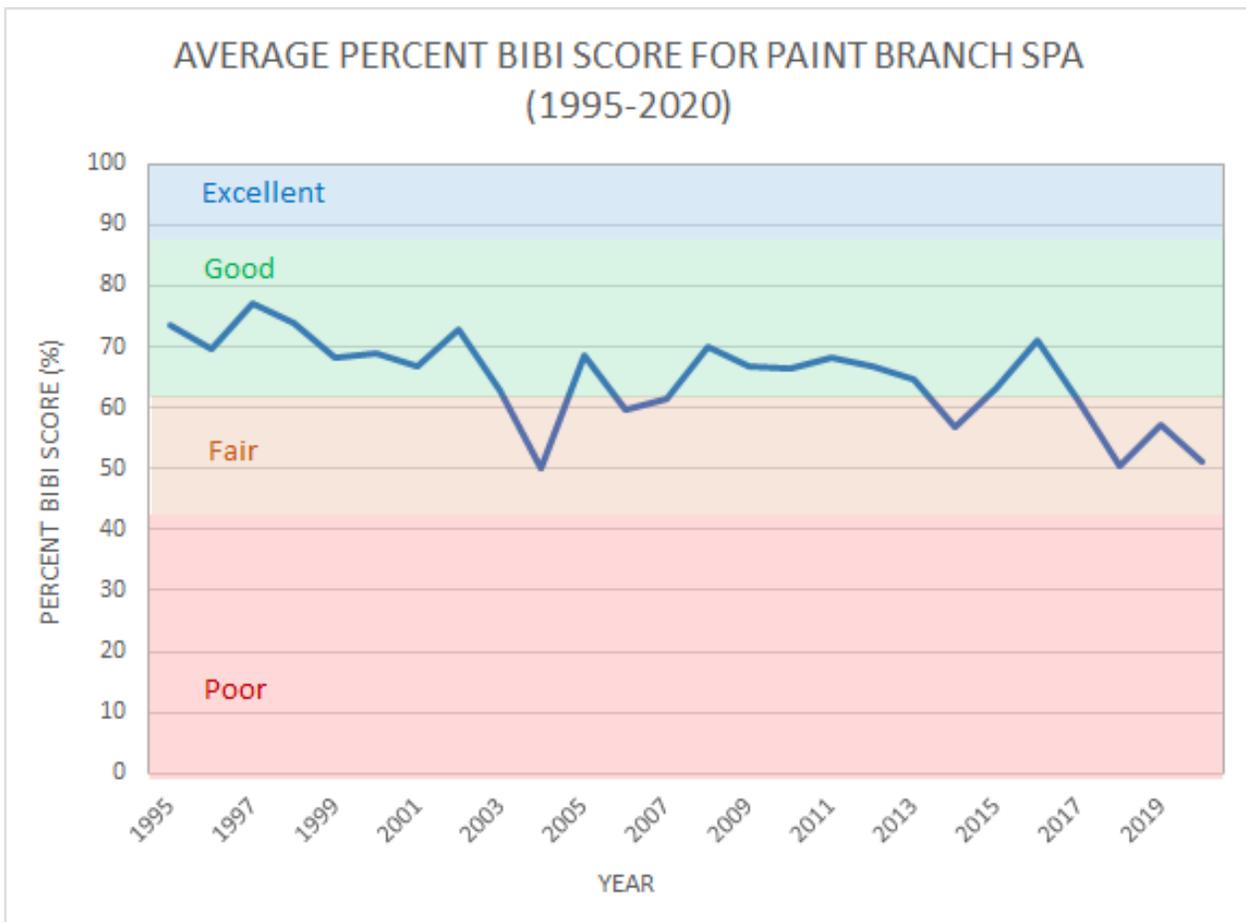


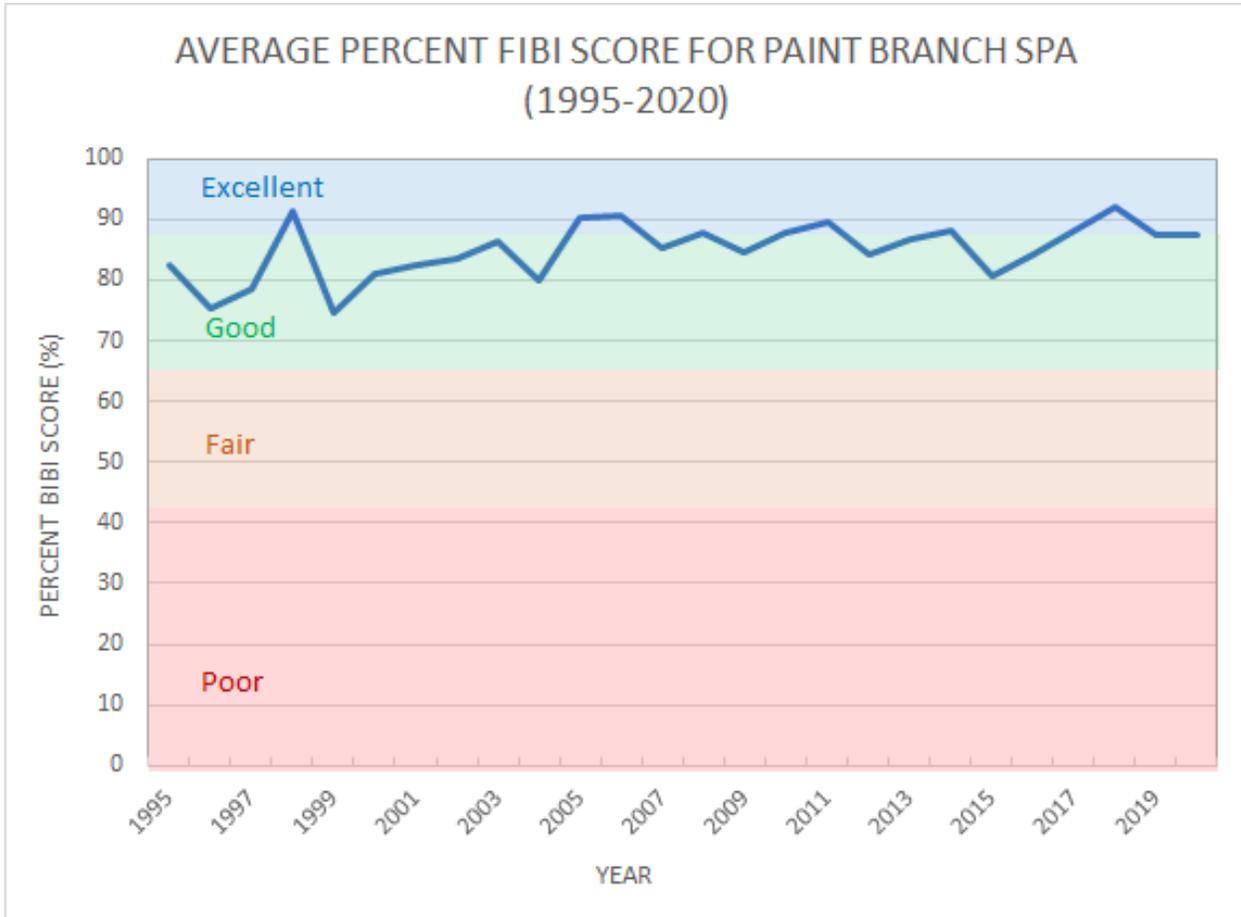
Figure 3. Stream condition assessment within the Upper Paint Branch SPA at the start of SPA monitoring (1994–1998) and in 2019

The benthic macroinvertebrate and fish IBI scores were also analyzed to determine if any long term trends were evident. The average percent IBI score for the SPA stations which were monitored each year was calculated separately using only the benthic scores, only the fish scores, and finally a combined score using all benthic and fish IBI data (Figures 4, 5, and 6). The analysis showed a slight decline in the overall biological community, with the fish community showing much more resilience than the benthic community over the same period of time. One exception to this is the unmistakable change in the numbers of the brown trout found within the watershed. Early studies found good numbers of both adult and juveniles. More recent data suggests that the trout population has dwindled to a non-sustainable population (Figure 7). Focused surveys conducted by the State of Maryland Department of Natural Resources show similar population declines and they have discontinued surveys in the SPA.



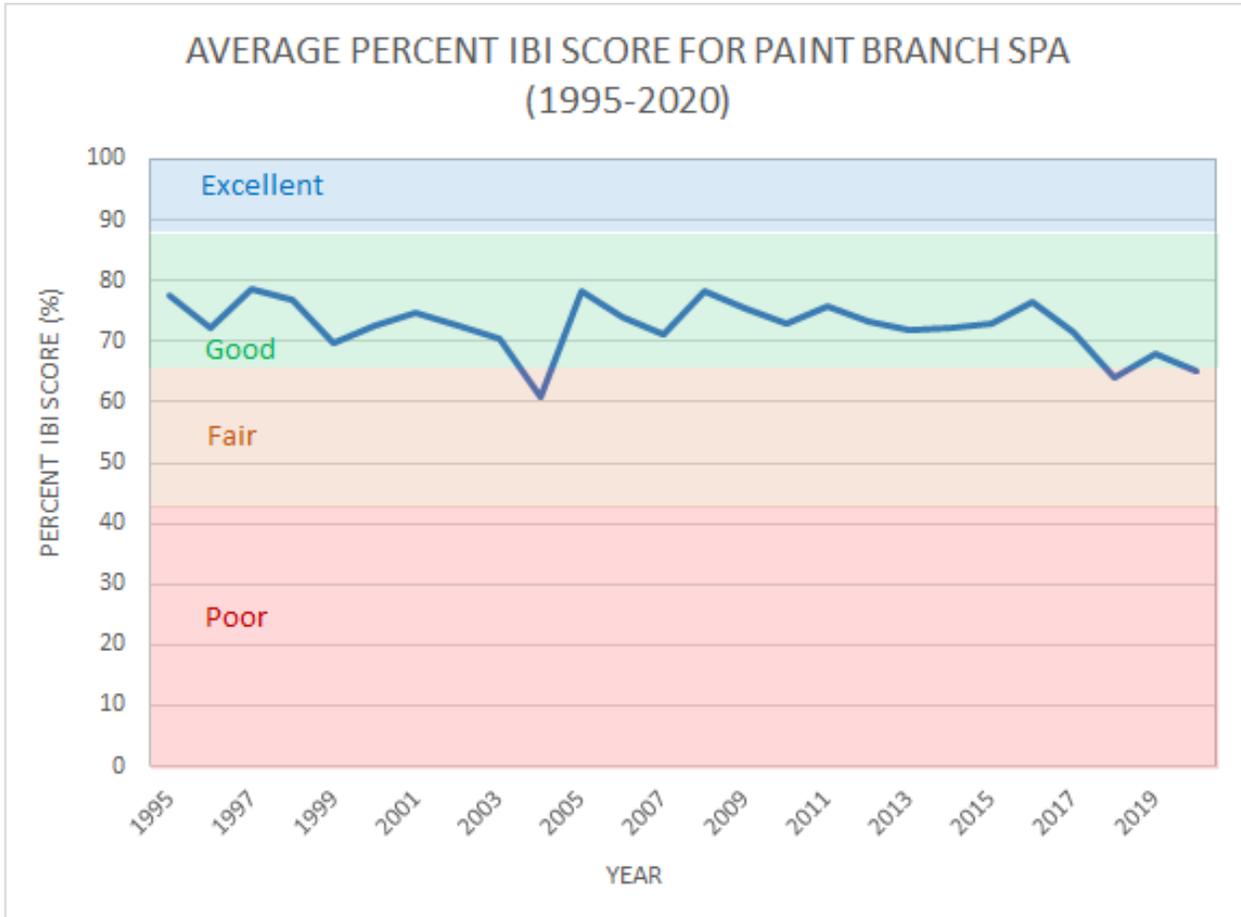
Figure

4. Average percent Benthic IBI Scores by year for Paint Branch SPA Stations



Figure

5. Average percent Fish IBI Scores by year for Paint Branch SPA Stations



Figure

6. Average percent IBI Scores (combined fish and bugs) by year for Paint Branch SPA Stations

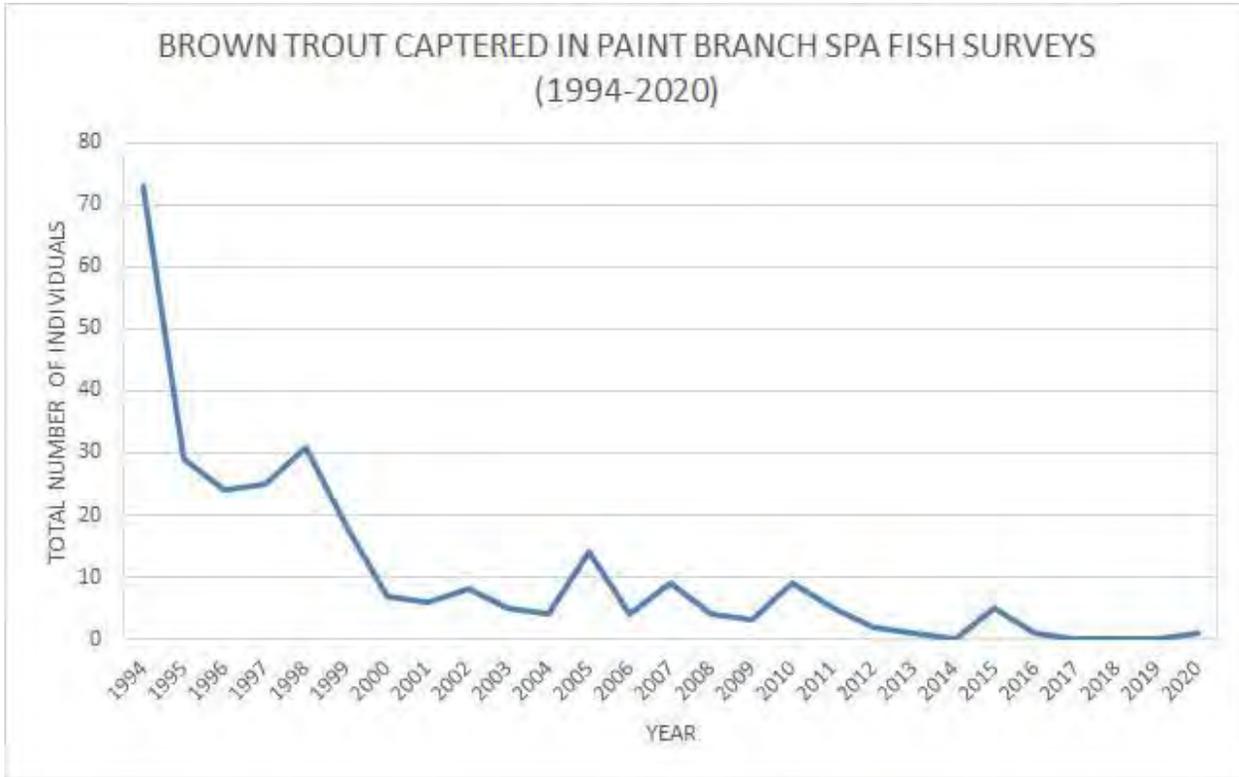


Figure 7. Brown Trout Captured During County Stream Surveys of Paint Branch SPA Stations

From: [Marty Reese <martyreese@mail.com>](mailto:martyreese@mail.com)
To: county.council@montgomerycountymd.gov
Subject: Fw: Thrive 2050
Date: Friday, July 9, 2021 4:34:04 PM

5125046

Sent: Friday, July 09, 2021 at 4:00 PM
From: "Marty Reese" <martyreese@mail.com>
To: councilmember.riemer@montgomerycountymd.gov
Subject: Thrive 2050

I am dismayed to read your email describing what it is that you think is important for Montgomery County moving forward. Have you learned nothing from the pandemic? More people, more buildings, more construction, more traffic, more pollution, more cramped quarters. Give me a break! Where is the concern for natural areas, open space, conservation of what is left of life preserving, life enhancing life giving Nature? There is not a housing shortage. There is an over population problem! Not every body needs to live in Montgomery County. What has happened to the concept of quality of life over quantity? When do you stop? When is enough enough? How many more places do people need to shop? Is that what constitutes quality? You talk like you think that more of the same as long as it's more, is going to at some point make it better. It's time to look through different eyes. A different lens or something. It's time to reevaluate what you believe is important moving forward. You are supposed to be representing what is best for the people of Montgomery County. The people who already live here not the ones you are trying to entice to come here but have no room for. Think about the health of the current population and what is left of the natural environment that supports health and well being of life. Think outside your outdated box. Be brave. Be kind. Be aware. Be a leader.

From: [Philip Bogdonoff <pbogdonoff@gmail.com>](mailto:pbogdonoff@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Written testimony regarding Thrive Montgomery 2050 from Philip Bogdonoff
Date: Friday, July 9, 2021 5:14:56 PM
Attachments: [2021-06-29 Slides for Thrive testimony.pptx](#)
[Climate Refugees + Migrants Memo for the draft Climate Action Plan - from P. Bogdonoff.docx](#)

5125049

Council members:

I gave oral testimony on June 29, 2021 regarding the Thrive 2050 plan. Two minutes is a very brief period of time in which to convey a range of important ideas that will shape the coming decades. I offer the attached annotated slides to supplement the oral testimony I gave on June 29. I acknowledge the considerable work that has been put into the formulation of the Thrive 2050 plan. However, I believe the vision encompassed in that plan significantly overlooks trends that will likely come to dominate our life in even the coming decade.

In addition, I attach a memo regarding the issue of climate migrants that I previously prepared for the Climate Action Plan. I do not detect significant attention to this growing issue in the Thrive plan, either.

I fervently desire that these contributions will be useful.

Best regards,

-- Philip

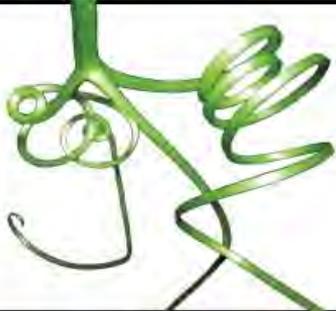
Philip Bogdonoff
39 Oswego Avenue
Takoma Park, MD 20910-5107
C: 301-356-5132

Our Energy Predicament

Comments to Montgomery County Council
related to Thrive 2050

by Philip Bogdonoff

June 29, 2021



Biodiversity for a Livable Climate

Restoring Ecosystems to Reverse Global Warming

Overview of points:

1. Our society's systems and standard of living are very tightly dependent upon and coupled to the consumption of fossil fuels. There is a 96% correlation between energy consumption and GDP.
2. It will take multiple decades to shift from fossil fuels to renewable sources of energy -- and we will need to keep burning fossil fuels in order to manufacture solar panels, wind turbines, etc.
3. Solar and wind will not replace the liquid fuels needed for transportation, esp. diesel for long haul trucking. Solar and wind will not replace the 9 or 10 calories of fossil fuels that are behind every calorie of the food we eat.
4. Global fossil fuel production is beginning its decline, beginning with petroleum.
5. Decline rates may be in the range of 6% - 8%. Which mean petroleum production will be half of what it is currently in 9 - 12 years
6. The "Hirsch Report" [*Peaking of World Oil Production: Impacts, Mitigation, and Risk Management* (2005)], created by request for the U.S. DOE, indicated it would take two or more decades to mitigate for the decline of petroleum -- we have lost those two decades and hence are woefully ill-prepared
7. Coupled with climate change, this means our food supply will be increasingly at risk
8. The 30-year Thrive plan should address these threats as top priorities - it does not
9. The best strategy, both to improve regional food security as well as to increase the resilience of agriculture in the face of climate change, is to shift to regenerative agriculture and grow more of our table crops locally. The content of Thrive should keenly focus on that strategy.
10. While the Thrive plan recognizes the importance of the Ag Reserve, the plan should also emphasize urban agriculture and the creation of several regional hubs for wholesale agricultural markets.

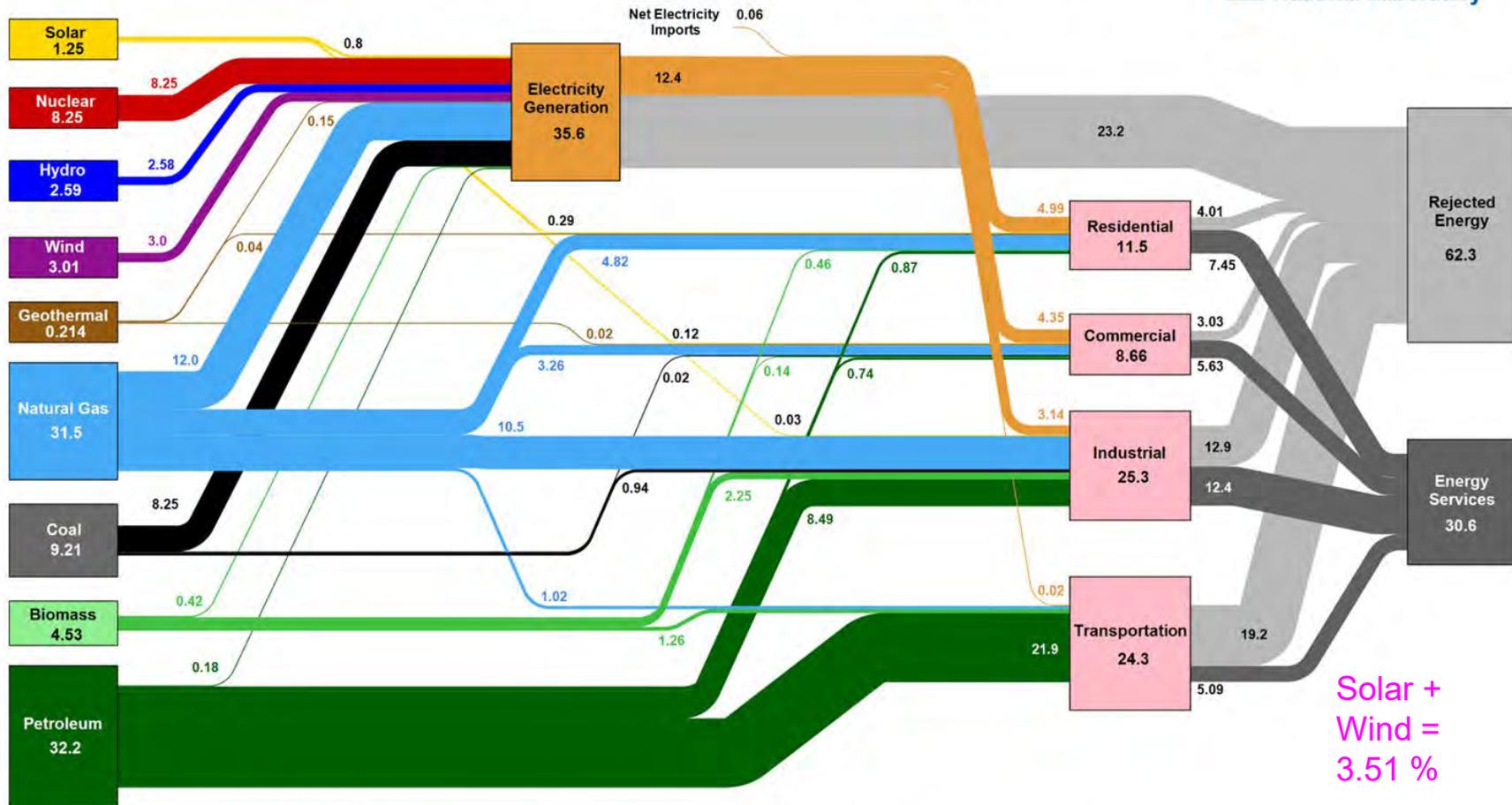
1. Our society's systems and standard of living are very tightly dependent upon and coupled to the consumption of fossil fuels. There is a 96% correlation between energy consumption and GDP.

The next two slides show the U.S. and Maryland energy flows.

By summing the amounts of energy generated from solar and wind and the dividing by the total energy for the U.S. or the state, the percentages shown in the lower right corner of each slide in magenta have been calculated: 3.5% for the U.S., and less than 1.4% for Maryland.

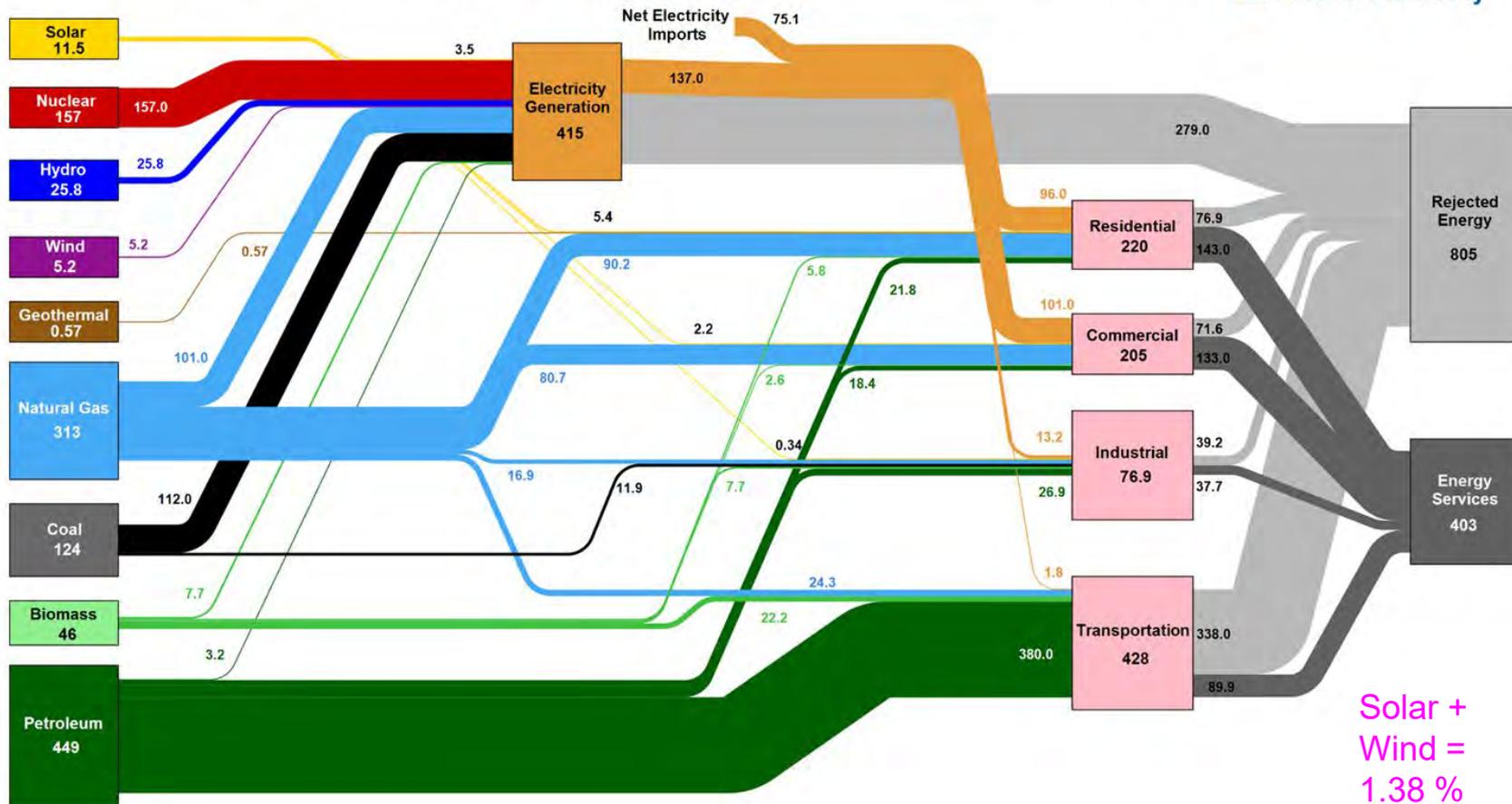
Point: Very little of our energy is supplied by solar and wind.

Estimated U.S. Energy Consumption in 2020: 92.9 Quads



Source: LLNL March, 2021. Data is based on DOE/EIA MER (2020). If this information or a reproduction of it is used, credit must be given to the Lawrence Livermore National Laboratory and the Department of Energy, under whose auspices the work was performed. Distributed electricity represents only retail electricity sales and does not include self-generation. EIA reports consumption of renewable resources (i.e., hydro, wind, geothermal and solar) for electricity in BTU-equivalent values by assuming a typical fossil fuel plant heat rate. The efficiency of electricity production is calculated as the total retail electricity delivered divided by the primary energy input into electricity generation. End use efficiency is estimated as 65% for the residential sector, 65% for the commercial sector, 21% for the transportation sector and 49% for the industrial sector, which was updated in 2017 to reflect DOE's analysis of manufacturing. Totals may not equal sum of components due to independent rounding. LLNL-MI-410527

Estimated Maryland Energy Consumption in 2018: 1,208 Trillion BTU



Source: LLNL June, 2020. Data is based on DOE/EIA SEDS (2019). If this information or a reproduction of it is used, credit must be given to the Lawrence Livermore National Laboratory and the Department of Energy, under whose auspices the work was performed. Distributed electricity represents only retail electricity sales and does not include self-generation. EIA reports consumption of renewable resources (i.e., hydro, wind, geothermal and solar) for electricity in BTU-equivalent values by assuming a typical fossil fuel plant heat rate. The efficiency of electricity production is calculated as the total retail electricity delivered divided by the primary energy input into electricity generation. End use efficiency is estimated as 65% for the residential sector, 65% for the commercial sector, 49% for the industrial sector, and 21% for the transportation sector. Totals may not equal sum of components due to independent Rounding. LLNL-MI-410527

2. It will take multiple decades to shift from fossil fuels to renewable sources of energy -- and we will need to keep burning fossil fuels in order to manufacture solar panels, wind turbines, etc.

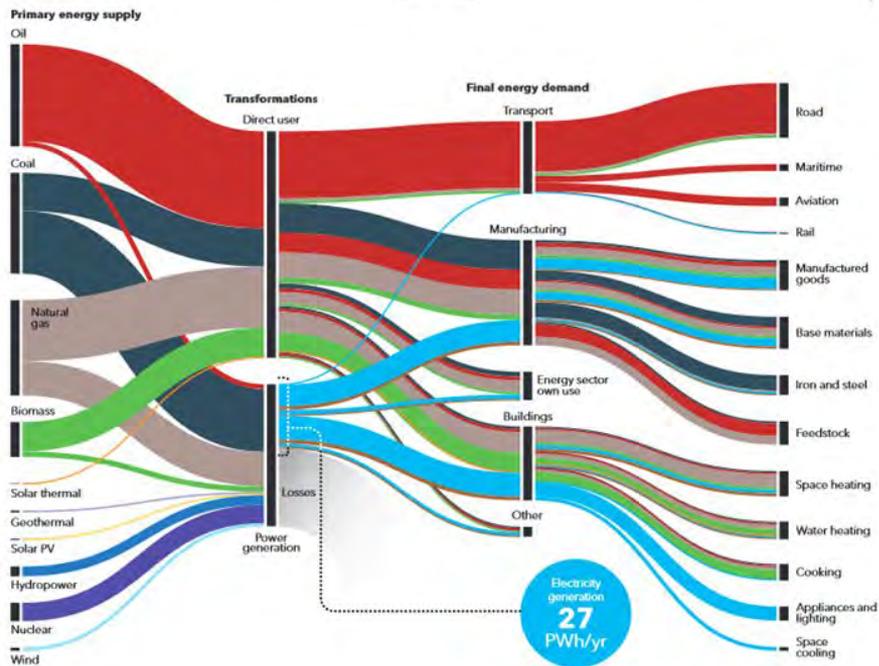
The next slide was generated from in-depth modeling to ascertain how quickly renewables could be increased in scale, and fossil fuels reduced. The left panel shows where the world is in 2018. The right panel shows where we might be able -- with a lot of effort -- to be in 30 years time by 2050. Note that coal, oil, and natural gas are still nearly 50% of our energy mix!

Point: It is going to take decades to wean ourselves from fossil fuels. Emissions will continue to be with us for a long time.

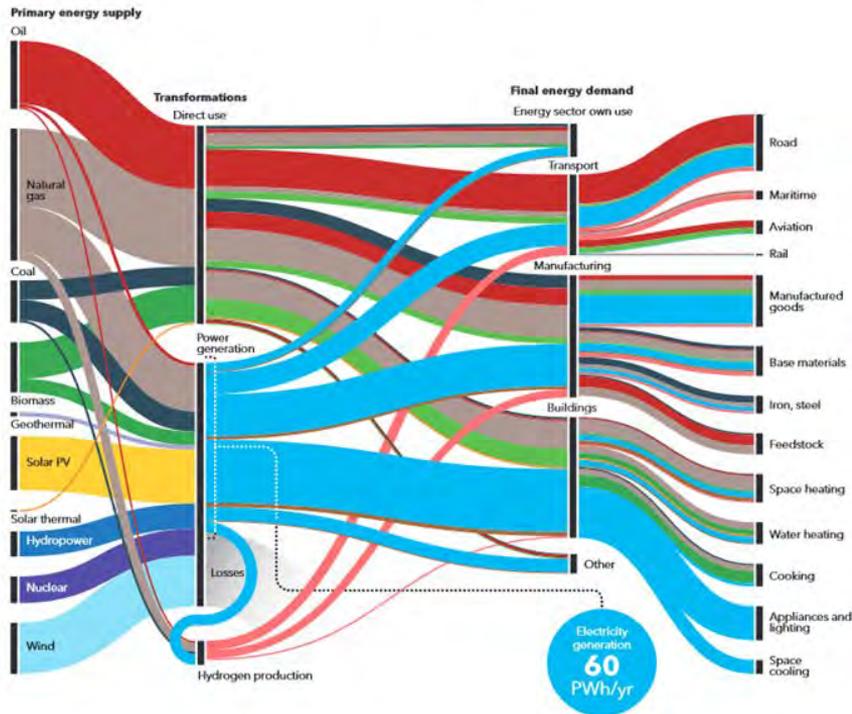
COMPARISON OF ENERGY FLOWS: 2018 AND 2050

- Biomass
- Coal
- Direct heat
- Electricity
- Geothermal
- Hydrogen
- Hydropower
- Natural gas
- Nuclear fuels
- Oil
- Solar PV
- Solar thermal
- Wind

2018



2050



3. Solar and wind will not replace the liquid fuels needed for transportation, esp. diesel for long haul trucking. Solar and wind will not replace the 9 or 10 calories of fossil fuels that are behind every calorie of the food we eat.

Please read these studies by Alice Friedemann:

When Trucks Stop Running: Energy and the Future of Transportation

<https://energyskeptic.com/2016/when-trucks-stop-running-so-does-civilization/>

Life After Fossil Fuels: A Reality Check on Alternative Energy

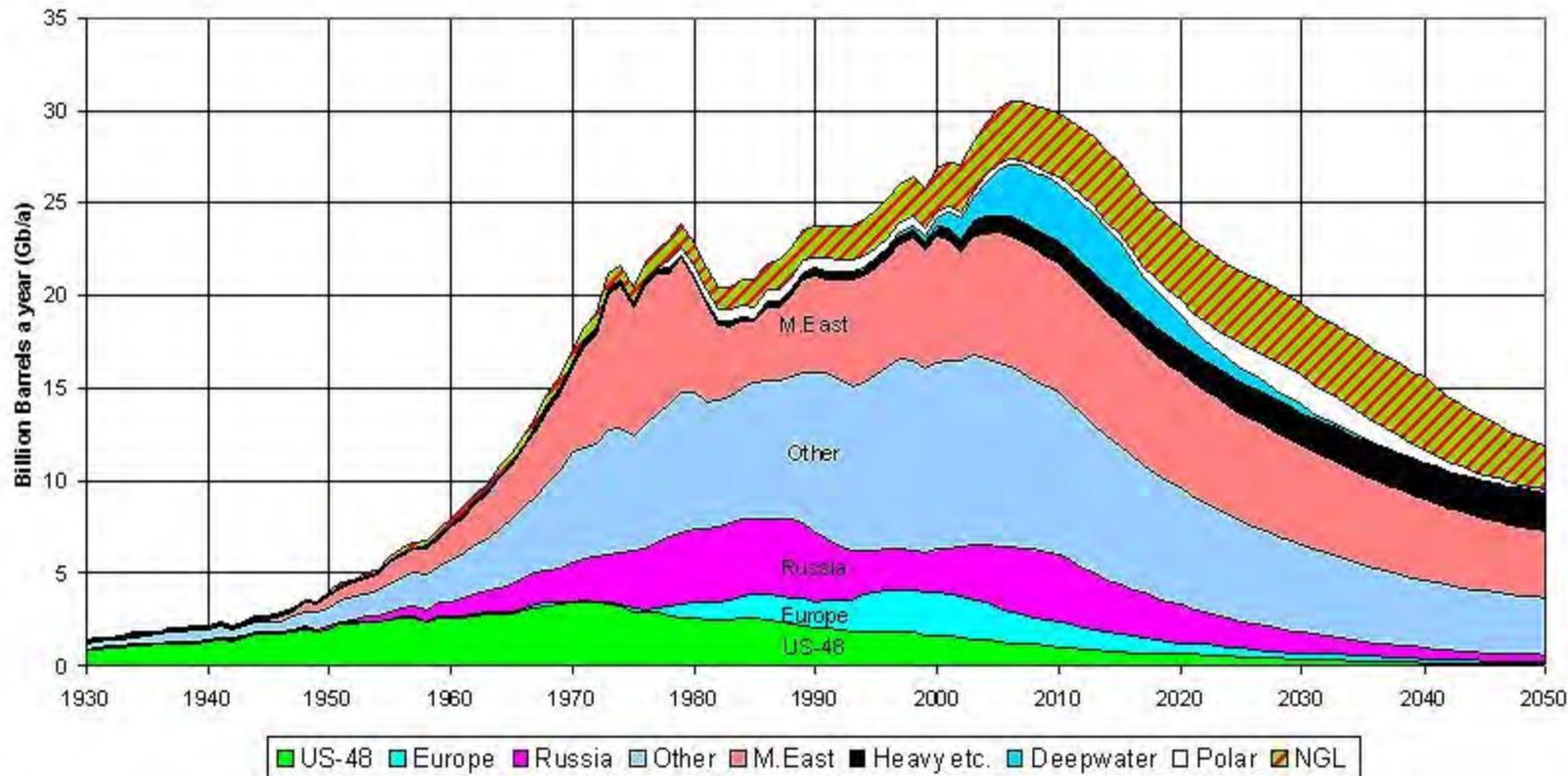
<https://energyskeptic.com/2021/biomass-updates-to-life-after-fossil-fuels/>

(email pbogdonoff@gmail.com to request PDFs of these books)

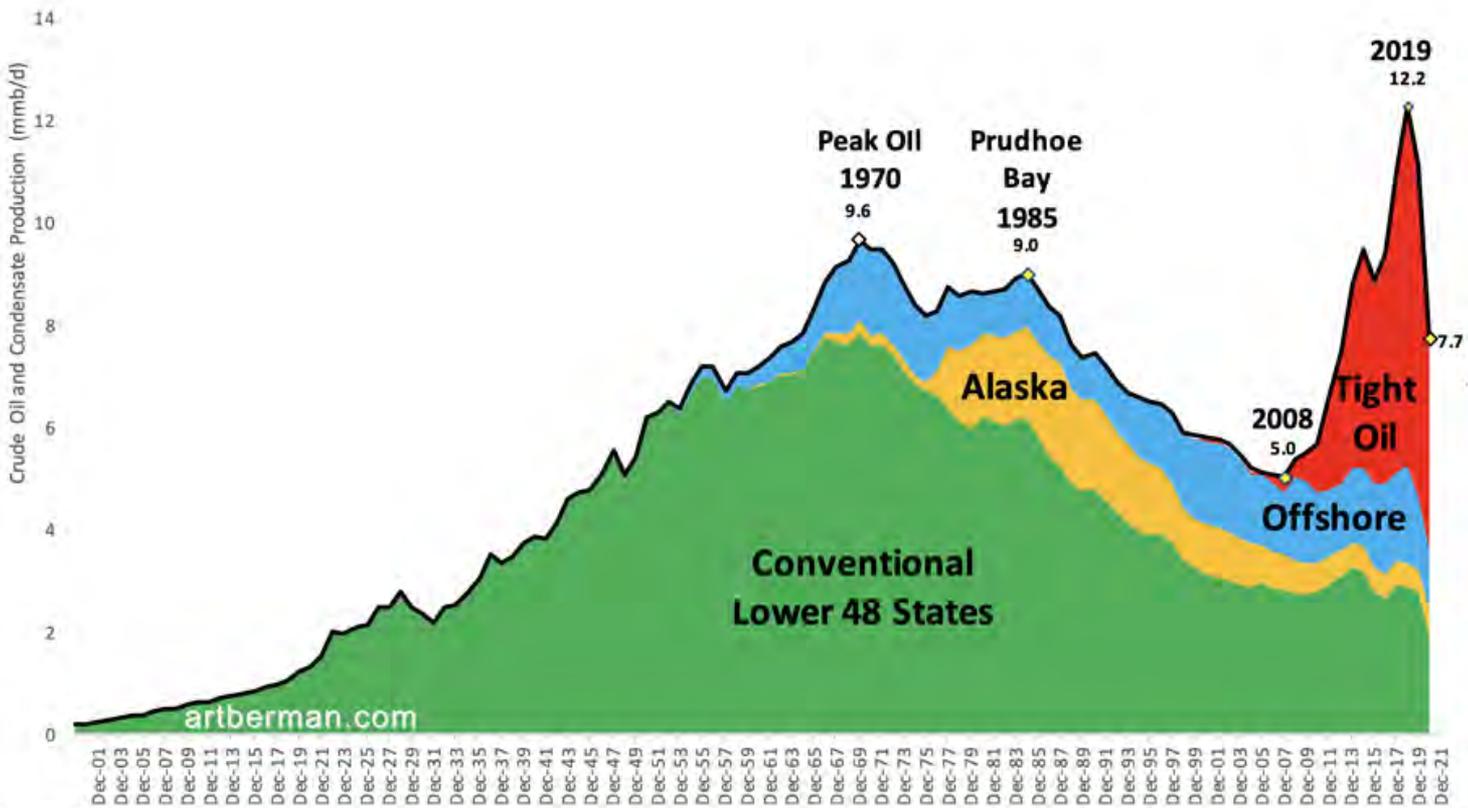
4. Global fossil fuel production is beginning its decline, beginning with petroleum.

The next set of slide shows the likely future of global petroleum production (slide 10), the rapid decline of U.S. fracked oil production (slide 11),

Hubbert Curve for the Whole Earth (2007 + extrapolated)



U.S. Crude Oil and Condensate Production and Forecast



Source: EIA, Enverus & Labyrinth Consulting Services, Inc.

EIA Current/Monthly Updates/CRUDE OIL PRODUCTION ANNUAL AND FORECAST

“Balloon” Graph from Charles Hall & colleagues

A key concept is Energy Return on Energy Invested (EROEI) - https://en.wikipedia.org/wiki/Energy_return_on_investment

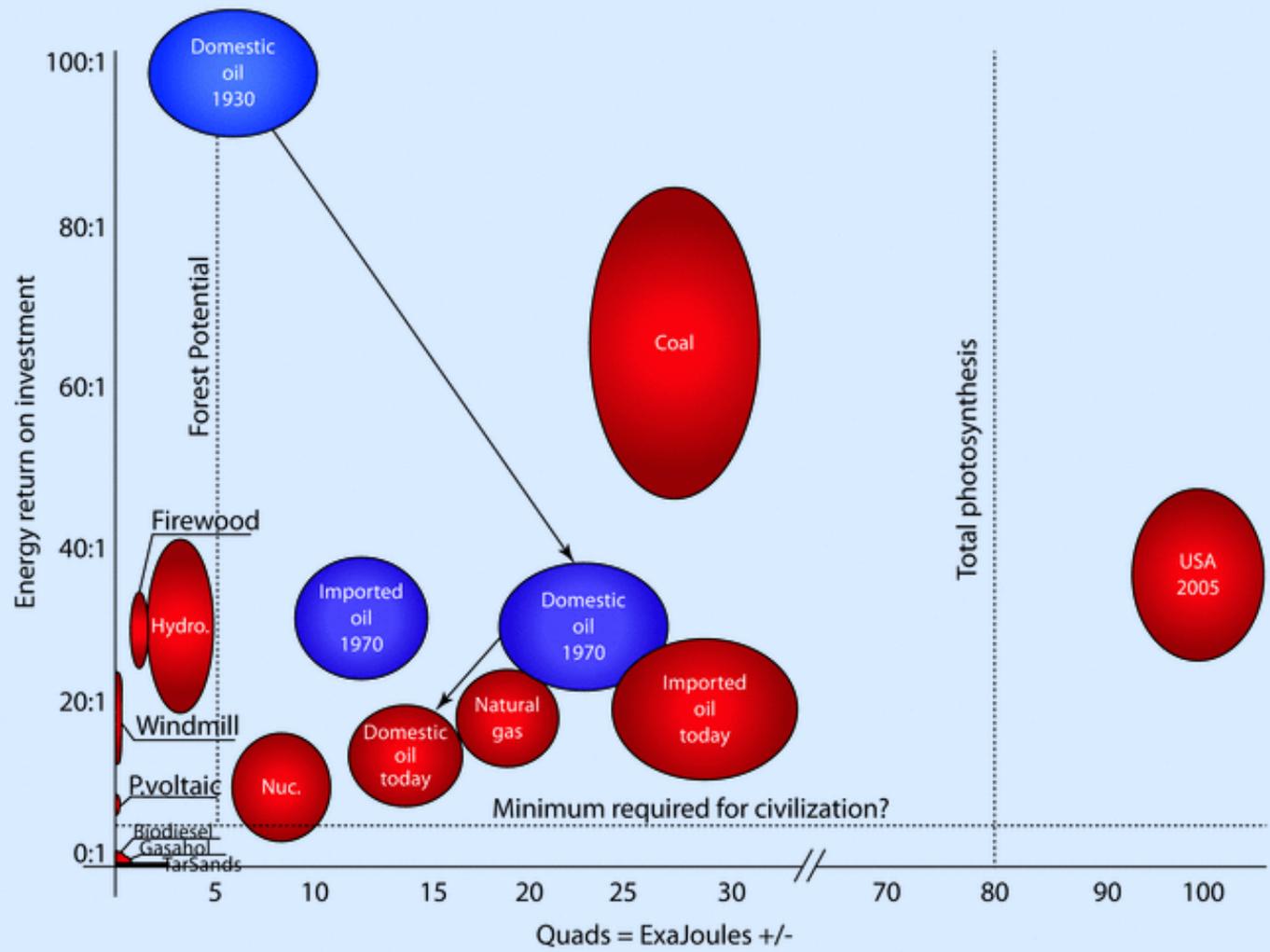
The follow graph shows that when petroleum was first extracted in the 1930s (blue balloon), the equivalent of one barrel of oil invested would return 100 barrels.

In the 1970s (purple balloons), that return on investment had already dropped to 40 to 1.

And recently, that EROEI has dropped below 20:1 (red balloon - “Domestic oil today”).

The other red balloons show EROEIs for other sources of energy. Note that renewables have a much, much lower energy “density” than fossil fuels.

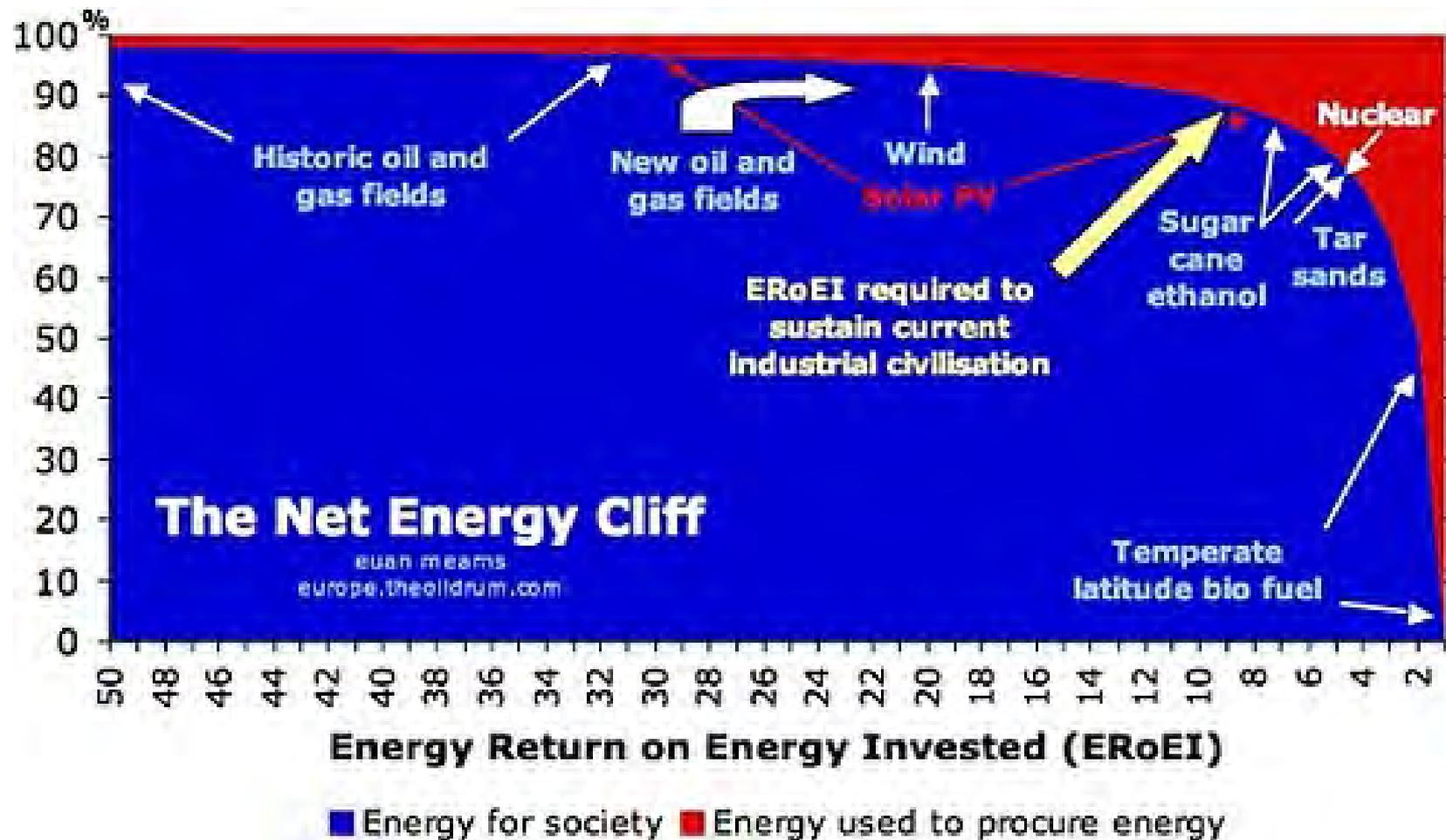
It is worth time to study this graph, and to understand the implications as the EROEI of our energy declines.



The Net Energy “Cliff”

The following graph displays some of the information from the balloon chart in a different way. It can be clearly seen that for energy sources with lower EROEIs, more effort or energy must be expended by society to get the energy, which means less of the harvested energy is available for society to use for its other purposes (e.g., education, health care, governance, constructing buildings and roads, etc.).

Charles Hall and his colleagues who have studied how economies depend on energy initially thought that an EROEI of 7:1 would be needed to maintain a semblance of civilization. They have subsequently increased that to closer to 20:1.



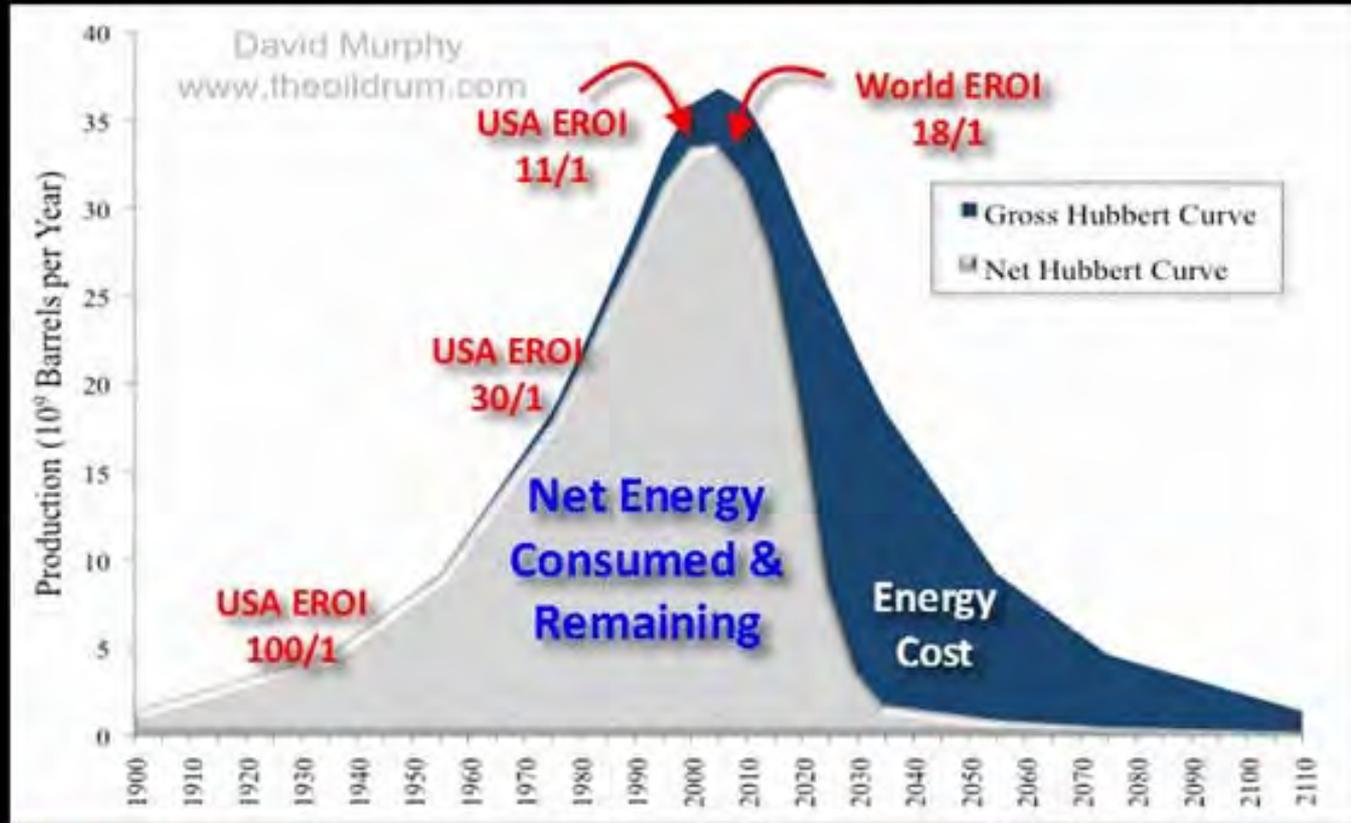
Another view of petroleum energy descent

The next slide shows in graphic form how the last 100 or so years of civilization has benefited from petroleum obtained at low cost (it had a high energy return on investment), but that as we head into the future, after having exploited all the easy to find and produce sources of petroleum, we will be extracting oil with lower and lower EROEIs (we will need to spend more to get less). The decline in the availability of energy to fuel society will be dramatic.

5. Decline rates may be in the range of 6% - 8%. Which mean petroleum production will be half of what it is currently in 9 - 12 years. https://en.wikipedia.org/wiki/Rule_of_72

6. The “Hirsch Report” [*Peaking of World Oil Production: Impacts, Mitigation, and Risk Management* (2005)], created by request for the U.S. DOE, indicated it would take two or more decades to mitigate for the decline of petroleum -- we have lost those two decades and hence are woefully ill-prepared. https://en.wikipedia.org/wiki/Hirsch_report

The Falling EROI: The Destroyer of Net Energy

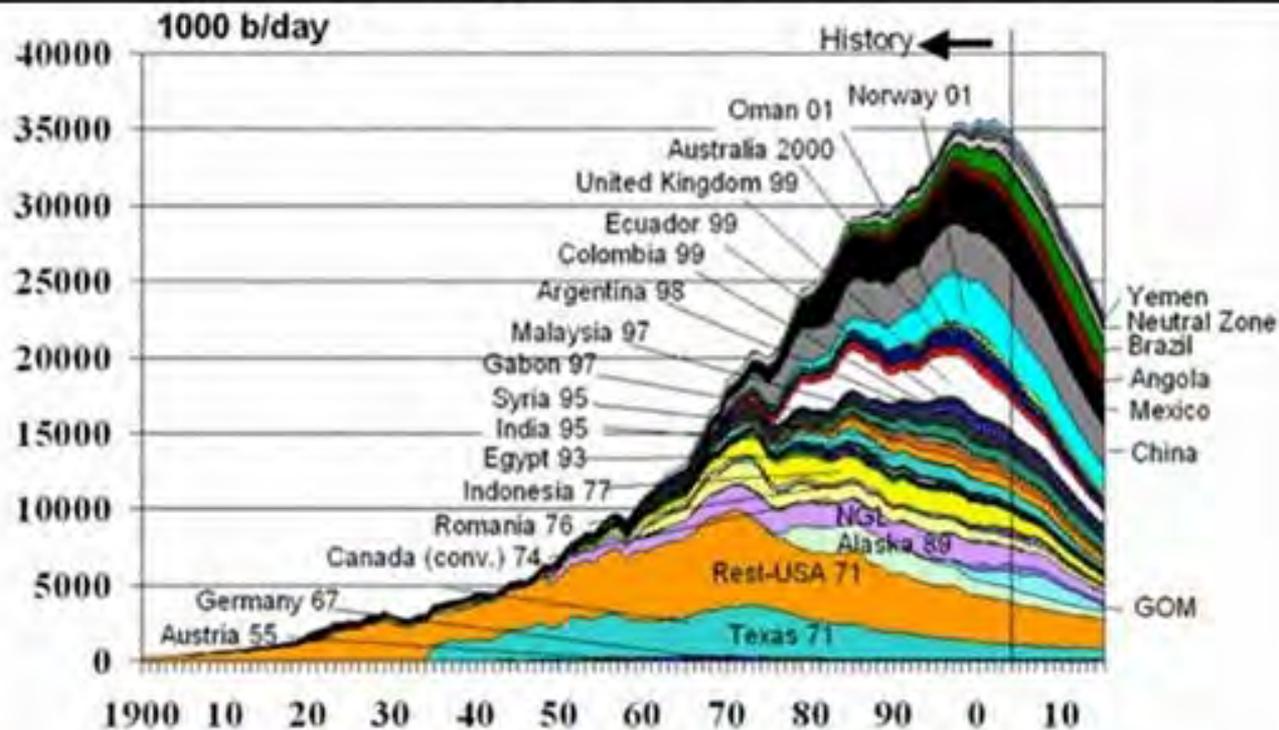


Most oil producing countries have passed peak production

The next slide shows which countries have passed or will pass their peak of petroleum production.

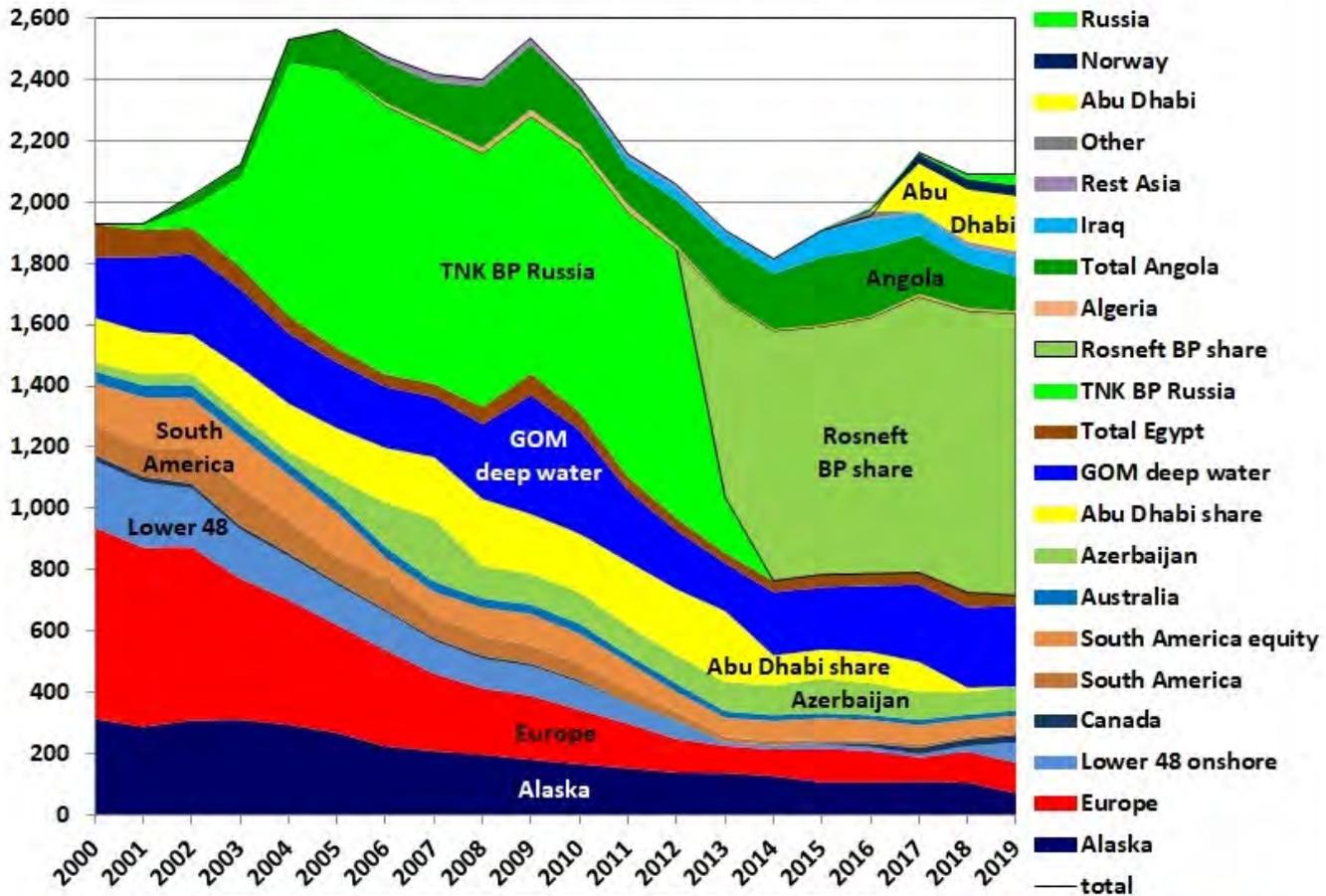
The two slides that follow next show the declines being experience by BP and Exxon Mobil, respectively.

List of Countries Past Peak Oil



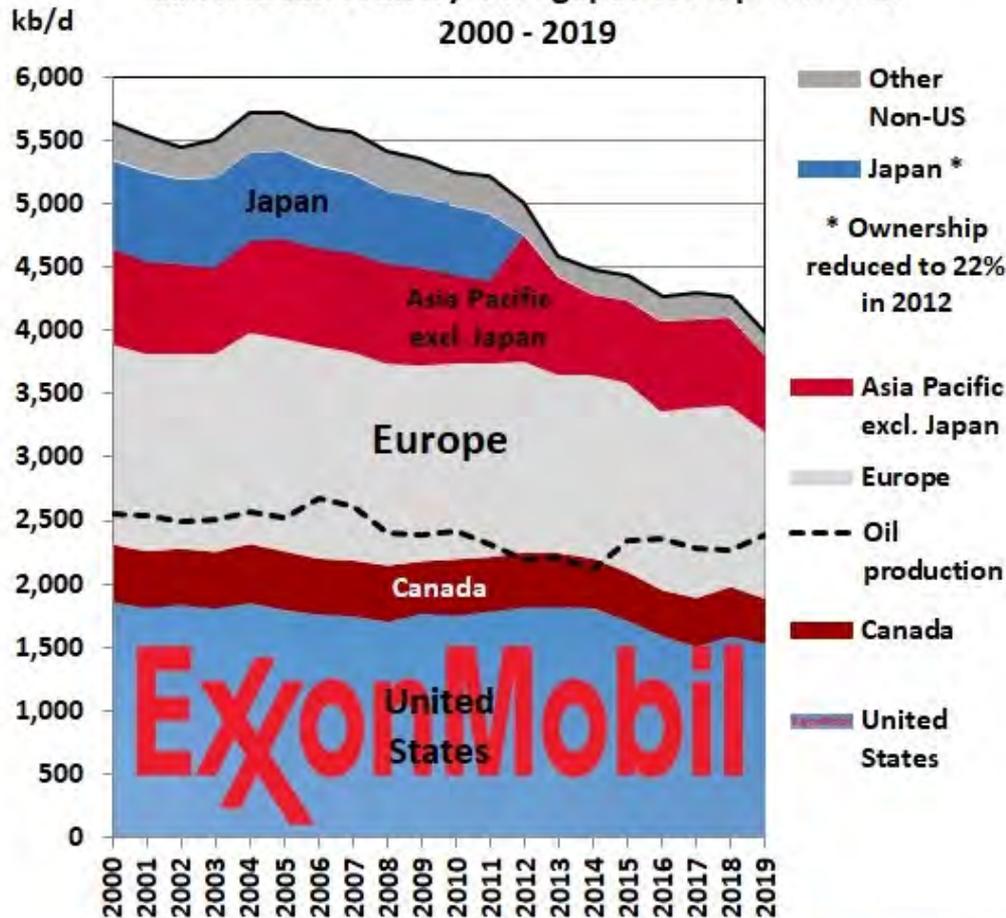
Data source: IHS 2003, BP Stat Rev 2004;
 2004: LBST estimate on Jan-Aug data
 Analyses and Forecast LBST

BP crude production by region 2000-2019



Source of data: BP annual reports, financial & operating information

Exxon Mobil refinery throughput vs oil production 2000 - 2019



Source of data: Exxon Mobil Form 10K

Recent headlines showing production is declining

The next two slides capture some recent headlines reflecting the decline in petroleum production being acknowledged by oil companies.

Recent headlines

ANALYSIS

Australia loses another oil refinery, leaving our fuel supply vulnerable to regional crises

By business reporter [Gareth Hutchens](#)

Posted Wed 10 Feb 2021 at 12:51pm, updated Wed 10 Feb 2021 at 4:09pm

In the space of four months, Australia has lost half of its remaining oil refineries.

In October, BP announced it was closing its Kwinana oil refinery in Perth and converting it into a fuel import terminal.

Recent headlines

Shell admits it's past peak oil, eyes carbon offsets as a business opportunity



STEPHEN EDELSTEIN

FEBRUARY 12, 2021

56 COMMENTS



View Gallery

Royal Dutch Shell says it is already past peak oil.

In a Thursday press release, the company said "oil production peaked in 2019," and that it expects an annual decline of 1% to 2% per year. That's something Shell has anticipated for some time, ...

https://www.greencarreports.com/news/1131263_shell-admits-it-s-past-peak-oil-eyes-carbon-offsets-as-a-business-opportunity

Some implications for the Thrive 2050 plan:

- Declining petroleum availability (for transportation and farm inputs like fertilizer, etc.) coupled with climate change, indicate that our food supply will be increasingly at risk
- The 30-year Thrive plan should address these threats as top priorities
- The best strategy, both to improve regional food security as well as to increase the resilience of agriculture in the face of climate change, is to shift to regenerative agriculture and grow more of our table crops locally. The content of Thrive should keenly focus on that strategy.
- While the Thrive plan recognizes the importance of the Ag Reserve, the plan should also emphasize urban agriculture and the creation of several regional hubs for wholesale agricultural markets.

Thank you

Philip Bogdonoff

philip.bogdonoff@bio4climate.org

Marty Reese <martyreese@mail.com>February 28, 2021

From: Philip Bogdonoff, Montgomery County resident, pbogdonoff@gmail.com

To: Adriana Hochberg, Assistant CAO and Climate Change Coordinator, Montgomery County, Adriana.Hochberg@montgomerycountymd.gov
Stan Edwards, Division Chief, Division of Env. Policy & Compliance Montgomery County, stan.edwards@montgomerycountymd.gov
Doug Weisburger, Senior Planning Specialist, Sustainability Programs, Montgomery County, Douglas.Weisburger@montgomerycountymd.gov

cc: Marc Elrich, County Executive, Montgomery County, OCEmail@montgomerycountymd.gov
climate@montgomerycountymd.gov
and other interested parties

Re: **The need to address climate migration in Montgomery County's Climate Action Plan**

I am a resident of Montgomery County. I have, as a number of you know, been active as a participant in one of the County's Technical Work Groups (Adaptation & Sequestration), and as well as with a number of other groups and associations that are concerned about climate change. I offer the notes and thoughts below as, hopefully, a useful contribution towards addressing the issue of climate migrants and refugees in the County's Climate Action Plan. Based on that research I believe people displaced by climate events (rising sea level, extreme weather) and direct and indirect economic forces driven by climate change will have a very significant impact on the County's ability to carry out its CAP goals. Thus, the issue of how to anticipate, plan for, and ultimately take care of climate migrants should be considered to be an integral part of the County's planning and policy discussions. I asked the County on a couple of the County's climate virtual office hours this past fall how the Plan being drafted was going to address the issue of climate refugees. I was told it was not addressing the issue; on one of the latter calls, I was invited to submit further information. I have done some preliminary research, identified others with more knowledge than me, and begun conversations with some of them. What follows is a memo assembling what I have found to date. Given that I plan to continue reaching out to other experts, I also have included the next background section for their information.

Again, I hope this memo will be seen as a useful start to begin addressing the issue.

Background

Montgomery County, Md., was one of the very first political jurisdictions in the world to declare a climate emergency on December 5, 2017.¹ The Emergency Climate Resolution, after a preamble, stated:

The Montgomery County Council calls upon the national Administration, the Congress, the State, and other local governments to join Montgomery County, to use all available powers and resources to:

¹ <https://www.montgomerycountymd.gov/green/Resources/Files/climate/Montgomery-County-Climate-Action-Resolution.pdf>

1. *declare a climate emergency and initiate a massive global mobilization to restore a safe climate and build a sustainable economy; and*
2. *transform the climate by reducing greenhouse gas emissions by 80% by 2027 and reaching 100% elimination by 2035, and initiate large-scale efforts to remove excess carbon from the atmosphere.*

The Montgomery County Council calls upon the Montgomery County Executive, Montgomery County Public Schools and Maryland-National Capital Park and Planning Commission to advise the Council over the next six months on specific methods for accelerating the County's greenhouse gas emissions reduction goal.

After a year lost when Council members were campaigning for election or re-election, newly elected County Executive Marc Elrich hired Adriana Hochberg as his Assistant CAO to lead "Montgomery County's efforts to combat climate change and coordinate[] the development of the Climate Action Plan, a strategic roadmap for the County" Beginning in the summer 2019, the first three Technical Working Groups were formed, composed of citizen volunteers with the assistance of various county staff persons, to come together in a series of meetings to formulate recommendations in the areas of Buildings, Clean Energy, and Transportation. Towards the end of that summer, two additional Working Groups were formed, focused on Adaptation & Sequestration, and on Public Engagement. The collected recommendations from those five groups, nearly 860 in all, were conveyed to the County in February of 2020. The County then hired two consultant companies, AECOM and Nspiregreen, and tasked them with reviewing, evaluating, prioritizing, and organizing those recommendations, as well as to address additional areas of concern (diversity & equity, and governance), and preparing a Climate Action Plan. The first draft of that Plan was released in early December 2020 and can be found here:

<https://www.montgomerycountymd.gov/green/Resources/Files/climate/draft-climate-action-plan.pdf>

Other documents and events related to the County's climate efforts can be found here:

<https://www.montgomerycountymd.gov/green/climate/index.html>

The Issue

The word "refugee" appears **only once** in the draft Climate Action Plan. It is mentioned on page 41 as a component of the CDC's Social Vulnerability Index (SVI). The word "migrant" is not mentioned at all; "immigrant" or "immigrants" are mentioned eight times, but not in any direct climate-related context. The word "migration" appears in the included Emergency Climate Resolution only in reference to mosquitos.

Given that a) climate migrants from other countries and as well as the number of internally displaced migrants are already relocating to the Washington, DC region (see articles below), b) local government services are affected by the needs of such relocating people, c) our region is likely to continue to be an attractive geography for relocation, and d) Montgomery County's Climate Action Plan will affect the policies and spending of the county and its people for the coming decade and longer, therefore e) the Climate Action Plan should anticipate and plan for how to accommodate climate refugees and migrants that are coming and will continue to come to the County.

Climate Migration Drivers

Climate migration is complicated to unpack. Decisions to move are often made as a result of numerous factors, and those factors—political, social, economic, and environmental—interact in complex ways that confound definitions and lead to confusion and debate among academics and practitioners.

But one thing is clear—**climate change will increasingly drive migration**. This includes **migration due to climate-induced food and water insecurity**, increasingly severe weather events, and more severe and frequent disease outbreaks. And much of that migration will be to cities across the globe.

...

Scaling Urban Innovations is Critical

C40 Cities helps cities secure more finance from global bodies to support climate action and implement programs that enable cities to share data. In collaboration with the Mayors Migration Council—a group of city mayors working to empower cities to prepare and manage migration—C40 Cities is using their networks of leaders to influence international policies and improve urban planning and innovation to prepare for climate change.

...

Source: Lopez, Linda, and Blake, James. (2020, Oct. 19). *Climate Migration and Cities: Preparing for the Next Mass Movement of People*.

The climate migrant / migration issue is also a climate justice issue.

Interviewee Jalonne White-Newsome, a climate justice advocate and researcher, reminds Pogue that extreme weather events disproportionately hit communities of color, yet these same people are the least able to move. She also explains that the decision to migrate - or not - is complex and difficult to predict.

Source: Tower, Amali, and Plano, Ryan. (2021, January 31). *Climate Displacement in the News*. Climate Refugees.

Planning for “durable solutions” and adaptation is an important component.

“Despite the well-designed programmatic approach to implement durable solutions, unless a climate change adaptation strategy is delivered at the regional and local levels, we may expect further climate change–induced displacement.”

Source: Ambika, Chawla. (2021, Jan. 14). *People are being displaced by the impacts of climate change — how can cities cope with newcomers?*

Migration has already started and is going to increase.

Migrations have already started in the face of droughts and hurricanes, and the situation is likely to get worse.

Source: Herrmann, Victoria. (2018, June 6). *U.S. Cities Need to Plan for an Influx of Internal Climate Migrants.*

No state will be unaffected.

By the end of this century, sea level rises alone could displace 13m people. Many states will have to grapple with hordes of residents seeking dry ground. But, as one expert says, ‘No state is unaffected by this.

Sourc: Milman, Oliver. (2018, Sept. 24). *'We're moving to higher ground': America's era of climate mass migration is here.*

Where migrants go can make sense -- and also be surprising.

After [Hurricane Maria](#) hit Puerto Rico in September 2017, thousands of people fled the island. The exact headcount, and how many of those moves were temporary or permanent, is hard to nail down. Budget data from [cell phone records](#), [federal aid requests](#), [school enrollments](#), and other indicators tell a story of mass migration. Florida, especially the Orlando area, was by far the top landing spot. New York City and Philadelphia, both with strong existing Puerto Rican communities, were also popular.

But a less obvious metro area also drew in thousands of evacuees: Buffalo, New York.

Source: McDonnell, Tim, and Shendruk Amanda. (2020, Sept. 1). *How cities can prepare to support climate migrants.*

The number of people displaced is large and increasing.

Climate change accounts for **over 35%** of displaced people across the world. Global warming is impacting every corner of the world, ... Since 2008, climate change has forced an average of **26 million people** a year from their homes: in the most vulnerable regions—sub-Saharan Africa, South Asia, and Latin America—**over 140 million people** could be forcibly displaced by 2050.

Source: Fogel, Rebecca. (2019, Nov. 20). *Climate Migration and Global Cities*.

In 2018, more than 1.2 Americans were displaced by the effects of climate change.

Climate migrants—people displaced by the far-reaching effects of climate change—already exist in the United States. They include homeowners wading through the **process for buyouts** of flood-prone homes, **families evacuating** during climate-exacerbated disasters, and the **families moving en masse** from places experiencing environmental and economic changes.

Just last year, **16.1 million people** globally were displaced because of weather-related disasters. More than 1.2 million of those displaced were Americans. **Journalists** and **policymakers** are paying greater attention to this issue.

Source: Martin, Carlos. (2019, Oct. 22). *Who Are America's "Climate Migrants," and Where Will They Go?*

A Beginning Set of Questions to Address

Regarding climate migrants, what are the issues that should be faced by a County government, as well as the general populace, including its businesses, schools, non-profit sector, and assistance agencies?

What have other plans identified as issues for their cities? What have they included in their plans as ways to adapt, mitigate, plans for, etc. the expected influx of climate refugees/migrants?

Are there different types of refugees/migrants that will need to be accommodated:

- Those who have the wherewithal to “flee” comfortably and can afford to relocate
- Internally displaced by climate-related disasters
 - Sudden disasters: storms, floods, tornados, etc.
 - Slower moving: sea level rise; increasingly hot weather affecting living conditions, loss of ability to farm due to salt water intrusion, etc.
- Might portions of Montgomery County’s population become temporary “refugees” due to flooding, extreme heat / wet bulb temps, loss of power, or other climate-related issues?

- Refugees from outside our region or even outside the U.S. due to weather crises, or even political crises driven by climate change (e.g., as were many of the Syrian refugees (see Amery (2019), Blitzer (2021), Holleis (2020), Mansharamani (2016))

What recommendations should be included in the CAP regarding new or growing services agencies that may be needed (e.g., relocation assistance for housing, jobs, police and emergency services, healthcare, mediation, education, job training) and what funding levels may be anticipated?

The County is currently (due to COVID) already experiencing limits on tax-based funding, and likely will continue to experience budgetary limits. What might the Plan recommend in the way of policies – executive orders and/or legislation – to leverage its political leadership role to motivate the private sector and other institutions – such as schools & colleges, religious institutions, and associations – to plan and prepare for stepping into expanded and new roles?

Where might we misstep in our planning? At least one report highlights “Anti-Displacement Activities That May Increase Community Vulnerability to Climate Change” as well as “Anti-Displacement Activities That May Increase Community Resilience to Climate Change” (see Gregg and Braddock, 2020).

What potential disasters might require County resources:

- Fire
- Flooding
- Storm damage within the county (e.g., derechos)
- Storm damage in the region (e.g., hurricanes, “northeasters” and/or other “snowmageddon” type storms

Who or what would need to be mobilized?

- Civil defense and other County and private disaster relief services (fire, police, emergency medical services, hospitals, Red Cross); housing of refugees by schools, churches, other large facilities
- Communications
 - Emergency communications
 - Messages from County leadership

What are key threats to Montgomery County?

The ProPublica article by Shaw, Lustgarten, and Goldsmith (2020), *New Climate Maps Show a Transformed United States*, ranks the issues facing Montgomery County, MD, on a scale of 1 (slight) to 10 (extreme) as:

Farm Crop Yields 5
 Economic Damages 4
 Heat 4
 Wet Bulb (humidity) 4
 Sea Level Rise 1
 Large Wildfires 1

These issues will have impacts that create refugees from our own region.

Preliminary Recommendations for Montgomery County's Climate Action Plan

These beginning recommendations are largely based on a telephone conversation I had on Feb. 22, 2021, with Patrick Marchman, who is Climate Resiliency Project Manager and Practice Lead at Kleinfelder in Kansas City, Missouri.² He followed our conversation with an email (Appendix A:Some thoughts on climate migration impacts to Montgomery County). Mr. Marchman was recommended to me by Kayly Ober, Senior Advocate and Program Manager of the Climate Displacement Program at Refugees International.³

“Climate refugees” will come from a) overseas, esp. Central America, b) other parts of the U.S. -- such as from New Orleans after Hurricane Katrina, and from Houston after Hurricane Harvey; and there will be c) domestic climate migrants -- “These people generally won’t move because of a single Hollywood-ready disaster. You can think of it as a steady trickle of people who decide to move due to climate effects, whether from diminished economic prospects at home, urban/regional breakdown, or perceived risk. This may be less visible but is likely to be much greater than the first two categories. Another category, d) is local relocation: This last category contains people already in the DC metro area. Parts of DC itself and several of its suburbs and neighboring cities are quite low-lying. You may see a simple perception of desirability growing due to Montgomery County not being as vulnerable than some other areas.

Some of these migrants will be well-resourced. Others may be indigent.

Potential impacts for planning

Housing: Due to migrants, some parts of the County may be perceived as safer, endowed with better services, or likely more resilient (e.g., to heat events) and therefore become more attractive and drive up real estate values. Other parts of the County, conversely, may experience declining values. This shift in real estate valuations may have consequences for capital investment in transportation and other infrastructure, schools, and businesses. It will have implications for any housing policy the County wants to support, as well as equity and justice issues.

Economic development: “Diversification will probably be the key as climate stressors grow and collide with increased financialization and AI-ization of the economy. The overall global system will be more and more unstable... As climate puts more stress on governments, it would be best to find ways to diversify from government and government contracting, as there is a chance that governance itself will change greatly. Capital will also be looking for safe, resilient jurisdictions to invest in and to create jobs in and migration will follow that capital.”

² Patrick Marchman - <https://www.linkedin.com/in/patrickmarchman/>

³ Kayly Ober - <https://www.refugeesinternational.org/kayly-ober>

Public utilities and services: “Climate migration into the county will increase stress on utility systems already under stress due to other climate impacts - increased precipitation, etc. This will make developing resilient and hardened infrastructure that much more important to the county. ...”

Transportation and planning: “With increased migration, further urbanization and densification of communities within Montgomery County will be much more sustainable and easier to maintain against climate impacts than traditional suburbanization. Zoning and other means of encouraging denser, more sustainable and more economical development should absolutely be employed as soon as possible. ...”

Q: Is there one main thing to focus on?

A: Yes, affordable housing, ...

Q: What else can my town do to prepare?

A: Climate migrants will require services of all kinds. Schools need to be ready to welcome new students. City social services need to be ready to provide counseling. If there’s a local nonprofit experienced with refugees, get involved.

Q: What will climate migrants mean for my town?

A: In a positive way. Since at least the Great Recession, towns around the country have been looking for ways to jump-start their economies. Here’s a chance to welcome vibrant new communities to your town—people who can fill jobs, pay taxes, open restaurants and make art. And at the same time, you’ll be helping them out. Forward-thinking towns around the country see this as an opportunity.

Source: ANS Editors. (2019, Fall). *Why Towns Should Prepare for the Climate Displaced*.

If preparations are not adequate, climate migrants can put stresses on communities and become sources of conflict.

Where do they go?

Many studies overlook this important question. Evidence suggests that counties most likely to become permanent resettlements are nearby, have lower unemployment and higher wages, and are more urban.

Preliminary analysis of recent disasters by Urban colleagues bear this out. For example, most movers after California’s 2015 and 2017 fires had moved to the neighboring counties and were still living there a year after. In contrast, though, a large portion of Puerto Rican migrants

following Hurricane Maria were living farther away in Florida.

How are they received?

Migrants' perceptions of their new communities is a [mixed bag](#). Some studies report [satisfaction \(PDF\)](#) with their adopted neighborhoods, while [others](#) show that the maintenance or breaking of social ties partially shape how the migrants integrate.

Receiving communities, for their part, seem to be welcoming at first, offering the “[warmth of those who care](#)” followed by “[the tools they need](#).”

But this welcome wears quickly, and long-term underpreparation starts to [show](#). Future receiving communities have few incentives to prepare for, build capacity for, and integrate newcomers—especially while addressing their own climate-related resource gaps.

Consequently, newcomers are perceived as [competitors](#) for jobs and housing—especially where these were already tight. Existing [financial](#) and health service providers become overwhelmed and often underresourced for the specific needs of the migrants. Particularly when newcomers differ by race and income, they are [increasingly](#) and [inaccurately](#) blamed for all kinds of problems.

Source: Martin, Carlos. (2019, Oct. 22). *Who Are America's "Climate Migrants," and Where Will They Go?*

The material which follows is mostly bibliographic, organized under a number of headings I hope are useful.

Definitions

environmental migrants - are people who are forced to leave their home region due to sudden or long-term changes to their local environment. These changes compromise their well-being or secure livelihood, and include increased drought, desertification, sea level rise, and disruption of seasonal weather patterns (such as the monsoons[1]). Climate refugees may flee or migrate to another country, or they may migrate internally within their own country.[2] Though there is no uniform and clear-cut definition of environmental migration, the idea is gaining growing attention as policy-makers and environmental and social scientists attempt to conceptualize the potential societal effects of climate change and environmental degradation.

Source: https://en.m.wikipedia.org/wiki/Environmental_migrant

climate refugee - a person who has been forced to leave their home as a result of the effects of climate change on their environment. "climate refugees are facing the prospect of abandoning their village due to erosion and sea level rise"

Source: Dictionary.com

Climate Refugees is a 2010 American documentary film, directed and produced by Michael P. Nash. The documentary attempts to cover the human impact of climate change by considering those who could most be affected by it. ... The film attempts to illuminate the national security implications of countries running out of food and water due to vast droughts and climatic shifts. ...

<http://www.climaterefugees.com>

Source: https://en.m.wikipedia.org/wiki/Climate_Refugees

climigration - climigration is the planned relocation of entire communities to new locations further from harm. Source: <https://theconversation.com/climigration-when-communities-must-move-because-of-climate-change-122529> ; see also: <https://www.climigration.org/>

National Security Threats of Climate Change and Climate Migrants

A number of reports recognize the national security threat posed by climate change, including the issue of migrants. Here are two from the Climate Reality Project:

The Climate Crisis is a Threat to National Security | Climate Reality

<https://climateresalityproject.org/blog/climate-crisis-threat-national-security>

Climate Justice 101: Climate Migration | Climate Reality

<https://live-climate-reality-project.pantheonsite.io/blog/climate-justice-101-climate-migration>

Other significant reports:

Brock, Steve, and Loomis, Deborah. (February 10, 2021). *Climate 21 Project: Department of Defense*. https://climate21.org/documents/C21_Defense.pdf [This memo is part of the Climate 21 Project, which taps the expertise of more than 150 experts with high-level government experience, including nine former cabinet appointees, to deliver actionable advice for a rapid-start, whole-of-government climate response coordinated by the White House and accountable to the President. The full set of Climate 21 Project memos is available at climate21.org.] Excerpts follow:

- "... Adaptation and resilience planning will need to address more effective water management, changes in agricultural practices, planning for migration, clean energy transition, and dealing with extreme weather events. ..." [Report of the Defense Science Board Task Force on "Trends and Implications of Climate Change for National and International Security," Office of the Undersecretary of Defense for Acquisition, Technology and Logistics, October 2011, Executive Summary.]

- “... In addition to individual or unit professional military education, DoD should use existing fiscal authorities like 10 U.S.C. § 32127 to conduct and pay for joint climate security training exercises with partner militaries and security forces to achieve interoperability that advances U.S. interests in strategic areas of the world which are particularly vulnerable to climate threats. Examples would be training around mass migration and instability triggered by water and food shortages, traditional humanitarian relief exercises simulating natural disasters, as well as more technical exercises around construction of natural and built infrastructure to increase resilience. ...” [10 U.S.C. 321 Training with Friendly Foreign Countries: Payment of Training and Exercise Expenses.]
- Referring to Africa: “... Poor land-use policies, changing weather patterns, rising temperatures, and dramatic shifts in rainfall contribute to drought, famine, migration, and resource competition. ... The reduction in arable land for crops and grazing land for livestock has created strong competition between the region’s farmers and herders who migrate across borders searching for usable land. ... Armed groups and criminal networks exploit this situation, leading to human trafficking, slavery, and more violence.” —General Thomas Waldhauser, then commander of U.S. Africa Command, February 2019 [Quote from AFRICOM posture statement to SASC February 7, 2019: General Thomas D. Waldhauser, United States Marine Corps available at https://www.armed-services.senate.gov/imo/media/doc/Waldhauser_02-07-19.pdf.]

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“... Q: Is there one main thing to focus on? Yes, affordable housing, ...

Q: What else can my town do to prepare? Climate migrants will require services of all kinds. Schools need to be ready to welcome new students. City social services need to be ready to provide counseling. If there’s a local nonprofit experienced with refugees, get involved. ...”

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Wet Bulb Globe Temperature, Latest + Forecasts

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Feb. 3, 2021

<http://arctic-news.blogspot.com/2021/02/more-extreme-weather.html>

Washington, DC + Annapolis Region Sea Level Rise

Find your state's sea level rise - Sea Level Rise

<https://sealevelrise.org/states/>

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... The tool includes:

- Interactive local projections of sea level rise and increasing coastal flood risk from 1-10 feet by decade;
- A zooming, zip-searchable map of low-lying areas threatened, plus layers showing social vulnerability, population density and property value;
- Detailed assessments of populations, property, infrastructure and contamination sources exposed, for each implicated county, city, town, zip code, planning district, legislative district and more;
- State- and county-wide heat maps facilitating high-level vulnerability comparisons; and
- Brief customized “fast look” reports that integrate key findings from across all analyses for each locality, and provide interpretation and context.

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... Across Maryland, a recent NOAA study shows the frequency of flooding is dramatically increasing in vulnerable areas like Cambridge, Tolchester Beach, Baltimore City, Annapolis, and Solomons Island. For example, projections for Baltimore City show 5-9 days of flooding will occur in 2020, 15-25 days in 2030, and 50-155 days in 2050. Flash floods, like those experienced in Ellicott City, result in millions of dollars of damage and lost lives. With the growing risk, the return on investment for flooding mitigation has

increased from \$4 savings to \$6 savings for every \$1 invested. In 2020, for the first time ever, communities were eligible to apply for a new Federal program for funding disaster resilience projects BEFORE the next natural disaster. ...

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Climate Action Plans or Cities That Are Anticipating Climate Migrants

Anchorage, Alaska, and Los Angeles, California (among others)

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Buffalo, New York

Wooten, Michael. (2020, Feb. 7). *Buffalo prepares to welcome 'climate refugees'* wgrz.com

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Ft. Collins, Colorado

2012 Municipal Sustainability Annual Report

<https://www.fcgov.com/sustainability/files/2012-sustainabilityannualreport.pdf>

See p. 39:

- Climate Refugees August 28, 2012 • 8:30-9:56 pm CSU Gardens, 630 Lake Avenue
Climate scientists predict that hundreds of millions of people will be uprooted as a result of rising sea levels and extreme weather events, droughts, and desertification. Where will they go? Climate Refugees explores the devastating political impacts of environmental refugees due to climate change, whether it's human-caused or not. 86 min.
- Climate Refugees September 19, 2012 • noon-1:26 pm 215 N. Mason - 3D
Climate scientists predict that hundreds of millions of people will be uprooted as a result of rising sea levels and extreme weather events, droughts, and desertification. Where will they go? Climate Refugees explores the devastating political impacts of environmental refugees due to climate change, whether it's human-caused or not. 86 min

[Searches for Climate Action Plans that address climate refugees or migrants for the following cities were not fruitful: Boston, Mass.; New York, NY; Miami, FL.]

Organizations

Climate Mayors

<https://climatemayors.org/>

Climate Refugees

<https://www.climate-refugees.org/>

Mayors Climate Protection Center - United States Conference of Mayors

<https://www.usmayors.org/programs/mayors-climate-protection-center/>

U.S. Mayors Report on a Decade of Global Climate Leadership (December 2015)

<http://www.usmayors.org/wp-content/uploads/2017/06/1205-report-climateaction.pdf>

(The term “climate refugees” is mentioned once on p. 22.)

Mayors’ Commission on Climate Change [Sacramento and West Sacramento, Calif.]

https://www.How_Will_Climate_Refugees_Impact_National_Security?.lgc.org/climatecommission/

Resource People

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Kristin Marcell

Executive Director

Climigration

<https://www.climigration.org/network-leadership-kristin-marcell>

Lara Whitley-Binder

Climate Outreach and Adaptation Support Specialist, University of Washington Climate Impacts Group,
Seattle, WA
King County, Washington (Seattle, Puget Sound)

Possible Topics for Further Research

"Living Shorelines"

<https://www.pewtrusts.org/en/research-and-analysis/fact-sheets/2016/05/living-shorelines-a-key-line-of-defense>

Loss of farmland due to sea level rise

<https://www.google.com/search?q=loss+of+farmland+to+sea+level+rise+in+maryland>

Cox, Jeremy. (Jan. 15, 2020). *Maryland warns farmers to prepare for saltier future as sea levels rise.* Delmarva now.

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Watters, Samantha. (Nov. 26, 2018). *Visualizing Farm Loss.* Maryland Today.

<https://today.umd.edu/articles/visualizing-farm-loss-6a296c40-4e00-4927-bdbf-607570d03ad1>

Appendix A: Some thoughts on climate migration impacts to Montgomery County

Wed, Feb 24, 2021 at 10:24 AM

From: Patrick Marchman <patrick.marchman@gmail.com>

To: Philip Bogdonoff <pbogdonoff@gmail.com>

Subject: Some thoughts on climate migration impacts to Montgomery County

Hi Philip -

Here's some thoughts that I hope you'll find helpful:

Climate migration in general -

There are multiple dimensions to this topic that will affect Montgomery County in different ways.

- Overseas "climate refugees": This will be in large measure similar to issues with existing refugee populations. The volume of people is likely to increase over time. It should also be noted that climate may not be the primary or even secondary cause of some of these refugee movements - for example, a country may have a civil war that was caused by tensions from crop failures that stemmed from climate. This is a real example, by the way, from the Syrian civil war. Note that "refugee" is a legal term that carries some controversy as countries are very reluctant to add a new reason (climate) for refugee status.
- Domestic "climate refugees": At least for the foreseeable future, most "climate refugees" will come domestically from other parts of the U.S.. This is along the lines of the diaspora after Hurricane Katrina from New Orleans.
- Domestic climate migration: These people generally won't move because of a single Hollywood-ready disaster. You can think of it as a steady trickle of people who decide to move due to climate effects, whether from diminished economic prospects at home, urban/regional breakdown, or perceived risk. This may be less visible but is likely to be much greater than the first two categories.
- Local relocation: This last category contains people already in the DC metro area. Parts of DC itself and several of its suburbs and neighboring cities are quite low-lying. You may see a simple perception of desirability growing due to Montgomery County not being as vulnerable than some other areas.

Potential impacts -

Housing: This is less straightforward than it might seem, but also with a much higher impact. It's not simply a matter of housing "refugees". If the housing market in places not directly on the shore gains value, then that refugee housing becomes harder and harder. There's a good chance Montgomery County housing will gain in value much more quickly than, say, Alexandria or Baltimore city housing which is much more obviously vulnerable. Beyond the borders of the county, real estate is where most Americans have the majority of their wealth, and insurance is starting to take notice of the huge vulnerabilities there. Uncounted trillions of dollars are sitting in coastal and coastal-ish real estate, and it is vulnerable to an even bigger crash than what was seen in 2008. That potential evaporation of wealth

could quickly reduce the purchasing power of millions, making it much harder for them to buy their way into a place like Montgomery County without radical changes to housing policy.

Economic development: Diversification will probably be the key as climate stressors grow and collide with increased financialization and AI-ization of the economy. The overall global system will be more and more unstable - COVID-19 can be thought of as almost a time machine forcing us all 10 years into the future in a few months. This won't be the last shock like that. As climate puts more stress on governments, it would be best to find ways to diversify from government and government contracting, as there is a chance that governance itself will change greatly. Capital will also be looking for safe, resilient jurisdictions to invest in and to create jobs in and migration will follow that capital.

Public utilities and services: Climate migration into the county will increase stress on utility systems already under stress due to other climate impacts - increased precipitation, etc. This will make developing resilient and hardened infrastructure that much more important to the county. While the U.S. birthrate in general is declining, increased migration might reverse that trend in Montgomery County, making it important for schools to prepare for continued growth.

Transportation and planning: With increased migration, further urbanization and densification of communities within Montgomery County will be much more sustainable and easier to maintain against climate impacts than traditional suburbanization. Zoning and other means of encouraging denser, more sustainable and more economical development should absolutely be employed as soon as possible. In terms of transportation, transit from Metro expansion, bus route modifications, and other modes (streetcars, bike lanes, etc.) should be prioritized and made as accessible as possible to as many people as possible.

From: [Kathleen Samiy <ksamiy@gmail.com>](mailto:ksamiy@gmail.com)
To: [County Council](#)
Cc: [Tom Hucker](#)
Subject: THRIVE 2050
Date: Friday, July 9, 2021 6:26:38 PM
Attachments: [TREES THRIVE letter July 9, 2021.pdf](#)

5125051

Topic: STOP Thrive 2050, SEND IT back to the drawing board!

Please see attached, and please print and/or distribute to all Council Members and to all their staff who are engaged and working on **THRIVE 2050**. Please ask that they READ my letter and not just file it into the Oppose folder.

Thank you, kind regards,

ps I appreciate the opportunity to weigh in on this very significant document, that is unfortunately flawed- because it is without Trees as a PRIORITY, and thus has missed the leadership goal post of Climate Change priorities.

Kathleen Samiy
Silver Spring

July 9, 2021
Montgomery County Council
Rockville, MD

Topic: STOP Thrive 2050, SEND IT back to drawing board!

Make trees THE priority! WHEN TREES THRIVE, people THRIVE, nature THRIVES, the Environment THRIVES! Trees cool communities and foretell an abundant equitable, healthy future.

Dear Councilmembers,

We have a climate crisis. We won't be thriving in 2050 if we don't stop and focus like a laser on the future – through a prism with **100% priority on climate change**. In 2050 rising temperatures will sap up water supplies and heat the earth to the point we can't grow food, feed animals, or benefit from pollination. We need to cool the earth—and NOW – and the best way to do that is with TREES, not saplings, not points to plant trees up-county, when we need real trees down-county, where housing density is greatest in our county. For our future we MUST keep and grow more mature trees in our communities! Please our planning documents, all of them, need tree canopy measure minimums **for healthy air**. We need space in our environment—SPACE in the EARTH to add, grow, and maintain spaces for mature trees to THRIVE.

Set 35% lot coverage -as the minimum measure for mature tree canopy – its right, its healthy air, and this one major priority will set us on track for the people who live here in Montgomery County, Maryland to THRIVE in 2050. All other planning goals should center around trees.

TREES cool the earth, their roots expand and provide SPACE to THRIVE, to help increase the water tables, and they create natural stormwater systems. We do NOT need more Man-made stormwater systems, they just reduce the water tables in the earth, man-made systems reduce space for mature trees to THRIVE. WE do not need more built environment, nor more pavement, nor larger home footprints that equate to Less trees and more man-made underground stormwater that gets directed into the sewers, and not into the earth and water tables. **More Trees means more birds, more bees, and cooler environments.** Planning documents MUST increase mature trees in the down county areas, in older neighborhoods.

Wedges are the 'green suburbs' that are now considered 'out of fashion fad' which could not be more from the TRUTH. Planners and developers want to fill them with housing and impervious surfaces, with no or limited space planned for trees to grow. Wedges are the only places in our county that are "COOL" because they contain most of the mature trees and have SPACE to GROW them.

CORRIDORs are hotter than EVER. The Silver Spring CBD is about a 7% tree canopy coverage, it used to be 30% less than 10 years ago. Your planners are heating our communities with poor planning; they are not helping mature trees thrive, nor making tree canopy coverage a priority.

Residential neighborhoods are the places to preserve and grow more trees. Urban areas are the places that need more open spaces to add trees. Instead Planners and Developers are urbanizing, literally by fiat expanding urban areas into residential 'green' zones, which is increasing impervious surfaces and removing mature trees all the while gentrifying and raising housing prices, and reducing tree canopy measures (increasing unhealthy air) and reducing the water tables (dirty water and the cost to clean water is skyrocketing). Small lots in my neighborhood are being gentrified and footprints enlarged, trees are coming down, housing square footage is doubling. Planners approve of this, they like urbanization, and are planning 'missing middle' and 'attainable housing' that will remove even more mature trees and reduce spaces to plant trees with leaves that are carbon busting. How is this good for the environment or good in the face of severe heat and climate change? This is NOT a good balanced plan; it is short-sighted.

Lack of and reductions in Trees, or removal of mature trees, when urbanizing, means more water channeled into underground man-made wells that slowly release dirty water into a storm sewer, that costs more and more to clean. It means more unhealthy communities. We need more natural green space, land and earth that is pervious, to capture the water on site, where it will be cleaned and filtered naturally, and feed the tree roots and increase the water table.

STOP THRIVE 2050 in its tracks, send it back to the drawing board.

Make TREES THE PRIORITY.

And when you do, focus planning on the top priority, number 1- TREES for REDUCING HEAT ISLANDS OF URBANIZATION. CLIMATE PLANS to include goals that will become embedded in the LAWS, and in Zoning Requirements, that MAXIMIZE MATURE TREES, MINIMIZE LOT COVERAGE (versus current planning goals which increase IMPERVIOUS, MAN-MADE FOOTPRINTS OF MORE BUILT-UP ENVIROMENTS).

TAKE THESE ACTIONS now, time is of the essence, Actions speak louder than Words

IN PRINCIPLE, PRACTICE, AND THE LAW (ZONING AND ALL OTHER DOCUMENTS) require:

- Tree Canopy minimum lot coverage— at 35% tree canopy coverage. Anything less is unhealthy air quality. Change all zoning laws to require tree canopy coverage minimums and points for maximums.
- Require impervious man-made surfaces be no more than 35% of lot coverage

Restructure the Planning Department- NOW.

Do this, before you rewrite THRIVE 2050. Put ENVIRONMENTALISTS (not development reviewers) IN CHARGE of its goals, structure, rewriting and editing:

1. HIRE A PLANNING CHAIR WITH BONIFIED ENVIRONMENTAL EXPERIENCE, or one with all of these: an URBAN PLANNING Education, and Professional Paid Practice in the Field.
2. HIRE and CREATE AN 'AUTONOMOUS' ENVIRONMENTAL UNIT, led by someone with **Environmental planning expertise**, give them the authority to set and establish and UPHOLD CLIMATE CHANGE PRINCIPLES, PRACTICES, LAWS. Have the Chief report directly to both the County Executive and the County Council, and maybe even have the position an elected one. Have them work directly with the County Administration Environmental teams to enact joint practices and principals.
3. Set up a "fire wall" Remove the Environmental Planning staff from the "Sections' model/staff structure. The section heads and some staff (and council staff unfortunately who get donations from developers) are too cozy with developers and give too many 'winks and nods' and perks, whereby too many mature trees are felled, too many man-made stormwater systems are going into new or redevelopment, which reduces water tables, and space for trees to THRIVE.
4. Reminder that 'affordable housing' and 'attainable housing' are UNHEALTHY housing if the process allows Tree Canopy measures to drop below 35%, if the process is one of urbanization– which is the process of reducing tree canopy – or changing 'green zones' to 'gray zones' which is counterproductive to cooling the communities you govern.
5. Reminder, More trees throughout the County will make for more equitable housing that adds 'wealth' to the neighborhood, adds healthier air, and makes more equitable appealing communities.

PLEASE PUT THE ENVIRONMENT FIRST- AND HIRE AN EXPERT IN THE ENVIRONMENT TO LEAD A SEPARATE autonomous DIVISION OF THE PLANNING Department, separated from the Chair and the Development Reviewers.

IF YOU WANT to lead us in planning for THE COUNTY TO THRIVE IN 2050, PRIORITIZE TREES, PLEASE PRIORITIZE A TREE CANOPY MEASURE OF 35% minimum lot coverage.

***** and prioritize Trees throughout the county, with tree canopy measures (minimums) written into laws, zoning requirements, planning and master guiding documents.**

Kind regards,

Kathleen Samiy
Silver Spring Maryland

- 1) PH 6-17-21 THRIVE MONTGOMERY 2050
- 2) ZTA 20-07

PD
CC
LN

From: David Forman <davidforman01@gmail.com>
To: councilmember.katz@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; County.Council@montgomerycountymd.gov
Cc: marc.elrich@montgomerycountymd.gov; MCP-Chair@mncppc-mc.org
Subject: Questions for the Planning, Housing, and Economic Development Committee
Date: Sunday, July 11, 2021 9:01:07 PM
Attachments: [QUESTIONS FOR PHED COMMITTEE.pdf](#)

5125076

Attached is a communication from the Citizens Coordinating Committee on Friendship Heights to the Planning, Housing, and Economic Development Committee.

David S. Forman
Chair
Citizens Coordinating Committee on Friendship Heights

July 11, 2021

Questions for the Planning, Housing, and Economic Development Committee

The Citizens Coordinating Committee on Friendship Heights, Inc. (CCCFH) is a coalition of 21 local community organizations interested in government and land use issues. We have many concerns about Thrive Montgomery 2050 and the related zoning amendments. The questions below are particularly directed to the Planning, Housing, and Economic Development Committee, but are relevant to deliberations of the entire Council regarding these plans. We would like specific answers, not simply generalities, to the following questions:

1. Why are the county planners allowing developers to build new housing by right? Why shouldn't the new housing plans be reviewed and subjected to the usual planning department processes?
2. Instead of focusing on expensive teardowns, why isn't there a focus on preserving existing "Naturally Occurring Affordable Housing"?
3. How will 15-minute living be interpreted in planning? A 15-minute walk is the only example in the current Draft. (Pages 45, 126.) Yet previous discussions suggested residents would be encouraged to bicycle 15 minutes (3 miles) to grocery shop, which would be difficult or impossible for most residents. (See Fig. 43: "Most auto trips can be made within a short bicycle trip ..." where a bicycle trip of 5.9 miles is considered to be "short".)
4. By 2040, 1 out of 5 residents will be 65 or older, and the diminishing cohort of baby boomers will be frail elderly, ages 76 to 94 years old. The draft Thrive plan mentions seniors only once and it broadly seeks to cull cars and reduce parking spaces. How will seniors' needs for mobility, including parking places at home and a variety of destinations such as retail, doctors, and friends be assured? How will Thrive maximize the ability of seniors to age in place?
5. A central element of Thrive is Complete Communities for an expanding population. But in the discussion of these communities in Thrive, there is no mention of MCPS schools. Where will schools be placed? How much new land will be required? Will schools have substantial playgrounds and

QUESTIONS FOR THE PHED COMMITTEE

fields? What is in store for MCPS students—overcrowding, no or inadequate playgrounds/playing fields at schools? Where is the equity?

6. With an expanding population in Complete Communities and corridors, what is the guiding metric for new parks? What parks would be needed by 2050? What funding sources will be recommended for parks?

7. As we transition to an electric vehicle future, what infrastructure will be needed? How will vehicles that are not parked on the property where people reside, i.e., on the streets, be charged? Will the reduced number of parking spaces at residential buildings advocated by draft Thrive 2050 push people toward having gasoline powered vehicles to avoid the vehicle charging nightmare faced by drivers of vehicles parked on the street?

8. Much of the discussion of economic development and attracting high-quality business has been removed from the Thrive document. What plans are there for attracting new business, aside from the theory (which we question) that building more housing will attract business development?

9.1. Where is the financial plan for this over-arching blueprint for Montgomery County? Where is the business model for how any of these goals can realistically be funded especially during a time when the County faces a significant decline in economic growth?

10. Existing density already has serious problems with storm water during climate change and severe weather. What programs will be in place to create storm water management for all the projected added density and resulting impervious surfaces?

11. Will aging infrastructure in mature communities be able to handle the extra pressure of density on water, sewage, electric grid, garbage collection and other necessary services?

12. Can communities have representation via advisory committees when new buildings are proposed in their neighborhoods?

13. What is the projected population density (number of residents) in the “complete communities” or “15-minute” communities?

QUESTIONS FOR THE PHED COMMITTEE

Thank you for your consideration.

Sincerely,

David S. Forman

Chair, CCCFH

CCCFH website: www.cccfhmd.org

Representing the Communities of Brookdale, Chevy Chase Village, 4800 Chevy Chase Condominium, Chevy Chase West, Drummond, Green Acres, Kenwood, Kenwood Condominium, Kenwood Forest II, Kenwood House Cooperative, Kenwood Place Condominium, Little Falls Place, Somerset, Somerset House Condominiums, Springfield, Sumner Citizens Association, Sumner Village, Village of Friendship Heights, Westbard Mews, Westmoreland, Westwood Mews, and Wood Acres

From: [Kathleen Samiy <ksamiy@gmail.com>](mailto:ksamiy@gmail.com) 5125146
To: [County Council](#); [Tom Hucker](#)
Subject: A cool idea for low-income urban areas hard hit by warming climate: More trees - The Washington Post
Date: Tuesday, July 13, 2021 8:24:31 AM

Hello County Council,
Please add this article to my letter on Thrive Montgomery 2050. The one I sent July 9.

https://www.washingtonpost.com/climate-environment/tree-shade-low-income-hot-weather/2021/07/09/508193f4-de8e-11eb-b507-697762d090dd_story.html

This article completely reinforces my letter asking for at least a 35% tree canopy minimum countywide. This article also foretells, how the County planning department is failing utterly to put the environment as the priority. You have the wrong team, please try harder, lead bigger, lead bolder, start over.

We need futurist visionaries, with bold environmental vision, to lead our county into and through 2050. We have a climate crisis, as you know. Our communities are getting hotter and hotter, not because of Mother Nature, but because planners keep adding more pavement, more density and more man made stormwater systems that increase water pollution, reduce tree canopy.

Planners have minimized all natural solutions, and/or unfortunately over-prioritized and maximized man-made stormwater collection-to run dirty water into more and more man made sewers and not into replenishing the earth. Urbanism planning has also significantly increased brown water sediment from construction of more density. My Sligo creek and it's tributaries used to be deep, now they are so full of run off sediment that they are shallow and very polluted with urban filth. Water volume and velocity from the high elevation of downtown Silver Spring, has visibly tripled the amount of polluted water being run down the neighborhood hills, and under our streets. The excessive dirty water is being funneled by man made systems approved by planners and developers. This is not healthy, nor sustainable. Urbanizing has limits and tipping points. That is why the draft of Thrive needs to go back to be re-envisioned, by a team of environmentalists, who will set big goals, and a big vision. You need to restaff, and re-imagine what is possible as thought leaders to truly create a thriving document, that pulses with positive environmental energy.

You need to connect communities environmentally. Planners are missing a huge opportunity by not connecting nature ways, (safe pedestrian pathways without man made transit) for people and animals from community to community. Our communities are not flat! Planners need to consider prioritizing topography, elevations, how water can remain on site, and trees roots can absorb the rain along its trajectory downhill into historic tributaries. (Many now paved over or dry)

Urbanism is passé, a fad. Please stop looking back, look to nature to solve and prioritize planning goals.

Putting the environment first for people's future, alone will be the guiding star to insure the health and wellbeing of people and citizens. You can't have equity, without clean air, clean water, birds, needs, trees, connected communities connected by greenways. You can't increase economic wealth if a communities environments are sick, hot, and polluted.

Prioritize the health of people first, put the environment first. that bold policy, principal and moral and ethical obligation is the foundation of a THRIVING citizenry of all creeds, colors, cultures.

https://www.washingtonpost.com/climate-environment/tree-shade-low-income-hot-weather/2021/07/09/508193f4-de8e-11eb-b507-697762d090dd_story.html

Kathleen Samiy
Silver Spring

From: [Lloyd Guerci <lgjreg@hotmail.com>](mailto:lgjreg@hotmail.com)
To: [Councilmember Riemer](#); [Councilmember Friedson](#); [Councilmember Jawando](#)
Cc: [Councilmember Huckler](#); [County Council](#)
Subject: Thrive Montgomery 2050: economic competitiveness
Date: Tuesday, July 13, 2021 8:54:16 AM

5125148

To the extent that promoting economic competitiveness may be part of the Thrive Montgomery 2050 deliberations, I am forwarding a link that includes some categories on state competitiveness. Virginia was #1 and Maryland was most improved but still not in the top 10 and not in the top 20%. The categories were weighted based on how frequently the states cite them in their economic development marketing pitches.

<https://www.cnbc.com/2021/07/13/virginia-is-back-as-americas-top-state-for-business.html>



Virginia is back as America's Top State for Business in 2021

A strong workforce and a solid education system propel Virginia to its second straight win in CNBC's state competitiveness rankings.

www.cnbc.com

Lloyd Guerci

A resident of Montgomery County (D-1) for over 25 years

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 - Submitted By:Ms Margaret Schmidt - (Attn: All CMs, Council Webform) 5125495
Date: Saturday, July 24, 2021 2:59:17 AM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Margaret</FIRST>
<MIDDLE></MIDDLE>
<LAST>Schmidt</LAST>
<SUFFIX></SUFFIX>
<ADDR1>13849 Mustang Hill Lane </ADDR1>
<ADDR2></ADDR2>
<CITY>North Potomac </CITY>
<ZIP>20878</ZIP>
<EMAIL>Esjnschmidt@aol.com</EMAIL>
<PHONE_H>301-251-6281</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 - Submitted By:Ms Margaret Schmidt - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>Please do not rush to pass Thrive Montgomery 2050. County residents deserve more time to have their voice heard on this or any other matter - especially one that is so sweeping in nature. If you continue to chip away at community involvement in how our county is governed, then you will find many people moving away (this is already happening) and you will lose a large tax base. I watched one of the videos on the website and while it's cheery and upbeat, it's mostly generalities. In the "Pints with a Planner" segment, the speaker says "...single family zoning is an impediment to socio-economic and racial integration". Even in countries with much smaller single family zoning footprints, there are still socio-economic problems. Yes, some people experience discrimination and some have bad luck. Many more make poor choices and behave badly and that is the real impediment.

If the Council is worried about the housing crisis and the homeless crisis and the crime crisis, then stop allowing so many undocumented immigrants into the county. Unless you are willing to "walk the walk" and remove the 'border' from your home; in other words, don't lock your front door (or car door) so that some of them can walk right in to your OWN home.</MSG>
</APP>

From: [Mireles, Chrissy](#)
To: [Bonner-Tompkins, Elaine](#); [Bryant, Jennifer](#); [Butchko, Dominic](#); [Coble, Monika](#); [County Council](#); [Drummer, Bob](#); [Fairfax, Darlene](#); [Fosselman, Peter C.](#); [Hartman, Ken](#); [Holt, Theo](#); [Hucker's Office, Councilmember](#); [Hudson, Barry](#); [Iseli, Claire](#); [Kassiri, Fariba](#); [Klinger, Dieter](#); [Kunes, Dave](#); [Madaleno, Richard S.](#); [McCartney-Green, Ludeen](#); [Michaelson, Marlene](#); [Mireles, Chrissy](#); [Ndou, Livhu](#); [Roblin, Stephen](#); [Singleton, Selena](#); [Spielberg, Debbie](#); [Stoddard, Earl P.](#); [Tibbitts, Dale](#); [Wellington, Meredith](#); [Wellons, Christine](#)
Cc: [Gottesman, David](#); [Beck, Mary](#); [Silberman, Rachel](#); [Murphy, Rafael P.](#); [Knight, Julie](#); [Salem, Pofen](#)
Subject: EXTENSION REQUEST to Tues., 8/31/21: Fiscal Impact Statement for Thrive Montgomery 2050 Planning Board Draft, April 2021
Date: Monday, July 26, 2021 12:35:58 PM
Attachments: [FIS Extension Request to 8-31-21 Thrive Montgomery 2050 - Approved DG for JB 7-26-21.pdf](#) 5125540

Dear Council President Hucker,

Please find the attached Fiscal Impact Statement memo requesting an extension for Thrive Montgomery 2050 Planning Board Draft, April 2021.

The Fiscal Impact Statement will be transmitted no later than Tuesday, August 31, 2021.

Sincerely,

Chrissy Mireles
Administrative Specialist
Office of Management and Budget
Montgomery County, MD
240-777-2788 direct
240-777-2800 main number

Take 10 minutes to be counted now – visit: <https://2020census.gov/>



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19



OFFICE OF MANAGEMENT AND BUDGET

Marc Elrich
County Executive

Jennifer Bryant
Director

MEMORANDUM

July 26, 2021

TO: Tom Hucker, President, County Council

FROM: Jennifer Bryant, Director, Office of Management and Budget


for


SUBJECT: Extension Request: Fiscal Impact Statement for Thrive Montgomery 2050
Planning Board Draft, April 2021

As required by Section 33A-7 of the County Code, we are informing you that transmittal of the Fiscal Impact Statement for the above referenced General Plan, Thrive Montgomery 2050, will be delayed because additional time is needed to coordinate with Council staff, Planning staff, and the affected departments to collect information and complete our analysis. Depending on the availability of those staff to assist in completing the data verification and analysis, we plan to transmit the fiscal impact statement by Tuesday, August 31, 2021.

JB:ps

cc: Claire Iseli, Special Assistant to the County Executive
Debbie Spielberg, Special Assistant to the County Executive
Dale Tibbitts, Special Assistant to the County Executive
Ken Hartman, Director of Strategic Partnerships
Dominic Butchko, Office of the County Executive
Barry Hudson, Director, Public Information Office
Meredith Wellington, Office of the County Executive
Mary Beck, Office of Management and Budget
Julie Knight, Office of Management and Budget
Chrissy Mireles, Office of Management and Budget
Pofen Salem, Office of Management and Budget

From: Grant T. Turner Jr. <gtturnerjr@aol.com>
Sent: Thursday, August 05, 2021 10:32 PM
To: County.Council@montgomerycountymd.gov
Subject: Thrive

Please do not allow Thrive to continue, It will over burden the resources of the County. It will also force a larger division between the have and have nots. You will overburden areas like Wheaton. If you want to do this plan do it in areas like Potomac that have large lots to each home, these can be divided and still have reasonable yards. You are creating slums.

This is another great Rockville Mall creation by the County Council. Don't repeat that mistake.

Grant T. Turner Jr.

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From: Judith Lantz <jrlantz1@gmail.com>
Sent: Tuesday, August 10, 2021 2:49 PM
To: County.Council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050

Dear Council,

I am writing to say that I object strenuously to the plans you have outlined for the County going forward. I live in Wheaton. This community has absorbed a large number of multifamily accommodations and continues to do so. We are also very diverse.

You need to allow a lot more community input before any decisions. Many are interested in being heard.

Sincerely,

Judith Lantz
2009 Hermitage Avenue
Silver Spring, MD 20902

-

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Barbara LevittBarbara Levitt <bslevitt@gmail.com>](mailto:Barbara.Levitt@montgomerycountymd.gov)
To: County.Council@montgomerycountymd.gov
Cc: [David Levitt](#)
Subject: Opposition to Thrive Initiatives
Date: Friday, August 20, 2021 5:52:07 PM

5126383

We are writing to notify you of our opposition to the Thrive Initiatives. There are many reasons why we hope these do not pass. Chief among these is the fact that we do not believe they are sensible for older communities like ours in the Town of Chevy Chase. If you walk down any one of the many typical streets in our Town and try to imagine each house with 3-4 times the current number of occupants and all their comings and goings, plus their cars and bikes and other conveyances, and their trash, etc., etc., you can clearly understand that retrofitting a town like ours that has itself thrived without such measures will yield a much more crowded and less desirable neighborhood for families than what we have today. Is more diversity desirable? Absolutely. But who can to say the Thrive Initiatives will lead to greater diversity? And, even if Thrive were to promote a more diverse community, who can be sure the benefits will exceed the cost? We know the cost will include overcrowding and a break with neighborhood traditions, but what can we know about the benefits? Literally nothing. Thrive makes intuitive sense for new development, where you can plan for and address future concerns. It makes no sense for older suburban neighborhoods like ours that have on their own been thriving for a great many years.

Barbara and David Levitt

Meadow Lane
Chevy Chase

Sent from my iPhone

From: [Maria Pedak-Kari <mpedakkari@icloud.com>](mailto:mpedakkari@icloud.com)
To: County.Council@montgomerycountymd.gov
Subject: Thriving
Date: Saturday, August 21, 2021 7:42:52 AM

5126389

What on earth are you doing and thinking? Don't we have rules and procedures to follow so that we have strong, clear democratic government in Montgomery County? Please sit down and do the planning correctly with public oversight. Do not accept or use the Thrive Plan as it is currently written.

How has our Planning Board gone so off track? Answers please - in writing.

email address: mpedakkari@icloud.com;

postal address: 24129 Newbury Road, Gaithersburg, MD 20882

Maria Pedak-Kari, a 43 year resident of Montgomery County.

Thank you!

From: [THOMAS BURNSIDE](mailto:THOMAS_BURNSIDE@verizon.net) <tburnside@verizon.net>
To: County.Council@montgomerycountymd.gov
Subject: Thrive Zoning Text Amendment
Date: Monday, August 23, 2021 12:49:45 PM

5126446

Hello - I would like to communicate my disapproval of the proposed zoning text amendment associated with the so-called Thrive initiative and the associated legislative process.

1. The amendment process was done furtively without adherence to the master plan or regional plan amendment process. Even disregarding that blatant procedural error the process occurred without remotely adequate public notice or call for community input. It appears the process was put into place to achieve a pre-determined end.
2. The amendment sets up a development scheme that could destroy the subject neighborhoods and disregards even the most minimal amount of design review and need for adequate public facilities. The subject neighborhoods have been established for decades and should not be wiped out by legislative fiat.
3. Although the Thrive initiative purports to support the provision of housing for the so-called "missing middle", the subject neighborhoods are innocent of causing housing shortages in any sector, and should not be required to take the brunt of ameliorative housing efforts, especially for a demographic that is not economically depressed.
4. Some persons are concerned that establishing this type of housing in their neighborhoods could result in gentrification. This concern is well-founded and must be addressed.

In short, we are genuinely astonished that a sophisticated jurisdiction such as Montgomery County would act in such a ham-handed way contrary to the interests of many of its voting citizens, with only a nominal attempt at community outreach and ignoring the sophisticated zoning processes already in place.

We ask you to serve the interests of your constituents, if not by voting down the zoning text amendments, at least by adhering to the legislative and zoning processes put into place to ensure community participation and input.

Thank you very much.

Thomas B. Burnside
2200 Parker Ave
Silver Spring
MD 20902

From: [Kathleen Samiy <ksamiy@gmail.com>](mailto:ksamiy@gmail.com)
To: [Montgomery County Council](#)
Subject: Re: THRIVE 2050
Date: Thursday, August 26, 2021 9:13:46 AM

Good morning Councilmember Hucker and staff,

Thank you for responding to my July 9 letter about Thrive and it's utter lack of an urban tree and canopy requirements for healthy air and thriving communities.

I appreciate this generic response in your process for reviewing Thrive documents, but I'm mightily disappointed that all my elected representatives have ignored trees in the face of global warming.

I sense by this generic response that not one Council member even read my letters (plural), that my letters has been thrown into a pot, and have been disregarded because you have not replied to any of the points in my letters.

Which indicates to me, that developers, planners and Council are pushing a process that is utterly environmentally flawed to failure in the future at 2050, because today (2021) it is all about density, development and dollars, and not about a future thriving natural (non man made built up spaces) that is all about clean air/water environment full of trees to sustain the health of people. Why because in 2050, few will remember your role in this process and it's failed vision to put the natural environment a first priority.

Please read my letters and provide responses to what you will do to address the concerns.

I also want to understand how the planning dept environmental staffs recommendation on the environment were removed from Thrive drafts, those recommendation were excellent, yet dismissed.

Kathleen Samiy

On Aug 25, 2021, at 2:45 PM, Montgomery County Council
<county.council@mccouncilmd.lmhostediq.com> wrote:



OFFICE OF THE COUNCIL PRESIDENT

Dear Ms. Samiy,

Thank you for your comments regarding Thrive Montgomery 2050. I have shared them with my Council colleagues, and I am pleased to respond on their behalf.

As you probably know, the Council held two public hearings on the Planning Board's Thrive Montgomery 2050 Plan, one on June 17 and another on June 29. Following our public hearings, the Council's Planning, Housing, and Economic Development (PHED) Committee began its review of the Thrive Plan. To date, the Committee has held three worksessions on the Plan. The first one focused on comprehensive plans in general - what they contain, how they differ from area and functional master plans, and examples of American Planning Association award-winning plans. At the second worksession, Planning staff provided a briefing to the Committee on the development of the Plan and its vision. During the third worksession, Council staff reviewed the Introduction section of the Plan with the Committee.

Worksessions will resume starting September 20, focusing on the Compact Growth and Complete Communities chapters. The Committee is tentatively scheduled to review the rest of the Plan, two chapters per worksession, weekly through mid-October.

Once the Committee completes its review, the Council will hold worksessions on the Plan. The Council has received a fair amount of correspondence regarding the Plan. I appreciate you taking the time to share your comments with us. Your views are important and will help the Council in its consideration of the Plan and deliberations in the future.

Sincerely,



Tom Hucker
Council President
Montgomery County Council

5125051

From: David Forman <davidforman01@gmail.com>
To: councilmember.katz@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov;
councilmember.alborno@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov; County.Council@montgomerycountymd.gov
Cc: Marlene.Michaelson@montgomerycountymd.gov; Pamela.Dunn@montgomerycountymd.gov; [harold_pfohl](mailto:harold_pfohl@montgomerycountymd.gov);
[Patricia Johnson](mailto:Patricia.Johnson@montgomerycountymd.gov); [Norman Knopf](mailto:Norman.Knopf@montgomerycountymd.gov); [Julie Davis](mailto:Julie.Davis@montgomerycountymd.gov); [Jenny Sue Dailey](mailto:Jenny.Sue.Dailey@montgomerycountymd.gov); [Stacey Band](mailto:Stacey.Band@montgomerycountymd.gov)
Subject: Thrive Montgomery 2050 Needs Clearer Definitions and Concepts
Date: Thursday, September 2, 2021 1:44:26 PM
Attachments: [Thrive Montgomery 2050 Needs Clearer Definitions and Concepts.pdf](#)

Dear Council Members,

We are concerned that certain terms and concepts in Thrive Montgomery 2050 are unclear or flawed. Please consider our comments and suggestions in the attached document.

With best regards,

David S. Forman
5344 Falmouth Road
Bethesda, MD 20816
cell: (202) 294-1426
home: (301) 229-6869

Thrive Montgomery 2050 Needs Clearer Definitions and Concepts

To: Council President Katz, Vice President Hucker, Councilmember Albornoz, Councilmember Friedson, Councilmember Glass, Councilmember Jawando, Councilmember Navarro, Councilmember Rice, and Councilmember Riemer:
Cc: Marlene Michaelson, Pamela Dunn

Subject: Thrive Montgomery 2050 Needs Clearer Definitions and Concepts

The current draft of Thrive Montgomery 2050 has both definitional and logical flaws that should be corrected. Ambiguous definitions or concepts lead to the danger that they will later be reinterpreted or misinterpreted in ways that the original adopters did not anticipate. Definitions and concepts in a planning document should be express and unambiguous.

15-Minute Living is Defined by Distance, Not Time, and that Distance Should Be Walking Distance

Thrive Montgomery 2050 (“Thrive”) advocates that “15-minute living” “should be an organizing principle in planning” for the success of complete communities. (P.45.) The concept is that living spaces should be within 15-minutes of services, infrastructure, facilities, and amenities that serve daily needs. The 15 minutes defines a distance, however, not a time. It is the distance determined by this measure that will be used to determine where to put infrastructure and facilities, and which dwellings are within the 15 minute neighborhood.

The current draft implies that this is the distance one would walk in 15 minutes. It suggests that walking distance should be 0.5 mile. (P.151.) (P.45) A half mile is consistent with typical walking speeds. <https://greatist.com/health/average-walking-speed#average-speed-by-age>. The reason that a distance rather than “15-minutes” should be expressly stated is that previous discussions had suggested that the boundary should also be defined by 15 minutes on a bicycle. At average bicycle speeds a beginner would cover 2-4 miles. <https://www.roadbikerider.com/whats-the-average-speed-of-a-beginner-cyclist/>. Indeed, Thrive describes a “short” bicycle ride to be 5.9 miles! (Fig. 43 on p. 82.) Unlike a distance walkable in 15 minutes, a 2–4-mile bicycle ride would be impractical for most people, and would undermine the proposed benefits of 15-minute living. (See below.) Therefore, Thrive Montgomery 2050 should expressly state that the 15-minute distance is a walking distance such as 0.5 mile.

Thrive Montgomery 2050 Conflates Walking, Bicycling, and Rolling, But These Activities Have Very Different Properties and Implications

Thrive Montgomery 2050 repeatedly advocates replacing automobile trips with “walking, bicycling, and rolling”. *E.g.* “[It is] essential that we decisively reject the impulse to make sure that driving remains as easy and convenient as possible in favor of making walking, rolling, bicycling, and transit the most practical and attractive ways of getting from one place to another.” (P.83.) Walking and bicycling, however, are distinctly

Thrive Montgomery 2050 Needs Clearer Definitions and Concepts

different activities. Thrive Montgomery 2050 repeatedly relies on the convenience and reasonableness of walking while ignoring the drawbacks of bicycling.

Walking is something that everyone does. Practically everyone would agree that one should walk rather than drive to a place only a short walk away. Bicycling is different. Only a small minority of county residents bicycle, and many bicycle only recreationally and not as a preferred mode of transport. Thrive Montgomery 2050 clearly wants to increase the number of bicyclists. But the most optimistic reasonable projection is that the increased number would still be a minority.

Thrive should consider the majority of residents who cannot or do not want to bicycle. A substantial number of county residents are aging, and some can no longer feel safe bicycling, or cannot bicycle at all. Many residents have small children, and although some people carry their children on their bicycles, many others would not feel safe doing so. There are many reasons why people may not want to bicycle:

Walking is an all-weather activity. If it rains you use an umbrella. If it is snows you bundle up and possibly wear boots. Whereas bicycling in the rain is difficult and can be dangerous. Bicycling in the cold is difficult without extra protective clothing beyond what one would wear for walking, and bicycling in the snow is almost impossible.

For longer distances Thrive Montgomery 2050 prefers public transit. People who live near transit usually walk there. Whereas bicycling to transit requires a safe place to leave the bicycle and helmet. Bicycle racks could be constructed, but the Plan does not acknowledge that bicycling to transit will be different from walking. Many people will be reluctant to leave their bicycle outdoors in public for long periods of time.

Thrive Montgomery 2050 wants to encourage people to walk, bicycle, and roll to shop instead of driving. The only example is a reasonable reference to walking: “A quick trip to the grocery should be manageable on foot” (P.81.) But visit a supermarket in a neighborhood where numerous residents own bicycles—you will see very few if any using their bikes to shop for food. The dynamics of shopping with a car and a bicycle are apparently different.

One goal of reducing automobile use is to reduce traffic-related fatalities and severe injuries. (P. 84.) But switching to bicycles will still result in serious accidents unless helmet use and bicyclist compliance with traffic laws is enforced, which is not currently done.

A dream of Thrive Montgomery 2050 is that walking, pedaling, and rolling will somehow “facilitate[s] the casual social interaction that build a sense of place and community” (P. 78) and “will enhance human interaction and build social capital.” (P. 84.) People on foot may have casual social interactions with people they meet walking by, and stop to investigate things they pass. It is laughable to contend that people speeding to their destinations on bicycles will have casual social interactions.

Thrive Montgomery 2050 Needs Clearer Definitions and Concepts

What is the point of this lengthy description of the obvious differences between bicycling and walking? The reason is that from beginning to end of Thrive Montgomery 2050 the phrase “walking, bicycling, and rolling” is repeated almost as a mantra. The discussion improperly conflates these different modes of transport. Most of the examples of why these are desirable relate to walking. The differences, inconveniences, and limitations of bicycling are ignored so that bicycling benefits from its association with walking. Adoption of Thrive Montgomery 2050 in its current form should not provide a justification for bicycle enthusiasts (a potent political force) to get advantages and policies that help bicycles but inconvenience everyone else. Rather, all enhancements to bicycle use (and many would be beneficial) should be analyzed and justified based on the reality and implications of bicycle use itself, and not merely because “walking, bicycling, and rolling” are lumped together as collectively good in Thrive Montgomery 2050.

In contrast, the lack of creative planning for automobiles in Thrive Montgomery 2050 is short-sighted and incompatible with the necessary role autos play and will continue to play in the lives of most residents of all economic groups. There is no plan for the coming transition to electric vehicles, and for the essential role autos play and will continue to play in the economy. What is needed is an intelligent, forward-looking plan for automobiles. The current “plan” essentially only says we will make it as difficult and inconvenient to drive and park as possible—go walk and bicycle! This will not work and is unacceptable.

“Rolling” Should Be Removed from Thrive Montgomery 2050

Thrive Montgomery 2050 repeatedly refers to walking, biking, and “rolling,” mentioning “rolling” at least 20 times. “Rolling” is moving “via wheelchair, scooter, or other conveyance.” (P.145.) We want our neighborhoods to be wheelchair accessible. But otherwise, the major 30-year plan for the county should not be based on the unknown capabilities of scooters and undefined “other conveyances.” The practical role of these modes of transport is trivial. The word “rolling” should be removed completely from the document to focus on the well-understood and intended activities of walking and bicycling.

Thank you for your attention and consideration. We hope you will adopt our recommendations.

Sincerely,

David S. Forman
Harold Pfohl
Patricia Johnson
Norman Knopf
Julie Davis
Jenny Sue Dailey
Stacey Band

From: Brigitta Mullican <coburgbrigitta@gmail.com>
To: [County Council](#)
Subject: Fwd: Process! What Happened to the Process?!?!
Date: Friday, September 3, 2021 1:58:10 PM

The more the county is learning about this, the more people are objecting.
Are you listening to all comments?

Brigitta Mullican

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

From: EPIC of MoCo - Empowering People In Communities of MoCo
<epic@epicofmoco.com>
Date: Fri, Sep 3, 2021 at 1:03 PM
Subject: Process! What Happened to the Process?!?!
To: <coburgbrigitta@gmail.com>



Montgomery County is looking to make major changes to the way we live, with Thrive Montgomery 2050: No new highways, and replacing single family homes with duplexes, triplexes and quadplexes without any input from us. Did you know? Of course not, its much easier for the County to make changes when WE don't know! That's why I started EPIC of MoCo - Empowering People In Communities of MoCo, because we all deserve a seat at the table.

The development process for Thrive Montgomery 2050, the County's proposed new 30-year general plan, has been plagued with irregularities. Rather than following standard procedure for preparing and reviewing this momentous new "vision" for our County, the Planning Board and Council have followed an ad hoc set of procedures for "finalizing" this document.

How the process is suppose to go

Thrive Montgomery 2050 is a general plan for the County for the next 30 years. The normal master plan development process includes:

- A complete "staff draft" of the proposed document ("*Thrive*", *in this case*) would go to the Planning Board A hearing would be held AND....
- Then, after the hearing, the Planning Board would have work sessions to refine the proposed document.

However, after the Planning Staff presented their draft of *Thrive* to the Planning Board, Chair Casey Anderson announced that he thought the draft was poorly organized and badly written. Then stated he would rewrite it with the help of his staff. As a result, the rewrite was not completed by the November 19th Planning Board hearing, so that hearing was held on the original draft, even

though the document was still being changed. That was the first problem.

The second problem was that Chair Anderson's version, called the *Planning Board Draft*, was released chapter by chapter, rather than as an entire document. Each week, the Planning Board would review one chapter and get a preview of the next (potentially out of order, at that). It was impossible to follow the process, as they dealt with the changed content and then made additional changes. This continued from December 2020 to April 2021.

Thrive is meant to provide the framework and tools for subsequent actions such as zoning text amendments (ZTAs) and bills - to carry out *Thrive* goals and policies.

In December 2020, Councilmember Will Jawando introduced his own ZTA, calling for duplexes, townhouses, and apartments in R-60 zones within 1 mile of Metro stations.

How the process is suppose to go

When a ZTA is introduced to the County Council:

- The Council holds a hearing
- The ZTA would go to the Planning Board staff for technical review; where the Planning Board reviews staff's suggestions and can change them, before sending recommendations back to the Council.
- Then, the ZTA goes to the PHED (Planning, Housing, and Economic Development) committee for work sessions;
- Once the PHED approves a version, it goes to the full Council for their work sessions and a vote.

When a ZTA is generated by planners:

- Planning Staff and the Planning Board interact to create a version of a ZTA that the Board approves.
- The ZTA goes to the Council, which holds a hearing,
- Then sends it to the PHED for work sessions and approval
- Once the PHED approves it, the ZTA goes to the full Council for a vote.

In March 2021 Councilmembers Hucker and Riemer sent a letter to the Planning Board requesting a new ZTA that included multiplex housing on transit corridors. There was no standard process followed for that request, either.

In April, the Planning Board's draft of *Thrive* went to the County Council, which held two hearings in June. The PHED then began its work sessions. Councilmember Riemer was pushing hard to get it through the PHED by the end of July; however, Councilmember Friedson raised concerns about the process and Councilmember Jawando felt there was insufficient outreach, particularly within Black communities

Meanwhile, the PB is going full speed ahead on the Attainable Housing Strategy (AHS) initiative. Why should you care? Once again, *Thrive* isn't even finished, before the PB is moving on to another set of ZTAs, loosely identified through the *Thrive* plan.

- Too many of the standard processes have been ignored
- A transparent process including broad community input from potentially affected communities.
- One size fits all land use
- Current residential zoning will be changed to allow duplexes, triplexes, quadplexes, without any public input

Join Us in Telling The County Council

We Won't Thrive with Thrive

Email:

County.Council@montgomerycountymd.gov

Sign the petition ONLINE through [change.org](http://chnng.it/v8HF74DqP): <http://chnng.it/v8HF74DqP>

Like and Follow Us on Facebook [EPIC- Empowering People In Communities of MoCo](#)



Silver Spring, MD 20902 [unsubscribe](#)

From: [Alvin Auerbach <alvin.auerbach@verizon.net>](mailto:alvin.auerbach@verizon.net)
To: County.Council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050
Date: Friday, September 3, 2021 3:55:26 PM

To the County Council of Montgomery County Maryland:

Regarding:
Thrive Montgomery 2050

There are many folks who stand to make money by turning Montgomery County from a sub-urban, reasonable density, pleasant place to live, with green space in each community, into a tightly packed, urban "sardine can" of teeming humanity.

Yes, the Thrive Montgomery 2050 plan will make lots of money for real estate developers, real estate companies, builders, store owners, and such. It will also make money for the County, because more people here means more tax revenue.

But for the folks who live here, the quality of life will deteriorate.

For most people, their home is their greatest asset. When they bought their home, they "bought" the zoning. To change the zoning is to destroy the value of that home.

"Thrive Montgomery 2050" — Business Will Thrive

"Thrive Montgomery 2050" — Residents will fight to Survive.

The County Council was elected by Citizens.

It was not elected by the Montgomery County Chamber of Commerce.

While commerce is necessary and desirable, it must be kept in balance with the need for a good life for ordinary Citizens.

The County Council was tasked by Citizens to keep Montgomery County Maryland a safe and pleasant place to live. You are abrogating your responsibility to the Citizens by pushing "Thrive Montgomery 2050". STOP.

Sincerely,

Alvin Auerbach
15117 Centergate Dr
Silver Spring MD 20905

301-384-0796

From: [Hucker's Office, Councilmember](#)
To: [Council President](#)
Subject: Fwd: Thrive Montgomery 2050
Date: Monday, September 6, 2021 12:16:41 PM
Attachments: [2021-08-29 Friedson Letter on RR Growth Corridor copy.docx](#)

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

From: predelman@gmail.com
Date: Sun Sep 05 2021 01:26:47 GMT+0200 (Central European Summer Time)
Subject: Thrive Montgomery 2050
To: councilmember.friedson@montgomerycountymd.gov
Cc: councilmember.jawando@montgomerycountymd.gov,
councilmember.riemer@montgomerycountymd.gov,
councilmember.hucker@montgomerycountymd.gov

[EXTERNAL EMAIL]

Dear Councilmember Friedson,

As you and other members of the PHED Committee continue your review of Thrive Montgomery 2050, please take into consideration my comments on the plan, particularly those regarding deleting River Road as a Growth Corridor.

My thanks in advance.
Sincerely,
Phyllis Edelman

Sent from my iPad



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

5810 Ogden Court
Bethesda, MD 20816
September 4, 2021

Councilmember Andrew Friedson
Stella Werner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

Dear Councilmember Friedson:

As you and other members of the PHED Committee continue your review of Thrive Montgomery 2050, please take the time to read my comments on Thrive Montgomery 2050. **My primary concern is that you delete River Road as a Growth Corridor**, but I have other, more general issues with the plan.

There is no explanation in Thrive Montgomery 2050 why River Road and Connecticut Avenue are included as Growth Corridors. I cannot speak to Connecticut Avenue but having lived nearly 25 years on a cul-de-sac with 25 homes that is parallel to River Road, I can tell you why **River Road does not meet most of the criteria the planners have established for Growth Corridors**.

River Road Does Not Provide Multi-Modal Transit Options

Limited Public Transportation. If you overlay the map of the Master Plan of Highways and Transitways¹ onto the map of Corridor-focused growth², you can clearly see that except for River Road and Connecticut Avenue, the other Growth Corridors are either where Bus Rapid Transit exists or is proposed, along the Metro, where a light rail (the Purple Line) will go or near the MARC train. None of these transit lines is on or proposed for River Road.

River Road is serviced by one WMATA bus line, the T2, which runs from the Friendship Heights Metro to the Rockville Metro via River Road and Falls Road. The T2 is scheduled to run every 30 minutes from 5:30 a.m. to 7:00 p.m., weekdays. On weekends, a Ride-On bus runs *every 50 minutes* from 7:30 a.m. to 7:30 p.m. *This is not the level of transit service needed for a “car less or car free” residential area.* In fact, several years prior to the covid-19 pandemic, WMATA cut rush hour service on the T2 from every 20 minutes to every 30 minutes. The result was that several residents in my neighborhood went from riding the bus to the Metro to driving downtown or driving to a Metro parking lot.

If the Council or the planners think that making River Road a Growth Corridor and allowing multiplexes, especially tri- and quadplexes, to be built in the bordering neighborhoods will improve bus service and get people onto public transit, think again. I’m sure you’re aware of WMATA budget constraints, which may only increase in the next 30 years as the Metro system gets older and needs more repairs. In addition, improved bus service that only goes from Friendship Heights to Rockville and back, will not entice a significant number of homeowners – whether they live in a single-family home or a multiplex --

¹ Figure 2: Map of Adopted Planned Transitways, *Technical Update to the Master Plan of Highways & Transitways*, Approved and Adopted, December 2018, p. 20.

² Figure 29: Corridor-focused growth, *Thrive Montgomery 2050*, Planning Board Draft, April 2021, p. 31

to leave their cars at home and take public transit. It's not just how often a bus runs, it's also whether it goes where residents want to go.

Crossing River Road: Taking Your Life in Your Hands. Crossing River Road from the bus stops can be challenging as several stops aren't near traffic signals, nor are there crosswalks, indicating a pedestrian crossing. The bus stop closest to my house, Ogden Road, has no traffic signal or crosswalk. While my husband took the bus to the Metro every workday before he retired a few years ago, I would pick him up by car at Friendship Heights in the evening so he wouldn't risk his life crossing River Road. Even crossing at the traffic signals is dangerous. There is scant time given for pedestrians to cross before vehicles make left and right turns.

A Dangerous Road to Drive, Bicycle and Walk On. It is also dangerous to drive, bicycle and walk on River Road. Although the speed limit has been lowered from 45 to 35 m.p.h. from the Beltway to Ridgefield Road, that hasn't significantly slowed traffic. The speed of most vehicles is upward of 40 m.p.h. Bicycle lanes were painted on River Road a few years ago, but because of the volume of traffic, its speed, the turning lanes and the topography of the road with hills and valleys there are few brave and experienced bicyclists on this road.

Walking is not a consideration; it is simply unsafe. There are no sidewalks or paths along River Road going west from Ridgefield Road until past the Beltway. If someone is walking on the shoulder, it must be an emergency.

River Road is Mainly a Connector Road. River Road from the Beltway to Western Avenue is a connector, a pass-through for many of the drivers, even if it's classified as a major arterial road. It doesn't really go anywhere eastbound from the Beltway. The eastern point of River Road in Montgomery County hits the District line and goes from four lanes of traffic to two lanes with a lane of parking on either side, abruptly ending in Tenley Town on Wisconsin Avenue. It does not continue to downtown D.C. where many of the drivers, especially during rush hour, want to go. From the Beltway, traveling east, drivers turn right to Goldsboro Road, Westbard Avenue, Little Falls Parkway, and to a lesser extent, Western Avenue – which will get them to Massachusetts Avenue to get downtown.

West of the Beltway to Potomac Village and beyond, River Road is basically a two-lane road with occasional turning lanes. With the toll lanes on I-495 and I-270 potentially in the future, there also exists the possibility of a big interchange at River Road and the Beltway. I assume this is based on one line in the appendix of the Master Plan of Highways and Transitways Functional Classification, which has planned 6-8 lanes for River Road from the Beltway to Ridgefield Road. Yet, Thrive Montgomery 2050 suggests that there should be no "planning or constructing of new highways or major road widenings for cars."³ There is a constant lament in Thrive Montgomery 2050 about how driving causes more greenhouse gases and that walking, biking and rolling should be encouraged, but clearly the only major arterial road where this isn't going to happen is River Road.

Significant Compact Growth Unlikely

Activity Centers are Few and Far Between. Potomac Village, which is considered a "Village or Neighborhood Center," the lowest in the hierarchy of Activity Centers, is the only one noted along River

³ Ibid, p. 80

Road in Thrive Montgomery 2050.⁴ Presumably in the next five-10 years when the redevelopment of the Westbard Road section of the Westbard Sector Plan is redeveloped, Westbard will be considered another Activity Center. These two activity centers will be almost seven miles apart, along a busy and dangerous road. Most of the other activity centers noted in Thrive Montgomery 2050 are closer together, some separated by just a few miles between Metro stations. It *is* possible to walk, bike or roll between centers around Metro stations, but that is not possible on River Road.

According to the presentation made by planners to the County Council, “Compact growth along corridors will lay foundation for focused development in centers of activity.”⁵ Given the nearly seven miles between the two activity centers along River Road this is unlikely.

Emphasis Should be on East County Investment

River Road is Part of the “Favored Quarter.” Thrive Montgomery 2050 makes a very strong point that the 1993 Refinement of the Wedges and Corridors Plan removed the I-95/Route 29 corridor from areas appropriate for growth and subsequent investment was focused on the I-270 corridor, which became the “favored quarter.”⁶ River Road is off of this “favored quarter” and consequently doesn’t need additional investment or development. Traveling east from the Beltway, River Road has very little commercial development until you hit the Westbard Sector area east of Ridgefield Road continuing until Little Falls Parkway. River Road is lined with lots of greenery – perhaps to make up for the pollution caused by all the traffic – and public and private schools, churches, country clubs and homes. The Council should follow the advice in Thrive Montgomery 2050 by focusing investment and development along corridors in East County, so that they can prosper as the western side of the county has.⁷ **River Road should not be considered a Growth Corridor.**

Other Problems with Thrive Montgomery 2050

A Negative, Depressing and Distorted Representation of Montgomery County. As I read the plan, the first time to understand it and the second to analyze it, I came away with a negative, depressing and distorted view of the County I live in and love. Not until the conclusion is anything positive stated about Montgomery County. In fact, the most positive item about our community is almost the last line, “Our community is in the 99th percentile of all counties in the country in terms of household income and educational attainment, with an annual economic output of almost \$100 billion and an amazingly diverse population.”⁸ In journalism this is called “burying the lede.” Instead of working with our strengths and building and growing them so the entire county can benefit, the plan denigrates the county. Yes, we have problems, but given what we have to work with economically and educationally, we can overcome them.

Integration is Happening Organically. A 2019 map showing the “Predominant Racial or Ethnic Group by Census Tract”⁹ appears three times in the plan. On the page with the first representation of the map, it

⁴ Ibid. p. 31

⁵ Thrive Montgomery 2050, Planners’ Presentation to County Council, June 15, 2021.

⁶ Thrive Montgomery 2050, p. 35

⁷ Ibid., p. 36

⁸ Ibid., p. 137

⁹ Ibid., p. 14, 94, 108

is juxtaposed with a 1936 Federal Housing Authority map that delineated economic and racial divisions for housing in the county.¹⁰ However, in an earlier draft of Thrive Montgomery 2050, a third map was included that showed where the major racial groups lived in 1990. That map didn't make this version. But, comparing that map to the current map, shows that **organically** within the past 30 years, without the push from planners to develop "social capital," nearly 1/3 of the county has no predominant ethnic group. Racially and ethnically our neighborhoods are integrating without any assistance from the Planning Department. It is happening on my street, and I have the utmost faith this will continue to happen.

Low - and Moderate-Income Housing Focus Needed. I understand the need for housing at all income levels and types, but the clearest need is for low- and moderate-priced housing, based on the statement, "By 2045, the people of color are forecast to make up 73 percent of the county's population, with a significant percentage earning less than \$50,000 per year."¹¹ I'm not sure how to fully analyze that statement because according to a Maryland state website, a \$53,000 income for a family of four with two children is currently considered low income.¹² If many of the county's population will be earning under \$50,000 in 25 years then we need to: 1) find companies ready to invest in jobs in this county so wages will increase; and, 2) concentrate on building safe, clean housing near transit that will enable low- and moderate-income families to get to work, school and shopping to take care of their needs.

Consistent Vilification of Single-Family Homeowners. Throughout Thrive Montgomery 2050, single-family homeowners are vilified, as if it's our fault that two-thirds of the county's housing stock are single-family homes. What happened to "The American Dream"? The high percentage of single-family homes in the County reflects the choice of most people when this county was first developed and what most people in suburban areas still prefer. The plan refers to "entitlement-centered" development as if homeowners were responsible for single-family home zoning and for the high prices many of our homes command. We weren't. Prices are high for these homes because: 1) they're desirable; 2) there is more demand than supply; and 3) there are people who have the finances to afford these homes today.

Maps and Metrics Given Without Putting Them in the Larger Context

Home Value for Tax Purposes, not Homeowner Wealth. In the "Affordable & Attainable Housing" chapter, there is a map of the median home value of owner-occupied homes throughout the county.¹³ This is the value of homes on paper. It's what the State Department of Taxation claims homes are worth so they can collect taxes, which support government agencies, including the Planning Board and County Council. It does not reflect homeowners' income, what they paid for their homes, how long they've lived in their homes, or the price they could sell their homes for. Because this is not put into context of other figures, it gives a false impression of homeowner wealth.

"Overhoused" Issue Ignores Aging in Place. Thrive Montgomery 2050 also points out that nearly one-third of owner-occupied homes are "overhoused."¹⁴ The conclusion it draws is that "this is partially a

¹⁰ Ibid., p. 14

¹¹ Ibid., p. 96

¹² Federal Poverty Guidelines, The Maryland People's Law Library, Peoples-law.org.

¹³ Thrive Montgomery 2050, p.95

¹⁴ Ibid., p.93

function of the fact that more than one-third of the county's land area is zoned for single family housing. . . .¹⁵ The conclusion I draw is more nuanced. According to a 2018 survey by AARP¹⁶, most adults want to age in place. Aging in place may be one of the reasons a large percentage of homeowners ages 65 and over are still in their homes and consequently are "overhoused."¹⁷

The Role of Banks is Never Mentioned. Thrive Montgomery 2050 often makes the point that the high cost of housing exacerbates inequality and segregation by race and class. To remedy this, the plan promotes building a wider variety of sizes and types of housing to "help diversify the mix of incomes in neighborhoods across the county."¹⁸ A chart of homeownership by race¹⁹ shows that 75 percent of Non-Hispanic Whites, and Asians are in owner-occupied homes, compared with 55 percent of any householder of color. The next chart shows wealth accumulation by race. It is unclear whether the wealth accumulation is because of homeownership value on paper or separate from it. What isn't acknowledged by the plan is that most banks will not lend you money for a home if your debt is greater than your assets, even if your income will cover the monthly mortgage payments. While neighborhoods are racially and ethnically diversifying organically, whether they can diversify with a mix of incomes may rest more on banks and financial institutions than on the size and type of housing built.

Thank you for taking the time to read this.

Sincerely,

Phyllis R. Edelman

cc: Council President Tom Hucker
Councilmember Will Jawando
Councilmember Hans Riemer

¹⁵ Ibid., p. 92

¹⁶ [2018 Home and Community Preferences: A National Survey of Adults Ages 18-Plus \(aarp.org\)](#)

¹⁷ Thrive Montgomery 2050, p. 91

¹⁸ Ibid., p. 103

¹⁹ Ibid., p. 104

From: [tom <stehli04@yahoo.com>](mailto:tom<stehli04@yahoo.com>)
To: county.council@montgomerycountymd.gov
Subject: We won't Thrive with Thrive
Date: Tuesday, September 7, 2021 11:25:16 PM

We are in a decision process to leave this county and even Maryland. All anyone has to do it see how badly the country is being ruined as is evident with the actions taking place in DC by our so called leaders as well as those from Maryland.

Montgomery county is on the same track with the same type leadership. What occurs in our Congress will cost us dearly as it has and will in Montgomery County. Down in the swamp, they want the members to vote on a bill before anyone has a chance to read it. As Mrs Pelosi said, "we have to pass the bill so that you can find out what is in it, away from the fog of the controversy."

In Montgomery County, it is the same routine and ideology behind the game of not telling the public the truth. Very few of you have any idea of the damage you are doing

From: tom@tomhucker.com
To: [Council President](#)
Subject: Fwd: See attached
Date: Wednesday, September 8, 2021 9:43:26 AM
Attachments: [Thrive 2050 environmental impact.PDF](#)

[EXTERNAL EMAIL]

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

From: dmeijer@hotmail.com
Date: Wed Sep 08 2021 15:07:12 GMT+0200 (Central European Summer Time)
Subject: See attached
To: tom.hucker@montgomerycountymd.gov

Dear Montgomery County Council President: Tom Hucker,

Please forward the attached to all Council members (note page two of the attached).

Thank you,

Daniel Meijer

LETTERS TO THE EDITOR

letters@washpost.com

In her Aug. 30 letter, "Save Montgomery's trees," Anne Martin said Montgomery County needs rules to protect mature trees when developers demolish homes. She is right, but county policy seems to be going in the opposite direction.

The planning board and some County Council members are pushing for adoption of the Thrive Montgomery 2050 plan and Attainable Housing Strategies and Priority Housing Districts proposals, which would allow and even encourage developers to replace single-family homes throughout the county with larger duplexes, triplexes, quadplexes and, in some cases, apartment buildings. These proposals, if adopted, would result in the loss of many more mature trees and a general reduction of green space in residential neighborhoods.

But it isn't only the environment that would be harmed. The increased density in existing neighborhoods would reduce the quality of life for people, too.

Robert E. Oshel, *Silver Spring*

Daniel Meijer
929 Gist Avenue
Silver Spring Maryland 20910
(240) 381-4396
dmeijer@hotmail.com

April 26, 2021

Environmental Defense Fund (EDF)
Attention Mr. Fred Krupp, President
C/O: editor@edf.org
257 Park Ave. South
New York, NY 10010

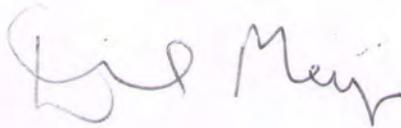
Dear Mr. Krupp,

I read with great interest in the recent EDF "Solutions" magazine, the article titled: "America's Electric Revolution", which made me realize how single family home neighborhoods may enormously contribute to reducing air pollution.

This is because their rooftops can easily host electrically generating solar panels and their on-site driveways can easily house charging stations for the electric cars of the future, which the article recommends is needed to stop the current pollution from today's gasoline powered vehicles.

Considering the vast numbers of single family homes currently in the US – this existing real estate, if modified as suggested, could then become a huge resource for alternative/clean energy.

Sincerely Yours,



Daniel Meijer

EDF Member since 1980 (member #1337649)



5126930

From: [brenda_freeman <brenda_freeman2002@yahoo.com>](mailto:brenda_freeman2002@yahoo.com)
To: [Councilmember Hucker](#); [Councilmember Jawando's Office](#); [Councilmember Nancy Navarro](#); county.council@montgomerycountymd.gov
Cc: [Meredith Wellington](#); [Lauren Stamm](#); [Leslye Howerton](#); [Atara Margolies](#)
Subject: Divisive Tactics used to Gain Approval For Thrive 2050
Date: Wednesday, September 8, 2021 4:08:02 PM

Planning Board Members, Planning Board staff, Council Members, PHED Members:

The 200 signatories to Woodside Park's letter of opposition to Thrive are from various backgrounds. Some of us are retirees, others are families with children; we are neighbors who "free-cycle" household and garden goods and share information about missing pets and downed power lines or trees. We are of different religions and ethnic backgrounds. As a black woman if there were Proud Boys living in Woodside Park, I'd know. In other words we are individuals and a community.

The portrayal of us as a politically powerful wealthy group needs a reality check. We are everyday people who recognize Thrive's shortcomings and who dare to confront developers and the Planning Board members' determination to re-zoning our property for a questionable outcome.

Thrive's re-zoning initiatives could be a prelude to a land grab rather than affordable housing. It is a give away to developers because Thrive's zoning proposal was a done deal made behind closed doors. While the public had an opportunity to comment on the re-zoning proposal, our comments were of no impact. And equally important the public hearings were held during Covid when many residents weren't tuned in to Thrive.

Thrive's shifting goal from "affordable housing" to "attainable housing" sheds no light on what attainable means. As we know the devil is in the details and few are provided.

The false characterization of home owners in Woodside Park and other areas began with the talk about restrictive covenants that lapsed in Woodside Park in the 1960s. This was intended to give the impression that maintaining housing discrimination was the driver behind the opposition to Thrive. Restrictive covenants in Woodside Park expired on their own in the January 1, 1950 unlike the "perpetual" racial covenants in some other down-county neighborhoods. Montgomery County ended them in the 1960s.

The accusation of overt or covert racism didn't gain traction given the reality of Woodside Park's diversity.

So the covenant argument was followed by the description of single-family zoned residential areas as "entitlement zoning." The County is responsible for zoning, not the residents.

"Entitlement zoning" was followed by charges of the "overly housed" elderly. Senior home owners in Woodside Park were described as "over-housed" in Thrive and attacked in public meetings for wanting to live in their own homes rather than being forced out of them because of Thrive.

Montgomery County should take responsibility for the housing shortage. Residents do not have the power developers have. Because of the imbalance of power, the County has emphasized building expensive high rise rental apartments. If the apartments were intended to be affordable housing then rental subsidies wouldn't be required. Condos are not in the picture because condos build equity for their owners whereas rentals enrich developers.

Almost 9% of the residences in Woodside Park are townhouses, a higher percentage than will be found in most predominantly single family zoned neighborhoods in Montgomery County.

Meanwhile developers have delayed building already-approved projects contributing to the housing shortage. There are 33,000 residential housing units in Montgomery County approved by the Planning Board. All that's needed is a building permit, and a project can go ahead. This news isn't including in the Thrive draft's talking points on Affordable/Attainable Housing.

Again, overall Thrive is a response to a housing shortage of the County's own making. The County has had decades to build affordable housing. Instead it has ended up giving permission to build what became empty commercial buildings rather than needed housing.

DTSS Silver Spring remains underdeveloped in relation to what its zoning allows. Woodside Park is in the zoning cross hairs because of pressure from developers to expand residential zoning since it's cheaper to acquire residentially zoned land on the edges, get it rezoned, and redevelop it instead of acquiring commercially zoned land in the downtown core. The commercial boundary for Woodside Park was formerly Fenton Street and Cameron Street instead of Spring Street. These once-residential blocks became high rise buildings replacing some moderately priced houses even though there was -- and still is -- plenty of land in the downtown core that could be redeveloped.

Our neighborhood is up against a County that prefers to address the housing shortage through re-zoning which satisfies developer's financial goals to the detriment of communities. For example during a zoning meeting in Woodside Park, unrelated to Thrive but indicative of Planning Board's get-out-of-our way zoning approach, when residents objected to the zoning change that would drastically affect the neighborhood, a Planning Board member remarked: "if you don't like it, move." That's what we're up against.

Frankly, if the planners cared about "planning" housing it would not give the "as of right" zoning control to developers. Zoning gives the Planning Board the control to tell a developer what to do in exchange for granting a variance. Once the planning department has given developers "as of right" zoning, it has no control to influence the type of housing in any of areas being targeted for so-called affordable housing. The Planning Board makes decisions that empower developers at the expense of home owners at every step of the process. This frees developers to avoid making realistic proposals for affordable/attainable housing.

The Planning Board and the Council – despite the opposition of County Executive Marc Elrich and a whole swath of the public –intends to finalize Thrive Montgomery 2050 in the coming months. Meanwhile, two Planning Board members, so far, are candidates for County Executive while another resigned from the Planning Board to campaign for County Council.

Brenda Freeman
Silver Spring

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Support Affordable Housing Strategy - NO to NIMBY - Submitted By:Dr Barbara Sorkin - (Attn: All CMs, Council Webform)
Date: Thursday, September 9, 2021 11:12:32 PM

<APP>CUSTOM
<PREFIX>Dr</PREFIX>
<FIRST>Barbara</FIRST>
<MIDDLE></MIDDLE>
<LAST>Sorkin</LAST>
<SUFFIX></SUFFIX>
<ADDR1>6760 Kenwood Forest Lane</ADDR1>
<ADDR2></ADDR2>
<CITY>Chevy Chase</CITY>
<ZIP>20815</ZIP>
<EMAIL>danc2liv@gmail.com</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>Support Affordable Housing Strategy - NO to NIMBY - Submitted By:Dr Barbara Sorkin - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>Dear Councilmembers,
I write to ask you to strongly support the Affordable Housing Strategy; Montgomery County must have affordable housing for people who work here - for the people who work for, or in the shops that serve the people who live in our affluenzaville neighborhoods. There are ever more of us, and we're going to need to begin relocating people from areas that we can no longer afford to protect from constant flooding into a smaller habitable area - we can no longer pretend it's sustainable to redline out people of lower SES by prohibiting multi-unit dwellings anywhere. Multiunit dwellings have substantially smaller carbon footprints than equivalent single family homes. As a county that aspires to do our part to try to prevent catastrophic climate change we cannot afford to to support NIMBY-ism. No to giving wealthy enclaves the right to bar people who cannot afford a single family suburban villa - whether financially or because they're conscientious about their carbon footprints.

yes to the AHS. No to the CCCFH NIMBY initiative.
Thank you for your attention.
Sincerely,</MSG>
</APP>

From: vseyutter@verizon.net
To: MCP-Chair@mncppc-mc.org; caseyanderson@mncppc-mc.org; tina.patterson@mncppc-mc.org; gerald.cichy@mncppc-mc.org; partap.verma@mncppc-mc.org; gwen.wright@montgomeryplanning.org; jason.sartori@montgomeryplanning.org; benjamin.berbert@montgomeryplanning.org; lisagovoni@montgomeryplanning.org; county.council@montgomerycountymd.gov; marlene.michaelson@montgomerycountymd.gov; pamela.dunn@montgomerycountymd.gov; linda.mcmillan@montgomerycountymd.gov
Subject: Chevy Chase West's comment on Thrive/Attainable Housing initiatives.
Date: Monday, September 13, 2021 5:01:14 PM

Chairman Anderson, Planning Board Members and Planning Department Staff:

Our community, Chevy Chase West, has been trying to keep pace with the Planning Board's many zoning deliberations over numerous months, and it is extremely difficult. During the past year, many concerns have been raised over Thrive Montgomery 2050, the zoning text amendments (ZTAs) and other legislation, but it now seems almost certain the future and fundamental structure of Chevy Chase West's architectural character, self-determination, and property value preservation are all at stake if the Planning Board's rigid "Attainable Housing" proposal is adopted. Our biggest concern starts with what appears to be the potential new neighborhood designation, "Priority Housing District" from the July 8 work session:

As defined by the Planning Department Staff, the Priority Housing District includes all the Corridor-Focused Growth areas that fall within a mile of a Metrorail or Purple Line light rail station, a half-mile of a MARC station, or 500 feet from the center line of a Growth Corridor identified in the Thrive Montgomery 2050 Growth Map, or 300 feet from an "activity center." The Priority Housing District is where staff recommends the most intensive changes, including allowing house-scale quadplexes by right and allowing the greatest parking reductions.

As you continue with your work sessions, please consider the serious concerns and questions we have about where the Board is headed with the "Attainable Housing Initiative."

- Will Chevy Chase West and similar neighborhoods no longer be a community adjacent to an "activity center" but be designated a "Priority Housing" district?
- Does the "500 feet of centerline" language refer to Wisconsin Avenue south of Bradley Boulevard, and therefore make it possible that small apartment buildings would be allowed in that area that is zoned R-60?
- Are you proposing that structures up to house-size quadplexes be built anywhere within our community "BY RIGHT", without any neighborhood engagement?
- Why has every work session thus far resulted in an expansion of by-right multiplex housing in single-family neighborhoods like Chevy Chase West despite continuing concerns about the ability of such neighborhoods to absorb such redevelopment?
- Why have so few of the concerns of Chevy Chase West's residents' and similar neighborhood associations' been taken into consideration, but the items of importance to the developer-backed proponents of these extreme changes taken precedence?

Attainable housing has not been defined in a way that sets clear standards for rural, suburban, and urban areas. We are disappointed in the Planning Board's failure to engage communities, and are frustrated that the views and concerns of Chevy Chase West and other communities have not been

addressed in a meaningful fashion. We plan to oppose these efforts to change our neighborhood significantly and permanently with so little regard for the significant issues these changes could bring to many homeowners and neighborhoods with long-standing roots and investment in Montgomery County.

Sincerely,

Shelley Yeutter

Joan Barron

Co-presidents, Chevy Chase West Neighborhood Association

From: sumax@verizon.net
To: county.council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050
Date: Tuesday, September 14, 2021 1:39:06 PM

Dear Councilmembers,

Please take note of problems with the draft of the program which needs changes in order to make it an appropriate, realistic, & effective plan.

To promote BY RIGHT the ability of developers, builders, & speculators to replace current affordable housing with more expensive, duplexes, triplexes, or quadriplexes without a careful plan for where densification should occur is not intelligent development, particularly in view of county planners desire to promote affordable housing.

The same comment applies to situations where the densification might occur where a larger lot has been assembled.

The portion aiming to increase walkability & bicycling is laudable to the extent possible & keeping in mind the limitations for senior citizens, who are a growing portion of our populace. Also, recognize that society is not locationally neatly organized so that people's destinations are within walking or bicycling range. The great bulk of commuting will be done by automobile for the foreseeable future & that will be reduced by remote work. Plus, I take great issue with the excessive money planned for promoting bicycling while that travel mode comprises about 1/2 of 1% of commuters. Biking for recreation is great, but doesn't necessitate the amount of expenditure planned.

Plus it strikes many members of the general public & those who are long-term & knowledgeable observers of county land use, that our Planning Department & Planning Board & its Chair have abandoned "planning" & are promoting a laissez faire approach or market-driven method for meeting their goals for increasing the availability of affordable housing.

Our biggest storehouse of affordable housing is where people are living now. That asset (NOAH) should be protected & maintained for affordable housing as it ages by a program of county sponsored aid to assist the property owners to upgrade & repair their homes as that activity is required in order to maintain them for habitation by the population that can only afford that segment of our housing stock.

Further, for a plan looking forward 30 years, we should be mindful of shifts in our national population locations that may result from climate change as people move away from areas of frequent fires, floods, & undesirable climates & may relocate to our area. Additionally, do not overlook the 2 great forces that relegate mankind to be subjects & not principals & they are Mother Nature & Father Time. Additionally, as has been said: Man Plans & God Laughs. SO, GOOD LUCK!

Sincerely,

Max Bronstein

From: [Alan Bowser <alan.bowser@gmail.com>](mailto:alan.bowser@gmail.com)
To: county.council@montgomerycountymd.gov; Michaelson, Marlene; craig.howard@montgomerycountymd.gov; pamela.dun@montgomerycountymd.gov; linda.mcmillan@montgomerycountymd.gov
Cc: [Alan S. Bowser](mailto:Alan.S.Bowser)
Subject: Resolution - Thrive 2050 - Montgomery County Civic Federation - September 13, 2021
Date: Thursday, September 16, 2021 11:03:52 AM
Attachments: [MCCF Resolution - Thrive 2050 - September 13 2021.docx.pdf](#)

At its September 13, 2021 General Meeting, the delegates of the Montgomery County Civic Federation, Inc. passed the following Resolution concerning the Thrive 2050 draft Plan which is currently before the County Council.

Our Civic Federation delegates feel very strongly that there needs to be significant changes and additions to the draft Plan, and that there needs to be additional opportunities for the public to present testimony on this document.

Sincerely,

Alan Bowser, President
Montgomery County Civic Federation, Inc.

**Resolution
Of the Montgomery County Civic Federation
On Thrive 2050 Draft Plan**

Whereas, the Montgomery County Civic Federation, Inc. has taken a strong interest in the development of the new draft long-range planning document for Montgomery County, Thrive 2050, (the Draft Plan) currently before the Montgomery County Council for its consideration; and

Whereas, members of the Civic Federation have expressed repeated concern about the inadequate public outreach and engagement process of both the Montgomery County Planning Board and the Montgomery County Council regarding the Draft Plan during a period of the coronavirus pandemic in the United States; and

Whereas, the Civic Federation has worked closely with policy colleagues, such as the Thrive 2050 Neighborhood Coalition and the Stormwater Partners Network on issues related to planning and land use and environmental sustainability and resiliency; and

Whereas, the Civic Federation concurs broadly with the recommendations developed by the Neighborhood Coalition and the Stormwater Partners Network in their communications with the Montgomery County Council; and

Whereas, the Civic Federation, takes note of the important concerns raised by the Montgomery County Executive in his June 10, 2021 Memorandum to the Montgomery County Council President concerning serious omissions in the Draft Plan and recommendations to improve the planning document; and concurs broadly with his concerns about the Draft Plan; and

Whereas, the Civic Federation believes that critical issues of economic development, environmental sustainability, stormwater management, housing production and affordability, adequate public facilities and infrastructure, equity, and community ownership are of the utmost importance to the development of the dynamic, inclusive, productive community that we wish to support, and merit much more discussion and elaboration in the Draft Plan; and

Whereas, the Civic Federation notes, with concern, widespread confusion among Montgomery County residents about the simultaneous government discussions surrounding the Draft Plan, multiple proposed countywide Zoning Text Amendments, and the Planning Board's work on attainable housing policy;

**THEREFORE BE IT RESOLVED THAT THE MONTGOMERY COUNTY CIVIC
FEDERATION**

Expresses its view that the Thrive 2050 Draft Plan needs very significant modification in many areas before it is approved by the Montgomery County Council; and further

That the Montgomery County Civic Federation calls upon the Montgomery County Council to work diligently to add new substantive standalone chapters on job-creating economic development, environmental sustainability, and infrastructure development and financing to the Draft Plan; and further

Expresses its view that there must be significant improvement in the approach of the Planning Board and the County Council to community engagement and discussion on this important document; and further

Calls upon the Montgomery County Council to hold additional public hearings, sufficient to allow all persons interested to participate, on the draft Thrive 2050 document currently before the County Council, with the normal time limits for public testimony; and

Calls upon the Planning Board and County Council to meaningfully increase its outreach to all County community organizations, including neighborhood associations and homeowners associations, to affirmatively provide detailed information about Thrive 2050 and its implementation; and

Calls upon all Montgomery County civic associations and homeowner associations to increase their outreach to their members about Thrive 2050 and its related issues

Adopted on this 13th day of September 2021

Karen Cordry, Secretary

Resolution
Of the Montgomery County Civic Federation
On Thrive 2050 Draft Plan

Whereas, the Montgomery County Civic Federation, Inc. has taken a strong interest in the development of the new draft long-range planning document for Montgomery County, Thrive 2050, (the Draft Plan) currently before the Montgomery County Council for its consideration; and

Whereas, members of the Civic Federation have expressed repeated concern about the inadequate public outreach and engagement process of both the Montgomery County Planning Board and the Montgomery County Council regarding the Draft Plan during a period of the coronavirus pandemic in the United States; and

Whereas, the Civic Federation has worked closely with policy colleagues, such as the Thrive 2050 Neighborhood Coalition and the Stormwater Partners Network on issues related to planning and land use and environmental sustainability and resiliency; and

Whereas, the Civic Federation concurs broadly with the recommendations developed by the Neighborhood Coalition and the Stormwater Partners Network in their communications with the Montgomery County Council; and

Whereas, the Civic Federation, takes note of the important concerns raised by the Montgomery County Executive in his June 10, 2021 Memorandum to the Montgomery County Council President concerning serious omissions in the Draft Plan and recommendations to improve the planning document; and concurs broadly with his concerns about the Draft Plan; and

Whereas, the Civic Federation believes that critical issues of economic development, environmental sustainability, stormwater management, housing production and affordability, adequate public facilities and infrastructure, equity, and community ownership are of the utmost importance to the development of the dynamic, inclusive, productive community that we wish to support, and merit much more discussion and elaboration in the Draft Plan; and

Whereas, the Civic Federation notes, with concern, widespread confusion among Montgomery County residents about the simultaneous government discussions surrounding the Draft Plan, multiple proposed countywide Zoning Text Amendments, and the Planning Board's work on attainable housing policy;

THEREFORE BE IT RESOLVED THAT THE MONTGOMERY COUNTY CIVIC FEDERATION

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Calls upon the Planning Board and County Council to meaningfully increase its outreach to all County community organizations, including neighborhood associations and homeowners associations, to affirmatively provide detailed information about Thrive 2050 and its implementation; and

Calls upon all Montgomery County civic associations and homeowner associations to increase their outreach to their members about Thrive 2050 and its related issues

Adopted on this 13th day of September 2021

Karen Cordry, Secretary

From: [Wellons, Christine](#)
To: [County Council](#)
Cc: [Dunn, Pamela](#); louiswilen@gmail.com; [Berry, Nic](#); [Mabie, Susan](#); [Marin, Sandra](#)
Subject: GOCA Resolution - THRIVE
Date: Thursday, September 16, 2021 11:29:07 AM
Attachments: [SFD-Resolution-final.pdf](#)

Good morning: Forwarding the attached resolution of the Greater Olney Civic Association (GOCA), at the request of Mr. Wilen. The resolution also is available through GOCA's website: [GOCA Correspondence 2021 – GOCA: The Greater Olney Civic Association](#)

Thank you,
Christine

Christine Wellons, Legislative Attorney
Montgomery County Council
100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850
301-787-0530 (Cell)



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

Whereas the Montgomery County Planning Board on July 8th revealed a plan to move forward to “unravel” (eliminate) single family residential zones throughout Montgomery County on the basis of “exclusionary aspects” and to diversify the County’s housing stock; and

Whereas this plan would require all areas with single family zoning to allow duplexes by right and in some cases triplexes, and quadraplexes;

Be it hereby resolved that the Greater Olney Civic Association opposes any and all efforts to redefine single-family development zoning to allow multifamily dwellings or apartment structures. Furthermore, the Greater Olney Civic Association supports maintaining single family housing developments in Montgomery County as a housing option for the thousands of families that have already chosen to invest their savings to live in a single family housing development and for families who desire to live in single family housing in the future.

From: [Hucker's Office, Councilmember](#)
To: [Council President](#)
Subject: Fw: Letter from St. John's Episcopal Church on affordable housing
Date: Monday, September 20, 2021 11:05:58 AM
Attachments: [sjacmocoouncilaffordablehousingltrv3.pdf](#)

5127356

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

From: annelisehafer@yahoo.com
Date: September 17, 2021, 8:12 PM EDT
Subject: Letter from St. John's Episcopal Church on affordable housing
To: councilmember.hucker@montgomerycountymd.gov

Please see attached a letter from the Social Justice Action Committee of St. John's Episcopal Church, Norwood Parish, in Bethesda - Chevy Chase on affordable housing.



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

September 17, 2021

Montgomery County Council
100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850

Dear Councilmember,

On behalf of the Social Justice Action Committee of St. John's Episcopal Church, Norwood Parish, in Bethesda – Chevy Chase, we are writing to ask that the Montgomery County Council provide affordable housing options in greater numbers for residents who have been priced out of finding safe and affordable housing in one of Maryland's most affluent counties.

As the Council is actively considering the Thrive Montgomery 2050 Draft Plan (Thrive) — the county's first major update to its growth plan in decades — we recognize the lasting impact your decisions will have on county residents' quality of life now and in the future. We believe that the current draft plan does not go far enough in expanding the number of moderately priced dwelling units (MPDUs). Likewise, we are concerned that there are an increasing number of county residents whose lower income levels do not enable them to afford even moderately priced housing. Moreover, responding to this affordable housing shortage calls for a more immediate response than what would be provided in a long-range plan such as Thrive.

As you may know, St. John's Episcopal Church, Norwood Parish, has been the driving force behind Nourishing Bethesda, a hunger relief food distribution effort initiated in response to the COVID-19 pandemic. Each Friday Nourishing Bethesda, supported by its community partners (the Bethesda-Chevy Chase Rescue Squad, Metro Rotary, and the Greater Bethesda Chamber of Commerce), gives out almost 9,000 pounds of food to an average of 300 households. This experience has brought the economic struggles that so many in our community are facing due to the pandemic fully into view. As a result, we are committed to deepen our resolve to bring to your attention the needs we see each week. We urge the county to meet this need – not only regarding food insecurity, for which Nourishing Bethesda has been a beneficiary of county support – but also to the affordable housing needs that so often accompany food insecurity.

We urge the Montgomery County Council to move swiftly to expand the number of affordable housing units for those most in need.

We commend the work that each member of the County Council is doing to improve the lives of all Montgomery County residents, and we thank you for your dedication during these most challenging times.

Respectfully,



Annelise Hafer



Lisa Raisner
Co-chairs, Social Justice Action Committee

From: [Mireles, Chrissy](#)
To: [OMB-FIS](#)
Cc: [Salem, Pofen](#); [Beck, Mary](#); [Wellington, Meredith](#)
Subject: Transmittal - Thrive Montgomery 2050 General Plan Fiscal Impact Statement
Date: Tuesday, September 21, 2021 5:28:01 PM
Attachments: [Transmittal Memo - Thrive Montgomery 2050 General Plan Fiscal impact Statement, Approved JB 9-21-21.pdf](#)
[Thrive Montgomery 2050 General Plan Fiscal Impact Statement.pdf](#)

Dear Council President Hucker,

Please find the attached Thrive Montgomery 2050 General Plan Fiscal Impact Statement for your review.

Warmest regards,

Chrissy Mireles
Administrative Specialist
Office of Management and Budget
Montgomery County, MD
240-777-2788 direct
240-777-2800 main number

Take 10 minutes to be counted now – visit: <https://2020census.gov/>



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19



OFFICE OF MANAGEMENT AND BUDGET

Marc Elrich
County Executive

Jennifer Bryant
Director

MEMORANDUM

September 21, 2021

TO: Tom Hucker, President, County Council

FROM: Jennifer Bryant, Director, Office of Management and Budget 

SUBJECT: Fiscal Impact Analysis for Thrive Montgomery 2050 Planning Board Draft, April 2021

As required by Section 33A-7 of the County Code, the Office of Management and Budget (OMB) has reviewed the Planning Board's draft *Thrive Montgomery 2050* and has determined there are various capital improvement program and operating budget fiscal impacts to the County.

Please find attached the Fiscal Impact Statement detailing these impacts.

JB:ps

cc: Richard S. Madaleno, Chief Administrative Officer
Fariba Kassiri, Deputy Chief Administrative Officer
Claire Iseli, Special Assistant to the County Executive
Debbie Spielberg, Special Assistant to the County Executive
Dale Tibbitts, Special Assistant to the County Executive
Ken Hartman, Director of Strategic Partnerships
Mahnoor Anjum, Office of the County Executive
Meredith Wellington, Office of the County Executive
Barry Hudson, Director, Public Information Office
Mary Beck, Office of Management and Budget
Chrissy Mireles, Office of Management and Budget
Pofen Salem, Office of Management and Budget

Thrive Montgomery 2050 General Plan Fiscal Impact Statement

INTRODUCTION

The Thrive Montgomery 2050 general plan is “a comprehensive framework for guiding physical development and managing limited sources in Montgomery County, Maryland. It is a policy document whose concepts are general in nature. As the County's longest-range and most visionary document, it provides a broad image of how the County will evolve in the future and establishes a frame of reference for decisions to make that vision become a reality.”¹

Thrive Montgomery defines the basic land use setting for all public and private actions in the County. This plan outlines issues and ways to address them but does not include zoning recommendations or other specific land use guidance in targeted geographic areas or discrete subjects such as transportation networks.”² As such, the document provides mostly a conceptual framework as opposed to specific recommendations which makes it challenging to provide a meaningful fiscal analysis.

To determine the fiscal impact of the proposed Thrive plan, the Office of Management and Budget considered several factors:

- A detailed analysis of the component recommendations of the Thrive plan and the related action plan to determine, where possible, what kinds of fiscal impacts would be implied.
- Data provided by the Police Department, Fire and Rescue Service, the Department of Transportation, Libraries, Recreation, the Office on Agriculture, and the Maryland National Capital Park and Planning Commission;
- Complete community service gaps for County libraries and recreation facilities;
- The number and size of parks within a one-mile radius from the centers of activity; and
- Fiscal factors related to the ability to accommodate the projected growth in County population.

Due to the vague, conceptual nature of the plan language, it is not possible to provide a traditional fiscal analysis, but we can provide examples of potential cost ranges and the direction of potential fiscal impacts. The most concrete Thrive plan recommendations related to providing transportation connections and community gathering spaces such as parks and recreation centers to facilitate the concept of “15-minute living” and complete communities. As such, OMB worked with these departments to consider fiscal analysis case studies in Silver Spring and Aspen Hill. However, even this activity was difficult since there was a question of whether the

¹ See page 4, Approved and Adopted General Plan Refinement of the Goals & Objectives for Montgomery County, December 1993. [300-2 \(montgomeryplanning.org\)](https://montgomeryplanning.org/300-2)

² See page 4, Thrive Montgomery 2050, Planning Board Draft, April 2021. [Thrive-Planning-Board-Draft-web.pdf \(montgomeryplanning.org\)](https://montgomeryplanning.org/Thrive-Planning-Board-Draft-web.pdf)

analysis should consider only the centers of activity (yet to be clearly defined) or the whole planning area.

To provide any fiscal estimates, it is necessary to make a considerable number of assumptions which are referenced below. For example, as in most master plan fiscal impact analyses, no costs for land or right of way purchases have been included. Transportation project costs are based on average costs for similar projects or assets³ (i.e. per bus, per lane mile, etc.) times an assumed quantity, with a relatively small allowance for utility relocations assumed. All cost and revenue estimates are in current dollars since it is unknown when various changes will occur. Operating costs reflect only an annual cost to operate. There were also a number of instances where the type of work cited seemed consistent with a department or agency's core work – just with a slightly different focus. In those cases, we estimated that there would be no fiscal impact to complete those functions. The Office of Management and Budget can provide additional analyses if the County Council would like OMB to consider the fiscal impacts of alternative assumptions or Council plan amendments.

In many cases, excessive speculative assumptions would be required to provide fiscal impacts. For instance, there will undoubtedly be many additional costs to provide complete communities throughout the County as opposed to just in the Aspen Hill and Silver Spring areas focused on in the case studies. Likewise, if more housing and commercial property is developed, property taxes will increase – but without knowing the type of new development it would be difficult to predict how property values will change. Similarly, many of the standards needed to implement this plan are yet to be determined. Specific guidance is unavailable as to whether the “complete communities” standard will apply only in centers of activity or throughout most of the County. As a result, it is clear that we are understating the costs and revenues implied in the Thrive plan.

FISCAL ANALYSIS OF THRIVE PLAN RECOMMENDATIONS AND ACTION PLAN

OMB, in consultation with County department and agency staff, evaluated each of the plan's recommendations and action plan items to develop Countywide estimates of Thrive related cost increases or savings. As previously noted, there were many items that were not able to be estimated due to a lack of clear assumptions – so it is reasonable to assume that these figures are understated. In particular, the Thrive plan's recommendations related to complete communities would have required extensive work to provide an estimate for the full County. To approximate potential Countywide impacts, we have assumed that similar costs would be incurred in small, medium, and large centers of activity without recently updated master plans. To provide an indication of the likely direction and magnitude of Thrive related costs and savings, OMB instead prepared a case study for the Silver Spring and Aspen Hill centers of activity. A number of the recommendations stated similar concepts in multiple sections of the plan. In those cases, an effort was made to account for those costs or savings only in one place to avoid double counting. An effort was also made to reflect only the incremental costs of the Thrive plan (i.e. Pedestrian projects already included in approved master plans were not

³ The per unit costs used by the Department of Transportation are included in Appendix A.

considered costs of the Thrive plan.) With that said, the costs to achieve the full Thrive vision would also require unbuilt but already approved master plan elements to be funded. The Thrive plan also assumed that the Climate Action Plan (CAP) would be integrated into Thrive. This fiscal impact statement excludes costs for Thrive plan recommendations that are also part of the CAP, consistent with our approach to costs related to recommendations that are also included in already approved master plans.

As this fiscal impact statement was being prepared, OMB received comments regarding the possibility of having savings related to concentrating development more densely. The most significant savings OMB identified related to eliminating plans to build major highways and/or to widen roadways as itemized later. Costs for water and sewer were proposed as another area where savings might be possible. In general, this fiscal impact statement includes information regarding the County's costs related to the plan; however, water and sewer costs are typically borne by developers. In addition, it is not always true that more dense, infill development is cheaper than sprawl infrastructure. For example, in more densely developed areas, there may be additional costs for more expensive right of way, utility relocations, and investments needed to increase water and sewer capacity. The specific economics would need to be considered on a case by case basis. A suggestion was also made that current stormwater management problems that exist may be addressed at no cost to the County through the development spurred by the Thrive general plan. This may be true – but as noted in the population growth section below – it is difficult to say what portion of the development would occur due to Thrive plan changes and how that correlates to addressing existing drainage problems.

In summary, the one-time net Countywide costs of the Thrive plan recommendations that could be assessed are approximately \$8.16 billion. (See Appendix A1 for an itemization of possible cost estimates.) These costs would be much higher (over \$2 billion) if it were not for savings related to assumed cancellation of highway construction and road widening projects. State and Federal Aid is estimated to decrease overall by \$4.1 billion primarily related to an estimated \$4.5 billion in reduced funding for highway construction and road widening, offset partially by increased support for transit projects (\$429.8 million). Private funding of \$120 million is also assumed. Ongoing, annual plan costs expressed in current dollars are estimated to be \$333.8 million. These net operating costs reflect savings of \$3.1 million related to road projects that will not occur.

Many of the action plan items were assumed to be part of the routine agency and department's work efforts. This was particularly true for M-NCPPC, the agency that would be leading the vast majority of the action plan items. One-time costs related to the action plan are estimated to be \$31,750,000 – with \$30 million of these costs related to expanding MARC Brunswick capacity and Shady Grove and White Flint station locations. Ongoing costs for this MARC service would be funded by the State.

Issues worth pointing out include:

- Detailed Countywide Complete Community costs are not included in these figures due to the lack of clarity on specific standards to be applied and the level of effort

required to do this analysis. The Thrive plan is clearest in describing transportation and park goals. A lack of specificity made it more difficult – or impossible – to estimate Thrive related costs for other community factors.

- Savings related to cancelling construction of new master planned roads or road widenings (\$1.3 billion in one-time savings and \$3.1 million in annual operating savings) provide a significant offset to increased costs in other areas. The net plan costs listed above are net of these cost savings. (A list of road projects presumed for estimating purposes to be cancelled is provided in Appendix A2).
- One-time costs for Transit improvements (\$1,845.1 million) with ongoing costs of \$326.1 million.
- One-time costs for microgrid capabilities in support of non-polluting transit vehicles is \$300 million, with the potential for private partnerships, and ongoing costs of \$8.4 million.
- The theme of creating walkable communities with preference for pedestrians and rollers was captured in a number of recommendations. Case study analyses of the cost of these recommendations in Aspen Hill (\$827 million) and Silver Spring (nearly \$200 million) were significant. In consultation with Council staff, if these costs are extrapolated out to reflect similar costs in other areas of the County with older master plans, costs for these improvements could be \$1 billion, \$3.3 billion, and \$3.3 billion, respectively, in large, medium and small centers of activity.
- At an annual cost of \$3.1 million a larger and more proactive traffic calming program was presumed to be ten times the scale of the existing program, though this may be underestimating the true scale of needs toward achieving roads that self-enforce slower speeds.

The summary of a more detailed analysis provided to Council staff is attached in Appendix A1.

COMPLETE COMMUNITIES ANALYSIS

A major component of the Thrive plan is the creation of complete, compact communities with mixed residential and commercial uses, allowing residents to be connected to retail and other services. Sometimes identified as 15-minute living, these communities will allow access to basic, day-to-day services within a 15-minute walk, bike, or roll. As presented in the draft report (on page 31), Thrive Montgomery shows a list of 32 potential centers of activity and classifies these centers of activity into four groups: large centers, medium centers, small centers, and villages. The centers of activity shown in the report are not exhaustive of all existing or potential centers. The Thrive plan provides that these centers will be developed consistent with their relative sizes and with their location on the Growth map. As noted earlier, the FIS does not attempt to provide financial estimates for all Complete Communities countywide.

To conduct a fiscal analysis of the Thrive plan as it relates to the whole County would have been costly and speculative given the limited specifics provided in the plan. In consultation with M-NCPPC, Council and Executive staff, the Office of Management and Budget undertook an analysis of two of the plan's centers of activity as case studies of the kinds of fiscal impacts

that could result from adoption of the plan. Aspen Hill (small center) and Silver Spring (large center) were chosen for the case studies since they represented different size centers, the master plans for these areas had not been significantly updated recently, and they reflected the diverse demographic trend that the County has experienced.

To analyze the cost of complete communities, OMB worked with departments and M-NCPPC staff to do case studies of the Aspen Hill and Silver Spring centers of activity. OMB had assumed the case studies would include the whole planning areas, but as we worked on the Aspen Hill analysis with M-NCPPC, their analysis focused much more narrowly on the area immediately around the Minor Master Plan amendment area. Through these discussions, it was clear that more clarity will be needed to understand to what extent the Complete Community standards vary throughout the County.

Silver Spring

- Transportation –
 - o To ensure Complete Communities are integrated into surroundings and supported by a public realm that is supportive of walk/bike/rolling and social interaction, DOT estimates that nearly \$200 million will be needed to reconstruct various roadways in the Silver Spring area. The estimated capital investment from the County is likely to leverage \$38.3 million from the State and \$14.3 million from Federal funds. These amounts account for expanded art & recreational opportunities along transportation facilities, which may notably expand the scope of DOT facilities.
- Montgomery Parks –
 - o Two additional parks (Site #8 and 11) could be included to achieve the complete community goal. Park location #8 is 1.62 acres and location #11 is 1.7 acres.
 - o Parks staff estimates capital costs at approximately \$3,000,000 per acre (\$62.02 per sf). Under this scenario, the total capital cost for constructing these two parks would be roughly \$10,000,000, and the operating costs would be approximately \$46,200 per year.
 - o The cost estimate does not include land acquisition, demolition, or developer contributions/improvements.
 - o Existing parks will likely be further developed with additional facilities and multi-functioning facilities (i.e., multi-use court) to serve the daily needs (i.e., a dog park) of the people who live in a complete community.
- Police –
 - o The current Silver Spring CBD Sector Plan was adopted in 2000 and much growth and development in the CBD area has since been achieved, including the relocation of the police station from Sligo Avenue to White Oak and the construction of a new fire station on Georgia Avenue.
 - o Police services are currently delivered through the 3rd District station in White Oak, and to better serve the needs of the growing CBD community, there is also a small police facility within Fire Station #1 on Georgia Avenue.
 - o To meet the goals of the growth and development projections of the Thrive Montgomery plan, Silver Spring would need a substation-sized facility,

approximately 15,000 sq ft., with 70 personnel. Assuming construction costs of \$400/square foot, a rudimentary cost estimates for a substation would be \$6 million. Four stations (1, 2, 16, 19) currently serve the Silver Spring business district.

- o If the growth rate of the area population and total call volume continues as it has over the past two decades, MCFRS would need a 24/7 BLS transport at Station 19 and a peak-time BLS transport at Station 1 for the next 30 years based on EMS unit availability and reliability.
- o The one-time costs for the BLS transport at both stations are estimated at \$1,800,000 and the annual operating costs are estimated to be \$1,240,000.
- Public Libraries –
 - o MCPL currently has a relatively new library located in the Silver Spring CBD.

Aspen Hill

- Transportation --
 - o DOT estimates \$827 million to be needed in the Aspen Hill Planning Area to reconstruct several major roadways (i.e., Bel Pre Road, Sunflower Drive, Aspen Hill Road, Parkland Drive, Russet Road, and others) for complete communities to be integrated into the surroundings and to support walk/bike/rolling and social interaction. County investments are expected to leverage \$331 million from the State and nearly \$205 million from Federal funds. These amounts account for expanded art & recreational opportunities along transportation facilities, which may notably expand the scope of DOT facilities.
 - o These costs could be partially offset if the plan recommendations to stop planning or constructing new highways or major road widenings is adopted. These costs are included in the Countywide cost analysis but the Aspen Hill Road project and smaller portions of the Montrose Parkway and Layhill Road projects would be impacted.
 - o Montgomery Parks reports that the Aspen Hill Minor Master Plan Amendment area (limited to the 10 acre town center area) is well served by existing parks. A privately owned public open space at this location will contribute to the complete community goals.
 - o Outside the minor sector plan area in Aspen Hill there may be remaining service gaps which are not reflected here. Further analysis is needed to determine if the service gap can be resolved by various strategies, such as activating existing parks, connecting existing parks with bike/ped facilities, renovating or repurposing of existing parks. If not, a decision may be made to develop or create new parks through acquisition.
- Police –
 - o The approved Aspen Hill Master Plan from 1994 noted that while the Aspen Hill Planning Area did not have a dedicated police facility, services were provided through a joint effort of both Rockville and Glenmont district stations.
 - o The Rockville District Station covered the portion of the planning area between Norbeck and Muncaster Mill Roads and the Glenmont District Station provided service to the remainder of the planning area. The Master Plan also stated that the

Police Department did not have plans to increase the number of stations in the area, but the plan supported the use of smaller facilities if a future need should arise.

- o Police does not believe there is a need for a facility in the Aspen Hill area.
- Fire and Rescue Service –
 - o Two stations (21, 25) provide service to the Aspen Hill Planning Area. Station 25 is the second busiest station in the County due to the concentration of seniors living in the area, and it was recently renovated to accommodate service improvements.
 - o Service expansion or a new station 38 in the Norbeck Road corridor is under evaluation to accommodate growth in the area.
 - o If Station 38 is constructed, the capital budget costs are estimated at \$43,000,000, including a paramedic engine, chase unit, and two ambulances. The annual operating costs for this service level would be approximately \$7,300,000.
- Public Libraries –
 - o MCPL has a library facility in the Aspen Hill area.

The estimated costs of reconstructing streets for the Silver Spring CBD (\$200M) and the Aspen Hill Planning Area (\$827M) for Complete Communities were \$200M and \$827M respectively. Based on that, OMB attempted to estimate the potential costs that could apply countywide. After consultation with Council staff, we used the following assumptions:

- Costs attributed to the Thrive Plan are not related to decisions that have been made in current master plans. Most master plans in the past decade have included elements of complete communities but only the most recent plans have the more aggressive actions contemplated by Thrive.
- Cost estimates for the Silver Spring CBD have been used as a proxy for the cost for Large Centers while applying the estimated cost of the Aspen Hill Planning Area for Medium and Small Centers.
- No costs are assumed for transportation work within municipalities (i.e., Gaithersburg, Rockville, Poolesville) as they have their own planning and zoning authority.

The rough costs of reconstructing streets countywide for different sized Centers of Activity are estimated as follows:

- Large Centers are estimated at \$1 billion. Five large areas - Friendship Heights, White Flint, Great Seneca Science Corridor, Glenmont, and Twinbrook – have not had their master plans updated in the past decade. None of those areas have bike lanes or pedestrian projects identified. Except for the White Flint and Great Seneca Science Corridor, other areas are physically smaller than Silver Spring so there would be fewer lengths of street to reconstruct. We assumed increasing the Silver Spring CBD costs (\$200M) by fourfold would be a reasonable estimate to cover the costs for the remaining Large Centers (\$800M).
- Medium Centers are estimated at \$3.3 billion. Three medium centers – Clarksburg, Germantown, and Olney – have not had their plans updated over the past decade. Those

areas are equal to or larger than Aspen Hill, so there would be proportionately longer lengths of street to complete. Thus, we assumed multiplying the Aspen Hill costs (\$827M) by four would be a reasonable estimate to cover the costs of reconstructing streets for medium centers countywide.

- Smaller Centers are estimated at \$3.3 billion. Three small centers of activity – Damascus, Kensington, and Montgomery Village –have not had their plans updated since 2010. As their geographic size is comparable to Aspen Hill, we assumed a reasonable estimate for complete streets in all smaller centers would be four times the Aspen Hill cost, totaling \$3.3 billion.

Gaps Analysis for Libraries, Recreation Facilities, and Parks

The Complete Communities concept focused a great deal on having adequate recreation and community gathering spaces. As another way to look at the fiscal impacts of the Thrive plan, OMB worked with Public Libraries, Recreation and Parks department staff to consider to what extent we had these facilities in or near the 32 activity centers listed in the plan (See Appendix B, C and D). The distance to the facilities has been estimated using Google maps.

The Thrive plan did not provide a clear definition of “15 minute living” - making it hard to assess whether access to the current library, recreation and park facilities is sufficient. The concept of the “15-minute city” defined by the Congress for New Urbanism suggests an ideal setting in which basic services and needs may be accessed by walking or biking within a one-mile radius. The distance can be extended up to 10 miles if other types of transportation modes, like electric vehicles or cars, are utilized⁴.

Based on the list of current recreation, libraries and park facilities in and around the 32 identified activities centers, the following points can be made:

- All nine large centers of activity have recreation facilities or community gathering spaces, such as parks and libraries, located within a one-mile distance. While only a few medium or small centers have these types of facilities located within one mile, many of these facilities are accessible by public transit or car.
- Currently there are 21 brick and mortar library branches throughout the County. In the next 5 years, one additional library location is planned, and another is under consideration. Most library branches are less than 5 miles away from each other.
- More than 350 parks are currently located within one mile of the 32 centers of activity. Of these parks, nearly half of them are “urban parks” located in the nine large centers of activity.

THRIVE PLAN POPULATION GROWTH RELATED IMPACTS

The Council of Government population growth estimates for the County have been touted as a reason to urgently increase housing production in the County. And, although the Thrive plan indicates that sufficient development capacity already exists and has relatively little

⁴ See “Defining the 15-minute city” from <https://www.cnu.org/publicsquare/2021/02/08/defining-15-minute-city>.

undeveloped land left in the County to accommodate the estimated 200,000 increase in population, the plan talks about constrained development options, the need to reconsider sites previously considered unsuitable for development, and the need to make room for new residents in a way that makes it seem that Thrive is somehow necessary to achieve the anticipated growth in housing units.

The Metropolitan Washington Council of Governments has projected that the County's population will increase by approximately 200,000 people over the next 30 years. The future population growth rate is projected to be lower compared to the rate of growth over the previous three decades, during which the County gained about 293,300 people (an increase of 38%) between 1990 and 2017⁵. The trend of slower growth is expected as the County becomes more developed and populous while developable land and resources to sustain rapid growth are diminishing.

The development of housing trends over the past 30 years was not in sync with the rate of population growth that was concentrated in areas along the I-270 corridor and near metro stations. Planning's study pointed out that the total housing units in the County increased only by 95,000 (or 32%) over that period, lower than the 50% increase in housing supply in the Washington metropolitan region. The study indicated that the housing shortage trend was impacted by the recession, a decrease in federal spending, and a decline in developable land. However, the demand for homes or rental units strongly favors urban locations with strong public transit connectivity and walkability to community amenities.

The Thrive plan attempts to address the housing shortage that would result from this increased demand and limited land availability through a combination of zoning changes and concentration of new residential and transit-oriented, mixed-use development and redevelopment of existing properties along major corridors and in locations where additional housing can assist in the development of complete communities in 32 designated centers of activity that fall under four different categories related to activity center size and population. If the land near transit centers is rezoned to meet the needs of an increased population, we can anticipate fiscal impacts related to costs for schools, public safety, affordable housing, and in County revenues.

It is clear that housing units will be required to accommodate the additional population. After all, people will not move to the County if there is not a home to move into. What is not clear is to what degree increased population is attributable to Thrive. Will Thrive truly increase the County's ability to absorb a larger population – or will Thrive just change where people live in the County? Can current zoning accommodate the projected population increases – or will the zoning envisioned in Thrive be necessary?

The information below was prepared by asking departments to indicate what the likely fiscal impacts would be from a population increase of 200,000. OMB has then applied a 10 percent factor to those costs to give Council an idea of what the fiscal impact would be if the

⁵ Planning reports that the County's annual growth rate is projected to drop from 0.74% in 2010 to 0.48% between 2035 and 2045. See "Montgomery County Trends: A Look at People, Housing and Jobs since 1990", released January 2019, page 10-11. [MP_TrendsReport_final.pdf \(montgomeryplanning.org\)](#)

Thrive plan results in a 20,000 increase in population. As conversations unfold at Council about the goals and expected benefits of the Thrive plan, we can understand better the likely magnitude of Thrive-related population increase costs and revenues.

Public Schools

Based on the projected increase in population by 2045, enrollment in public schools could increase by approximately 27,500 students. The average cost in current dollars to construct elementary schools, middle schools, and high schools is \$34 million, \$56.7 million, and \$126.8 million, respectively. Assuming a similar mix of students by grade level as we currently experience, that would require approximately \$1.33 billion in current dollars to construct additional school facilities. Based on current dollars and Maintenance of Effort requirements, annual operating costs would increase by approximately \$307.4 million in current dollars to accommodate the additional students. If ten percent of estimated population growth is related to the Thrive plan, these costs would be approximately \$133 million for one time school construction costs and \$30.7 million in annual operating costs.

Public Safety

Resource deployment and service levels for the Department of Fire and Rescue Services (MCFRS) are tied directly to risk, which is assessed on several factors, including structure types, population, demographics, etc. Considering the overall impact that the Thrive 2050 projected population increase would have on MCFRS, the department projects a 20% increase, approximately \$12.7 million, in annual operating budget over the next 30 years for support areas which includes Support Services, Human Resources, Office of the Fire Chief, Volunteer Services and Fiscal Management. This increase coincides with the 20% projected increase in population. If only ten percent of the population growth was directly attributable to the Thrive plan, that annual cost would be approximately \$1.3 million.

The department has identified a high priority need for four additional stations to be located in Shady Grove, East County, Norbeck and Montgomery Village, each of which would likely be equipped with a paramedic engine, ALS chase unit, and two ambulances, at an estimated one-time cost of \$173.8 million and an estimated annual cost of \$30.4 million. This cost could vary depending upon the availability of land upon which to build stations. The addition of new stations would also require MCFRS to reconfigure the County into six battalions to ensure that no chief supervises more than seven stations. The creation of an additional battalion would require a one-time cost of approximately \$267,000 and additional annual expenses of \$859,000. MCFRS also anticipates a \$9.6 million one-time increase and \$9.4 million in ongoing costs due to the increase in EMS-related calls for additional ALS chase units to accompany BLS transport units during peak hours and additional EMS duty officers. The need to replace or expand existing stations to accommodate adjusted or new resource development based on growth has to be considered and is estimated at a one-time cost of \$120 million. If ten percent of population growth is attributable to the Thrive plan, this would require approximately \$30 million for one-time costs and \$4 million for annual operating costs. Additionally, zoning changes, street networks, connectivity and transit will impact the resources

required by fire and rescue services based on population growth and response time impacts. Unable to predict the fiscal impact of such goals with certainty, the department also includes a 20% increase, approximately \$1.7 million annually, in the capital budget apparatus replacement plan to cover the cost of replacement costs and additional fire and rescue vehicles. Ten percent of these annual costs would be approximately \$170,000.

The Police Department believes that large centers in the County should have some type of police facility located within those centers to enable the establishment of a 15-minute walkable community as envisioned in the Thrive Montgomery plan. Medium centers, small centers, and villages may have services provided through neighboring district stations, as described below for the Aspen Hill area. Additional facilities may be necessary to accommodate future growth and development in all four categories of the centers discussed in the Thrive report. The location(s) will be determined after taking the service needs of the entire county into consideration. Since police officers routinely provide services in the community, the physical location of the police station is less critical than the location of fire stations which need to consider proximity and traffic impacts on response time.

Affordable Housing

Montgomery Planning's Housing Needs Assessment study reports that household growth in the County has been concentrated in the lowest (less than \$25,000) and highest (\$125,000 or more) ends of the County income distribution over the past decade. Of particular note, more than half of all new households earn less than \$50,000 annually. This has inevitably resulted in an increased number of housing cost-burdened renter households, growing by nearly 18% between 2010 and 2018. In 2018, the County faced a gap of almost 48,000 units affordable to households with incomes at or below 50% of area median income (AMI). The gap has worsened for deeply low-income households (i.e., incomes at or below 30% of AMI) - that now represent roughly a quarter of all renter households. The study estimates that the County will add over 63,000 new households between 2020 and 2040. The projections show that higher income households will remain the largest group, but the percent of households with incomes below \$50,000 will increase. It is expected that 9.3% of new households will be extremely low-income, with incomes below 30% of AMI, and another 16.6% of low-income households will have incomes between 30 % and 50% AMI. Based on the household composition and household income, the study estimates over half of new housing will be multi-family rentals, followed by 27.4% of new households (27.4%) needing multifamily owner housing (i.e., condos or townhomes).

From a fiscal analysis perspective, it is likely that the private sector will incur most of the costs of building and operating these housing units – although it is clear that additional public subsidies will be needed to achieve affordability for the increased low-income and very low-income households that are likely to live in the County. Based on Planning's data, approximately 31,110 new households over the next twenty years would have incomes in the \$25,000 to \$75,000 range and would likely be eligible for the County's affordable housing. If we assume 50% of those units (or 15,555 units) will have a public financing subsidy consistent with current per unit Housing Initiative Fund (HIF) program subsidies (\$54,100/unit based on DHCA's direct

investment reported on June 2020), then \$42 million in subsidies per year over 20 years would be required. Note that this number represents only the County's direct investment which is often paired with other financing and leverages as high as 4 to 5 times non-County funding in affordable housing transactions. If ten percent of these costs are attributable to the Thrive plan, the annual costs would be \$4.2 million.

Furthermore, the County supports the reduction of housing cost burdens with rental assistance paid to reduce tenant rent burdens. DHCA reports that more than \$20.3 million in rental assistance was provided for 5,325 affordable housing units in FY20, representing 1.4% of the total 391,000 housing units. Assuming a similar percentage for new households, which represents an additional 44 households each year to be eligible for rental assistance (= 63,000 * 1.4%/20), the need for additional rental assistance is likely to increase by \$211,200 each year if current annual subsidies are implied. (Currently subsidies are \$200/month but the amount will be increased to \$400/month for HHS's clients effective in August 2021). This estimate does not include those deed restricted multifamily units (estimated at 13% of total rental units in the County) which HOC manages that have project-based subsidies and covenant/deed restrictions tied to affordable housing financing. If ten percent of these costs are attributable to the Thrive plan provisions, annual costs will likely increase by \$42,240 (if based on the new rate of \$400/month).

Public Libraries

Most of the Montgomery County Public Libraries (MCPL) branches are less than five miles away from each other – raising the question of whether it is economically feasible or environmentally sound to continue to build new locations. The construction cost for a small 20,000 square foot library is approximately \$18,000,000, and the operating costs (both personnel and a startup collection) would be approximately \$1,000,000 per year. In the next five years, MCPL plans to add one additional library location, and another library is under consideration. When considering the proposed “15 minute” living standard, MCPL indicated that additional services could be added to the community without building more locations by 1) increasing community engagement at current locations 2) sharing space with existing county agencies 3) establishing new partnerships 4) using technology to improve branch and other access and 5) adding 24/7 library kiosks to areas that lack a branch within a five-mile radius.

County Revenues

More residents will lead to higher income tax revenues. Based on an analysis from the Department of Finance, annual average income tax revenues might increase by \$2.07 billion between 2020 and 2050. The estimate is based on the historical 10-year average ratio (50.8%) of taxpayers to the population in the labor force (age 16 and over) times an expected per taxpayer increase in income taxes. Based on a historical average annual growth rate discounted for inflation (2.2%), each individual taxpayer would see their annual income tax increase by \$3,450 from 2020 (\$3,571) to 2050 (\$7,202). Note that Finance's estimate is based on constant dollars and does not include inflation to be consistent with other fiscal impact variables. Many other factors (i.e., fiscal and monetary policies, the economy, etc.) that could also impact the estimate of income tax revenues are not considered. If ten percent of these increases are attributable to

the Thrive plan and other population patterns continue, annual income tax revenues could grow by \$207 million.

While other revenues – particularly property taxes, State Aid for schools and college, and recordation taxes, will increase, we cannot estimate that increase due to a lack of necessary information.

APPENDIX A. DEPARTMENT OF TRANSPORTATION PER UNIT COST ASSUMPTIONS

Cost Type	Unit Capital Cost	Unit Annual O&M Cost	Other
BRT - Major	\$ 51,900,000		
BRT - Regular	\$ 32,900,000		
BRT - Minor	\$ 10,200,000		
BRT - Long		\$ 2,050,000	
BRT - Mid		\$ 1,650,000	
BRT - Short		\$ 1,580,000	
Bus	\$ 800,000	\$ 414,194	3 sets
Bus Depot	\$ 700,000		
Sidepath	\$ 1,478,400	\$ 3,400	per mi
Two-lane Reconstruction	\$ 13,200,000		per mi
New Two-lane Road	\$ 15,840,000		per mi
Widen Two-lane to Four-lane	\$ 21,120,000		per mi
Four-lane Reconstruction	\$ 22,000,000		per mi
New Four-lane Road	\$ 26,400,000		per mi
New Six-lane Road	\$ 33,950,617		per mi
Shared Street Reconstruction	\$ 26,400,000		per mi
Road Maintenance per Lane		\$ 32,055	per mi
Grade Separation	\$ 100,000,000	\$ 24,284	ea

Contingency	Amount
Overall	40%
Overhead	15%
PDNS	25%
Utilities	5%

APPENDIX A1. SUMMARY OF DETAILED COST ANALYSIS OF THRIVE PLAN AND IMPLEMENTATION PLAN RECOMMENDATIONS

Minimum Capital unit is \$100,000 Minimum Operating unit is \$1,000					Countywide							
					Plan Items Action Items	Capital Costs			Annual Operating Costs			
						\$8,155,600,000 \$ 31,750,000	\$(1,190,600,000) \$ -	\$1,918,700,000 \$ -	\$ 425,255,000 \$ 1,200,000	\$ 81,721,000 \$ -	\$ 88,160,000 \$ -	
Action #	Document	Action Item	Topic	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
G-1	Action	Update master plans	Planning	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-2	Action	Develop corridor master plans toward land use & housing	Planning	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-3	Action	Update Incentive Density Implementation Guidelines	Planning	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-4	Action	Implement Climate Action Plan w/in authority of MNCPPC	Environment	DOT, Multiple County Agencies	Implement Climate Action Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assume these costs are associated with the Climate Action Plan as opposed to the Thrive plan.
G-5	Action	Develop enviro guidelines	Environment	MNCPPC DEP	Develop guidelines	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed to be part of future agency workplan
G-6	Action	Identify climate-vulnerable areas & develop mitigation strategies	Water	DOT, DEP, WSSC, MNCPPC	ID & develop guidelines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed would be part of regular dept/agency work plans. \$100K in County costs are assumed to be related to CAP.
G-7	Action	Assess likely floodplain changes & develop recommendations to avoid/mitigate	Water	DOT, DEP, WSSC, MNCPPC	Assess & develop recommendations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-8	Action	Create/choose tools to evaluate effect of land use on GHG goals	Pollution	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-9	Action	Evaluate opportunities for siting alternative energy production / storage systems	Energy	DOT, DGS, DEP, MNCPPC	Evaluate opportunities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-10	Action	Review lighting standards	Transportation	DOT, DPS, MNCPPC	Review standards	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
G-11	Action	Research & create guidance for minimizing imperviousness	Water	DOT	Research & create guidance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-12	Action	Develop corridor master plans toward transportation	Planning	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core agency work
G-13	Action	Identify underutilized public land in activity centers for higher use	Land Use	DOT, DGS, MNCPPC, MCP, WSSC	Identify land (might be led by DGS)	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Can be incorporated into co-location work group
G-14	Action	Identify opportunities for adaptive reuse of SWM & flood control in suburban areas	Water	DOT	Identify opportunities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-15	Action	Enhance quality & connectivity of transportation & green corridors for outdoor rec, physical activity, social interaction	Parks	DOT MNCPPC	None (while likely along DOT facilities, these should be MCR costs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not enough specifics to provide cost estimates
G-16	Action	Link greenspaces w/ natural & hard surface trails	Parks	MNCPPC	None (DOT efforts already accounted for in Bike Master Plan)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-17	Action	Identify ecological protections areas	Environment	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-18	Action	Establish (non-)forest canopy goals	Trees	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-19	Action	Reevaluate policies & practices RE: use of land in achieving Thrive	General	DOT, DGS, MNCPPC	Reevaluate policies & practices	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Will be core agency work
G-20	Action	Develop recommendations for resilient native trees	Trees	DOT, DEP	Develop recommendations		\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Per DEP, this information is currently available.
G-21	Action	Develop long-range forest quality management plan	Trees	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-22	Action	Develop recommendations for vitality & survivability of forests/trees	Trees	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-23	Action	Incentivize developers to restore streams	Water	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: More details would be needed to provide cost estimates.
G-24	Action	Update policies/plans to promote agricultural capabilities / benefits	Agriculture	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core dept work
G-25	Action	Develop policies, regs, easements, incentives to maintain critical mass of contiguous farmland	Agriculture	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core dept work
G-26	Action	Analyze barriers to accessing Ag Reserve; develop plan to improve access to locally grown food, outdoor rec, education, tourism	Agriculture	DOT, REC, OAG	Analyze barriers & develop plan	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
G-27	Action	Develop strategies/actions to increase outdoor rec in Ag Reserve	Agriculture	REC, OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core dept work
G-28	Action	Analyze Zoning Code to promote Ag industry	Agriculture	OAG, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency/dept work
G-29	Action	Analyze/assess TDRs and BLT programs w/ respect to preserving contiguous farmland & vitality	Agriculture	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-30	Action	Develop incentives to transition existing commodity farms to production of local table food	Agriculture	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: More details would be needed to provide cost estimates.

Action #	Document	Action Item	Topic	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
G-31	Action	Develop strategic plan to promote Ag Reserve entrepreneurship, research, innovation, self-reliance	Agriculture	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-1	Action	Initiate Complete Communities master plans	Planning	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-2	Action	Study application, identify priorities, develop strategies for 15 min living	Planning	DOT	Study, identify, develop strategies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of annual work program
C-3	Action	Update Zoning Ordinance to integrate form-based code & flexibility	Land Use	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-4	Action	Update Growth & Infra Policy to encourage colocation & adjacent of public facilities	Land Use	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-5	Action	Develop Best Practices manuals on maximizing public benefits of public facilities	Land Use	MNCPPC	Develop Best Practices manual	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
C-6	Action	Develop guidance for racial equity & social justice impacts w/ new community facilities	Land Use	DGS, ORESJ	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of County dept work
C-7	Action	Identify opportunities for adaptive reuse of (sub)urban land for ag. Update Zoning Ordinance to allow ag is permitted uses.	Agriculture	OAG, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of agency work
C-8	Action	Examine Urban Ag Property Tax Credit to identify opportunities to expand to support (sub)urban farming	Agriculture	OAG, Finance	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
C-9	Action	Revise Comm/Res & Employment Zones Incentive Density Implementation Guidelines to ID (sub)urban farming as public benefit	Agriculture	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
C-10	Action	Create Health Impact Assessment tools for master plan & DRC processes	Health	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
C-11	Action	Identify barriers to eliminate, and incentives for planning processes to make culturally appropriate food more accessible	Agriculture	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
C-12	Action	Identify options & strategies to increase variety & density of housing types in single-use developments	Housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
C-13	Action	Evaluate existing activity centers & single use developments to ID recommendations to achieve Complete Communities & improve connectivity	General	MNCPPC	Evaluate existing conditions & identify recommendations	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-1	Action	Update Zoning Code to include form-based elements	Land Use	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of agency work program
D-2	Action	Amend regulations & ordinances to remove regulatory barriers to "Missing Middle" housing	Housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of agency work program
D-3	Action	Define vague regulatory concepts with clear standards	Land Use	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
D-4	Action	Develop a "Design Excellence Program" for public buildings	Land Use	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
D-5	Action	Create guidelines promoting cost-effective design strategies for projects w/ high levels of affordable housing	Housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed related to form based zoning- already included in dept work.
D-6	Action	Update Road Code to align with Complete Streets	Transportation	DOT	Develop Complete Streets manual. Already in progress.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: This Complete Street manual is already in progress.
D-7	Action	Update Historic Preservation Ordinance, Zoning Code, Historic Resources Preservation Tax Credit programs to incentivize adaptive reuse	Land Use	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of annual work program
D-8	Action	Develop sprawl repair manual, promoting design strategies & regulatory approaches toward retrofitting land uses to be more energy efficient	Land Use	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of annual work program
D-9	Action	Develop guidelines/standards for climate-sensitive site design principles	Environment	DGS, DEP, DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Topic	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
D-10	Action	Update standards for public facilities for climate action goals and Growth & Infrastructure Policy	Environment	DGS, DEP, DPS, MCPS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-11	Action	Update Incentive Density Implementation Guidelines to include incentives for adaptable design	Land Use	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-12	Action	Conduct study to ID planning policies & regulatory changes for Aging In Place	Aging	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-13	Action	Create inclusive arts & culture plans	Culture	AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-14	Action	Update Zoning Code to eliminate regulatory barriers on small-scale art & creative businesses, incentivize affordable spaces	Culture	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-15	Action	Update Incentive Density Implementation Guidelines & Art Review Panel processes to streamline, expand, clarify public art benefits	Culture	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
D-16	Action	Improve reach of diverse programming; create & maintain art/culture calendar	Culture	REC, AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-17	Action	Allocate more funding for public art in County construction projects: buildings, parks, transportation	Culture	DOT, DGS	Include public art (assume 3% of capital costs)	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	
D-18	Action	Create "Arts Space Bank" of underused commercial / institutional buildings; provide equitable access to arts/culture orgs	Culture	DGS, DPS, AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-19	Action	Partner w/ heritage orgs to seek grants promoting & preserving historic/cultural sites	Culture	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-20	Action	Introduce students to Thrive & local land use planning as part of educational curriculum	General	MCPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-21	Action	Establish framework for data collection of key metrics	General	DOT, DPS, REC, DGS, CEX	Establish framework	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-1	Action	Create a consolidated Transportation Master Plan	Planning	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-2	Action	Remove master planned but unbuilt highways & road widenings; add dedicated transit lanes; repurpose general purpose lanes & on-street parking for bikeways, transit lanes, street buffers, trees, SWM	Transportation	MNCPPC DOT	Remove master planned but unbuilt highways & road widenings	Accounted for by p80-1b	OMB: Assumed part of core work program					
T-3	Action	Develop Access Management Plan	Transportation	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
T-4	Action	Develop Aging Readiness Functional Master Plan	Aging	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
T-5	Action	Develop Curbside Management Plan	Transportation	DOT	Develop Curbside Management Plan; hire ~2 positions dedicated to Curbside Management	\$ 100,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	
T-6	Action	Develop safety component for master plans	Transportation	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
T-7	Action	Create guidelines to transition auto-centric corridors to multimodal Complete Streets for master plans, capital projects, regulatory reviews	Transportation	DOT	Develop Complete Streets manual. Already in progress.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-8	Action	Create guidelines for prioritizing walk/bike/transit in Equity Focus Areas	Transportation	DOT	Create guidelines	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-9	Action	Update subdivision regulations to require safety findings in regulatory reviews	Transportation	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-10	Action	Develop block density targets	Transportation	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-11	Action	Implement demonstration programs & projects to encourage innovation	Transportation	DOT	Create annual discretionary CIP for innovative pilots	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	
T-12	Action	Develop street tree planting program focused on mitigating heat island effect & improving SWM in public ROW	Trees	DOT	Update street tree planting program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100k in County costs are assumed to be related to CAP.
T-13	Action	Create strategies to improve access of vulnerable users	Transportation	DOT	Create strategies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-14	Action	Incorporate design for seniors & persons with disabilities	Transportation	DOT	Incorporate design	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Topic	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
T-15	Action	Discourage multiple turn lanes in downtowns & town centers	Transportation	DOT	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-16	Action	Form subregional transportation/transit authority	Transportation	DOT	Undefined; variables are too considerable to estimate, but this is likely to trend toward being a revenue generator for the County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-17	Action	Develop short- and long-term bus plans for local & regional bus service	Transportation	DOT	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-18	Action	Strengthen Wash Suburban Transit Commission	Transportation	DOT	Undefined; variables are too considerable to estimate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-19	Action	Expand MARC Brunswick capacity & station locations	Transportation	DOT	Shady Grove & White Flint stations (+service is State cost)	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-20	Action	Provide dedicated transit lanes capable of Heavy Rail on American Legion Bridge	Transportation	DOT	None. State/Federal cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-21	Action	Eliminate motor vehicle parking minimums in downtowns, town centers, rail/BRT corridors & adj communities	Transportation	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-22	Action	Manage parking efficiently by charging market rates	Transportation	DOT	See Area Estimates	Accounted for by p80-3b	OMB: Assumed part of core work program					
T-23	Action	Apply pricing mechanisms to foster equity & distribute revenue to promote walk/bike/transit	Transportation	DOT	Develop pricing mechanisms. Cost assumed zero, as initial cost is likely to be covered by new revenues.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-24	Action	Develop implementation plan for transitioning to zero emission fueling in new development & public facilities	Transportation	DOT, DGS	Develop implementation plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
T-25	Action	Update county & contracted fleets to zero emission vehicles	Zero Emission & Electric Vehicles	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-26	Action	Develop county incentives to accelerate conversion of private fleets to zero emission vehicles	Zero Emission & Electric Vehicles	DOT	Develop incentives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
T-27	Action	Prepare plan to develop, prioritize, implement flood mitigation measures for flood-prone transportation facilities	Water	DOT	Prepare plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
T-28	Action	Implement new TDM policies, programs, and strategies	Transportation	DOT	Undefined; variables are too considerable to estimate, but this is likely to trend toward being revenue neutral to the County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-29	Action	Create new TMDs in (sub)urban areas	Transportation	DOT	Create new TMDs	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	Assumed a unit cost to establish new TMDs, from which point they (ideally) become self-sustaining through fees. OMB: Varies based on extent of TMDs created
T-30	Action	Implement FiberNet & further modernize; support equitable access; attract businesses	Data	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-31	Action	Develop & expand strategies to facilitate deployment of advanced wireless telecoms	Data	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-1	Action	Expand housing options in detached res areas near high-capacity transit	Housing	MNCPPC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-2	Action	Identify market-oriented mechanisms to incentivize affordable housing production, including inclusionary zoning requirements, automatic PILOT or tax abatements	Housing	DHCA, Finance	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-3	Action	Create & analyze inventory of available surplus, vacant, underutilized private/public lands for application toward housing	Housing	DGS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: This work is ongoing
H-4	Action	Establish incentives toward converting existing high-vacancy office/retail into residential thru adaptive reuse or redevelopment	Housing	CEX, DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-5	Action	Create flexible zoning incentives for conversion of planned/existing office/retail to residential	Housing	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-6	Action	Streamline process for affordable housing projects, including revisions to Local Map Amendment, Floating Zone, Conditional Use, and Mandatory Referral processes.	Housing	DPS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-7	Action	Consider financial tools / zoning incentives to encourage alternative construction types	Land Use	DPS, MNCPPC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Topic	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
H-8	Action	Provide financial incentives - tax abatements, PILOT, TIFs - to increase housing production in targeted locations near high-capacity transit	Housing	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-9	Action	Consider implementing income averaging for the MPDU program to reach broad levels of affordability	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-10	Action	Allow rent increases in MPDUs to be indexed to increases in AMI	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-11	Action	Explore changes to recordation tax to generate funding for Housing Initiative Fund	Housing	FIN, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assume this could be managed within core work.
H-12	Action	Create affordable housing ombudsman to manage projects; coordination	Housing	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-13	Action	Review regs & policies (i.e., impact taxes and zoning), removing barriers & encouraging production of creative housing options (i.e., multi-generational housing, single room occupancy, shared housing, co-op housing)	Housing	MNCPPC, DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-14	Action	Consider fee waivers, financial assistance, and other incentives to increase Accessory Dwelling Unit production	Housing	MNCPPC, DHCA, DPS, Finance	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-15	Action	Explore county-offered low-cost financing / financial assistance to homeowners willing to enter ADUs or deed-restricted rents	Housing	DPS, DHCA, FIN	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-16	Action	Develop incentives / tools to encourage redevelopment of housing units, including larger units	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-17	Action	Consider exempting 1st-time homebuyers from County fees/taxes like recordation tax	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-18	Action	Explore a community land trust to create permanent, affordable homeownership opportunities	Housing	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-19	Action	Create Housing Functional Master Plan for housing goals and strategies and an analysis of affordability gaps and impediments to the housing supply	Housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-20	Action	Explore making HOA & condo fees affordable for residents of affordable units	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-21	Action	Work w/ PG and State to attain 9% Low Income Housing Tax Credit	Housing	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
H-22	Action	Enhance implementation of Housing First initiative	Housing	DHCA, HHS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Too vague to cost
H-23	Action	Explore changes to zoning code for creating permanent supportive housing units	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
H-24	Action	Develop zoning & financial incentives to designate/build housing for people w/ disabilities	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of core work program (MNCPPC); not sure if DHCA can accommodate in routine work
H-25	Action	Create, maintain, update, analyze comprehensive inventory of housing properties at-risk of affordability loss	Housing	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-26	Action	Consider implementing housing affordability strategy plans for small areas	Housing	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-27	Action	Create strategies to retain naturally occurring affordable housing & types w/ 3+ bedrooms units	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-28	Action	Create interactive monitoring database mapping neighborhood change indicators	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-29	Action	Create "No Net Loss" Affordable Housing Floating Zone in targeted areas	Housing	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-1	Action	Incorporate & elaborate on actions in Thrive & in Parks, Rec, Open Space (PROS) Plans	Parks	MNCPPC, REC	None	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work for MNCPPC; Recreation would likely need funding to update their facility plan
P-2	Action	Implement Energized Public Spaces Functional Master Plan	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program

Action #	Document	Action Item	Topic	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
P-3	Action	Revise Recreation Guidelines for availability & accessibility of rec amenities	Parks	REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Assumed part of core work program or otherwise captured in P-1 above
P-4	Action	Utilize & reference EPS Design Guidelines during master plan & Development Review processes	General	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-5	Action	Measure progress of Legacy Urban Space Program & other dedicated funding sources for increasing park acreage	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-6	Action	Prioritize park activation programs	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-7	Action	Strengthen role of Privately Owned Public Spaces (POPS) to perform as public spaces & leverage private investment	Parks	DPS, REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-8	Action	Ensure Parks Dept leads in creating parks in plans	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-9	Action	Update & implement Countywide Park Trails Plan	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-10	Action	Amend CIP to allow flexibility so department can be more agile in service delivery	General	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-11	Action	Amend EPS study area to incorporate Equity Focus Areas & other equity tools	General	DPS, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-12	Action	Increase transit access to parks	Parks	DOT	Reconstruct streets, densify grid & connections to parks, increase transit	Accounted for by p45-1e, p64-1c, and p80-2a						
P-13	Action	Apply innovative tech to calibrate service delivery strategies to changing needs	General	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to cost out.
P-14	Action	Develop Racial & Social Equity Plan	General	ORES, Council, all County Agencies	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-15	Action	Create trail connections plan	Parks	DOT	Create plan	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-16	Action	Apply design guidelines	Parks	DOT, DPS, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-17	Action	Expand community gardens program	Parks	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-18	Action	Promote creation of multiuse, accessible, multi-generational facilities in designing parks	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of core work program
P-19	Action	Enhance food/drink opportunities among parks/rec	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-20	Action	Develop blueprint for world class trails	Parks	DOT	Develop blueprint	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
P-21	Action	Refine park facility standards, land acquisition strategies, etc. during PROS updates to integrate parks & land uses more effectively	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-22	Action	Coordinate w/ County agencies to encourage accommodation of multiple needs simultaneously in public land, buildings, and infrastructure	Land Use	County Agencies, DGS, DOT	Coordinate & develop guidance		\$ -	\$ -	\$ -	\$ -	\$ -	
P-23	Action	Coordinate w/ gov & private sector to ID opportunities for park/rec facilities on underutilized land, or unconventional locations	Parks	MNCPPC, REC, DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work
P-24	Action	Create climate change resiliency plan for parks/rec facilities	Parks	MNCPPC, REC, DEP, DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-25	Action	Prioritize ecological restoration practices in stream valleys of most developed watersheds	Parks	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-26	Action	Develop & pursue priority list of natural resource-based land acquisition targets to protect sensitive watersheds, preserve unique/rare habitats, complete critical wildlife corridor connections, connect communities to natural areas	Environment	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program. DEP will work with DNR and MNCPPC to identify areas to acquire.
P-27	Action	Ensure enviro sustainability service to improve public health, allow for education, correct enviro justices w/in equity/dense areas	Environment	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program. DEP, HHS and other depts should identify areas for collaboration and bring services to EJ areas
P-28	Action	Develop coordinated strategies targeting SWM opportunities	Water	DOT, DEP	Develop strategies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program

Action #	Document	Action Item	Topic	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
P-29	Action	Assess analytical tools & standards for resource management	Environment	MNCPPC, DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Part of core work program. MNCPPC and DEP County arborist will collaborate to develop these tools and standards
P-30	Action	Explore creation of alternative funding tools supporting acquisition & development of parks in urban areas	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-31	Action	Use strategic marketing plans that promote programs/trails/parks targeting multiple demographics, increasing community engagement, advocacy for park system	Parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program

APPENDIX A2. LIST OF ROAD WIDENING/CONSTRUCTION PROJECTS TO BE CANCELLED AND RELATED SAVINGS

LOCAL ROAD NAME	FROM LOCATION	TO LOCATION	EXISTING LANES	PLANNED LANES	LANES NEEDED	OWNER	MILES	CAPITAL	O&M
Airpark Rd	Montgomery County Airpark	Woodfield Rd	2	4	2	County	0.51	\$0	\$0
Aspen Hill Rd	Connecticut Ave	Veirs Mill Rd	2	4	2	County	1.62	\$0	\$0
Beechcraft Ave	400' west of Bonanza Way	200' east of Mooney Dr	2	4	2	County	0.52	\$0	\$0
Blackwell Rd	685' west of Shady Grove Rd	Shady Grove Rd	0	4	4	County	0.13	\$6,336,250	\$16,635
Blackwell Rd Extended	Broschart Rd	685' west of Shady Grove Rd	0	4	4	County	0.34	\$16,618,550	\$43,629
Boland Farm Rd	Frederick Rd	Observation Dr	2	4	2	County	0.28	\$0	\$0
Bonanza Way	Snouffer School Rd	Beechcraft Ave	2	4	2	County	0.11	\$0	\$0
Bradley Blvd (MD 191)	Goldsboro Rd	Capital Beltway (I-495)	2	4	2	State	3.53	\$0	\$0
Briggs Chaney Rd	ICC	Prince George's County Line	2	4	2	County	0.63	\$0	\$0
Brink Rd	Frederick Rd	Midcounty Hwy	2	4	2	County	1.07	\$0	\$0
Broadbirch Dr	Cherry Hill Rd	Tech Rd	2	4	2	County	0.68	\$0	\$0
Broadway Ave	Little Seneca Pkwy	West Old Baltimore Rd	2	4	2	County	0.23	\$0	\$0
Burtonsville Blvd	South of Spencerville Rd	Dustin Rd	4	6	2	County	1.14	\$44,542,080	\$73,085
Calverton Blvd	Cherry Hill Rd	Prince George's County Line	2	4	2	County	0.59	\$0	\$0
Capital Beltway	Northwest Branch	Prince George's County Line	8	10	2	State	1.24	\$48,449,280	\$79,496
Centerway Rd	Goshen Rd	Snouffer School Rd	2	4	2	County	0.77	\$0	\$0
Century Blvd	Crystal Rock Dr	Dorsey Mill Rd	2	4	2	County	0.28	\$0	\$0
Cessna Ave	Airpark Rd	1100' west	2	4	2	County	0.21	\$0	\$0
Clopper Rd	Great Seneca Hwy	Great Seneca Creek	2	6	4	State	1.42	\$69,352,800	\$182,072
Clopper Rd	Germantown Road	Great Seneca Hwy	2	6	4	State	0.48	\$23,443,200	\$61,546
Clopper Rd	Longdraft Rd	Great Seneca Creek	2	6	4	State	0.78	\$38,095,200	\$100,012
Clopper Rd	Little Seneca Creek	Germantown Rd	2	6	4	State	1.28	\$62,515,200	\$164,122
Clopper Rd	Clarksburg Rd	Little Seneca Creek	2	6	4	State	1.00	\$48,840,000	\$128,220
Colesville Rd (US 29)	Fenton St	Georgia Ave (MD 97)	5	6	1	BRT	0.12	\$4,688,640	\$3,847
Colesville Rd (US 29)	Sligo Creek Pkwy	Fenton St	5	6	1	BRT	0.80	\$31,257,600	\$25,644
Crystal Rock Dr	Century Blvd	Crystal Rock Trail	2	4	2	County	0.26	\$0	\$0
Crystal Rock Dr	Waters Landing Dr/Kinster Dr	Father Hurley Blvd	2	4	2	County	0.31	\$0	\$0
Crystal Rock Dr	Crystal Rock Trail	Waters Landing Dr/Kinster Dr	2	4	2	County	0.30	\$0	\$0
Dairymaid Dr	Great Seneca Hwy	Materly Rd	2	4	2	County	0.62	\$0	\$0
Darnestown Rd	Muddy Branch Rd	Key West Ave	4	6	2	State	0.42	\$16,410,240	\$26,926
Decoverly Dr	Johns Hopkins Dr	930' east of Johns Hopkins Dr	0	4	4	County	0.18	\$8,602,500	\$22,584
Decoverly Dr	930' east of Johns Hopkins Dr	Great Seneca Hwy (MD 119)	0	4	4	County	0.09	\$4,584,300	\$12,035
Decoverly Dr	930' east of Johns Hopkins Dr	Johns Hopkins Dr	0	4	4	County	0.18	\$8,602,500	\$22,584
Decoverly Dr Extended	Muddy Branch Rd	Johns Hopkins Dr	2	4	2	County	0.47	\$0	\$0
Dixon Ave Extended	Ripley St	Silver Spring Ave	2	4	2	County	0.12	\$0	\$0
Dorsey Mill Rd	Observation Dr	Milestone Center Dr	2	4	2	County	0.18	\$0	\$0
Dorsey Mill Rd (Proposed)	Milestone Center Dr	Crystal Rock Dr	2	4	2	County	0.28	\$0	\$0
East-West Hwy (MD 410)	Waverly St	Pearl St	3	4	1	State	0.09	\$0	\$0
East-West Hwy (MD 410)	Pearl St	Georgetown Branch ROW	2	4	2	State	0.32	\$0	\$0
East-West Hwy (MD 410)	Blair Mill Rd	Georgia Ave	2	4	2	State	0.21	\$0	\$0
Executive Blvd Extended	Woodglen Dr	Rockville Pike (MD 355)	0	4	4	County	0.12	\$5,860,800	\$15,386
Executive Blvd Extended	Woodglen Dr	Nebel St Extended	0	4	4	County	0.33	\$16,117,200	\$42,313
Fairland Rd	East Randolph Rd	Columbia Pike	2	4	2	County	2.30	\$0	\$0
Fairland Rd	Columbia Pike	Prince George's County Line	2	4	2	County	1.24	\$0	\$0
Father Hurley Blvd	Crystal Rock Dr	CSX Tracks	4	6	2	County	1.36	\$53,137,920	\$87,190
Fields Rd	150' West of Omega Dr	Omega Dr	2	4	2	County	0.03	\$0	\$0
Fields Rd	Decoverly Dr	675' West of Washingtonian Blvd	2	4	2	County	0.24	\$0	\$0
Frederick Ave (MD 355)	Gaithersburg City Limits (500' north of I-370)	S Westland Dr	4	6	2	BRT	0.23	\$8,803,040	\$14,444
Frederick Ave (MD 355)	S Westland Dr	Gaithersburg City Limits (N Westland Dr)	4	6	2	BRT	0.19	\$7,423,680	\$12,181
Frederick Rd (MD 355)	Roberts Tavern Dr	Little Seneca Pkwy	2	4	2	BRT	0.96	\$0	\$0
Gaither Rd	Shady Grove Rd	City of Gaithersburg	2	4	2	County	0.50	\$0	\$0
Georgia Ave (MD 97)	Emory Ln	Norbeck Rd (MD 28)	2	6	4	BRT	1.17	\$57,142,800	\$150,017
Georgia Ave (MD 97)	Olney-Laytonville Rd/Olney-Sandy Spring	Prince Philip Rd (North)	2	6	4	BRT	0.45	\$21,978,000	\$57,699
Germantown Rd	Great Seneca Creek (Southern Branch)	Great Seneca Creek (Northern Branch)	2	4	2	State	1.11	\$0	\$0
Germantown Rd	Great Seneca Creek (Northern Branch)	Riffle Ford Rd	2	4	2	State	0.48	\$0	\$0
Germantown Rd	Riffle Ford Rd	Richter Farm Rd	2	4	2	State	0.47	\$0	\$0
Germantown Rd	Darnestown Rd	Great Seneca Creek (Southern Branch)	2	4	2	State	1.28	\$0	\$0
Germantown Rd	Richter Farm Rd	Clopper Rd	2	6	4	State	0.64	\$31,257,600	\$82,061
Goldsboro Rd (MD 614)	Massachusetts Ave	River Rd	2	4	2	State	0.57	\$0	\$0
Goshen Rd	Odendhal Ave	Warfield Rd	2	4	2	County	2.98	\$0	\$0
Gracefield Service Rd	Gracefield Rd	Prince George's County Line	2	4	2	County	0.22	\$0	\$0
Great Seneca Hwy (MD 119)	Dawson Farm Rd	Great Seneca Creek	4	6	2	State	2.07	\$80,879,040	\$132,708
Greencastle Rd	Columbia Pike	Prince George's County Line	2	4	2	County	1.56	\$0	\$0
Hopkins Rd	Clopper Rd	Father Hurley Blvd	2	4	2	County	0.58	\$0	\$0
I-270	Frederick County Line	Clarksburg Rd/Stringtown Rd	4	6	2	State	4.08	\$239,120,640	\$261,569
I-270	Clarksburg/Stringtown Rd	Little Seneca Creek	6	8	2	State	1.89	\$110,769,120	\$121,168
I-270	Great Seneca Creek	Quince Orchard Rd/Montgomery Village Ave	8	12	4	State	1.22	\$89,377,200	\$156,428
I-270	Diamond Ave	I-370	10	12	2	State	1.53	\$89,670,240	\$98,088
I-270	Little Seneca Creek	Great Seneca Creek	8	12	4	State	3.83	\$280,585,800	\$491,083
I-270	Great Seneca Creek	W Diamond Ave	10	12	2	State	1.82	\$106,666,560	\$116,680
Industrial Pkwy	Tech Rd	Approx. 560' south of Tech Rd	2	4	2	County	0.11	\$0	\$0
Industrial Pkwy	Columbia Pike (US 29)	Tech Rd	2	4	2	County	0.26	\$0	\$0
Industrial Pkwy Extended	Approx. 560' south of Tech Rd	FDA Blvd	0	4	4	County	0.61	\$29,984,800	\$78,719
Johns Hopkins Dr	Key West Ave	Decoverly Dr	2	4	2	County	0.12	\$0	\$0
Key West Ave (MD 28)	Darnestown Rd (MD 28)	Shady Grove Rd	6	8	2	State	1.33	\$51,965,760	\$85,266

LOCAL ROAD NAME	FROM LOCATION	TO LOCATION	EXISTING LANES	PLANNED LANES	LANES NEEDED	OWNER	MILES	CAPITAL	O&M
Layhill Rd (MD 182)	Ednor Rd	Norbeck Rd (MD 28)	2	4	2	State	0.48	\$0	\$0
Layhill Rd (MD 182)	Norbeck Rd (MD 28)	230' north of Park Vista Dr	2	4	2	State	1.40	\$0	\$0
Leaman Farm Rd	Kingsview Village Ave	Germantown Rd	2	4	2	County	0.24	\$0	\$0
Leaman Farm Rd	Richter Farm Rd	Schaeffer Rd	2	4	2	County	0.54	\$0	\$0
Leaman Farm Rd Extended	Schaeffer Rd	Germantown Rd	0	4	4	County	0.24	\$11,721,600	\$30,773
Little Seneca Pkwy Extended	I-270	Observation Dr Extended	0	4	4	County	0.44	\$21,489,600	\$56,417
Little Seneca Pkwy Extended	A-307 (Proposed)	I-270	0	4	4	County	0.41	\$20,024,400	\$52,570
Little Seneca Pkwy Extended	Observation Dr Extended	Fairgarden Ln	0	4	4	County	0.13	\$6,349,200	\$16,669
Locbury Dr	Waters Landing Dr	Middlebrook Rd	2	4	2	County	0.64	\$0	\$0
Massachusetts Ave (MD 396)	Sangamore Rd	Goldsboro Rd	2	4	2	State	0.70	\$0	\$0
Mateny Rd	Great Seneca Hwy northeast	Dairymaid Dr	2	4	2	County	0.62	\$0	\$0
Medical Center Way	Shady Grove Rd	Medical Center Dr	2	4	2	County	0.07	\$0	\$0
Mid County Hwy	Shady Grove Rd	Goshen Rd	4	6	2	County	2.50	\$97,680,000	\$160,275
Mid County Hwy	Goshen Rd	Montgomery Village Ave	4	6	2	County	0.56	\$21,880,320	\$35,902
Mid County Hwy (Proposed)	650' west of Watkins Mill Rd	Ridge Rd	0	6	6	County	4.52	\$283,895,062	\$869,332
Mid County Hwy (Proposed)	Shady Grove Rd	Redland Rd	0	6	6	County	0.46	\$28,891,975	\$88,472
Mid County Hwy (Proposed)	Redland Rd	Intercounty Connector (MD 200)	0	6	6	County	1.26	\$79,138,889	\$242,336
Mid County Hwy (Proposed)	Montgomery Village Ave	1700' west of Montgomery Village Ave	0	6	6	County	0.32	\$20,222,479	\$61,924
Mid County Hwy (Proposed)	1200' east of Watkins Mill Rd	Watkins Mill Rd	0	6	6	County	0.23	\$14,274,691	\$43,711
Mid County Hwy (Proposed)	1700' west of Montgomery Village Ave	1200' east of Watkins Mill Rd	0	6	6	County	0.25	\$15,749,743	\$48,228
Mid County Hwy (Proposed)	Watkins Mill Rd	650' west of Watkins Mill Rd	0	6	6	County	0.12	\$7,732,124	\$23,677
Middlebrook Rd	Frederick Rd	Midcounty Hwy	2	6	4	County	0.82	\$40,048,800	\$105,140
Mid-Pike Spine St	Marinelli Rd	Old Georgetown Rd	2	4	2	County	0.34	\$0	\$0
Montrose Pkwy (Proposed)	Montrose Rd	Veirs Mill Rd	0	4	4	County	1.71	\$145,144,000	\$219,256
Montrose Rd	Seven Locks Rd	I-270	4	6	2	Both	0.39	\$15,238,080	\$25,003
Mooney Dr	Snouffer School Rd	Beechcraft Ave	2	4	2	County	0.17	\$0	\$0
Muddy Branch Rd	Decoverly Dr Extended	Darnestown Rd (City of Gaithersburg)	4	6	2	County	0.13	\$5,079,360	\$8,334
Muddy Branch Rd	West Diamond Ave (MD 117)	Great Seneca Hwy (MD 119)	4	6	2	County	2.28	\$89,084,160	\$146,171
Muddy Branch Rd	Great Seneca Hwy (MD 119)	Decoverly Dr Extended	4	6	2	County	0.42	\$16,410,240	\$26,926
Muncaster Mill Rd (MD 115)	Woodfield Rd	Redland Rd	2	4	2	State	1.30	\$0	\$0
Nebel St	Nicholson Ln	Randolph Rd	2	4	2	County	0.66	\$0	\$0
Nebel St Extended	Rockville Pike (MD 355)	Nicholson Ln	0	3	3	County	0.55	\$0	\$0
Norbeck Rd (MD 28)	Layhill Rd	New Hampshire Ave	2	4	2	State	2.50	\$0	\$0
Norbeck Rd (MD 28)	Georgia Ave	Layhill Rd	2	4	2	State	2.52	\$0	\$0
Norwood Rd	New Hampshire Ave	Ednor Rd/Layhill Rd	2	4	2	County	1.97	\$0	\$0
Oakmont Ave	Oakmont St	Washington Grove Ave	0	4	4	County	0.34	\$16,605,600	\$43,595
Observation Dr	Woodcutter Dr	Little Seneca Creek	0	4	4	County	0.20	\$9,768,000	\$25,644
Observation Dr	Germantown Rd	Goldenrod Ln	0	4	4	County	0.47	\$22,954,800	\$60,263
Observation Dr Extended	Little Seneca Creek	West Old Baltimore Rd	0	4	4	County	0.39	\$19,047,600	\$50,006
Observation Dr Extended	West Old Baltimore Rd	Roberts Tavern Dr	0	4	4	County	1.47	\$71,794,800	\$188,483
Observation Dr Extended	Roberts Tavern Dr	Stringtown Rd	2	4	2	County	0.21	\$0	\$0
Observation Dr Extended	Stringtown Rd	Clarksburg Rd	0	4	4	County	0.19	\$9,279,600	\$24,362
Old Georgetown Rd (MD 187)	Wisconsin Ave	Moorland Ln	3	4	1	State	0.20	\$0	\$0
Old Georgetown Rd (MD 187)	Wilson Ln	Cordell Ave	3	4	1	State	0.05	\$0	\$0
Old Georgetown Rd (MD 187)	Nebel St	Rockville Pike	2	4	2	State	0.31	\$0	\$0
Old Georgetown Rd (MD 187)	Moorland Ln	Wilson Ln	3	4	1	State	0.11	\$0	\$0
Olney-Laytonsville Rd (MD 108)	Approx. 250' south of Maple Knoll Dr (Laytonsville south boundary)	Approx. 250' north of Olney Mill Rd	2	4	2	State	4.26	\$0	\$0
Omega Dr	Fields Rd	Key West Ave	2	4	2	County	0.49	\$0	\$0
Plum Orchard Dr	Cherry Hill Rd	Gracefield Rd	2	4	2	County	0.13	\$0	\$0
Prosperity Dr	Industrial Pkwy	Cherry Hill Rd	2	4	2	County	0.73	\$0	\$0
Quince Orchard Rd	Darnestown Rd	Longdraft Rd	4	6	2	State	0.79	\$30,866,880	\$50,647
Quince Orchard Rd	Twin Lakes Dr	Gaithersburg City Limit	4	6	2	State	0.19	\$7,423,680	\$12,181
Redland Rd	Needwood Rd	Crabbs Branch Way	2	4	2	County	0.30	\$0	\$0
Ridge Rd	Mid County Hwy (Proposed)	Brink Rd	2	6	4	State	0.38	\$18,559,200	\$48,724
Ridge Rd	Skylark Rd	Mid County Hwy (Proposed)	2	4	2	State	1.25	\$0	\$0
Riffle Ford Rd	700' north of Woodsboro Dr	220' east of Hallman Ct	2	4	2	County	0.76	\$0	\$0
Riffle Ford Rd	Great Seneca Creek	700' north of Woodsboro Dr	2	4	2	County	0.52	\$0	\$0
Riffle Ford Rd	220' east of Hallman Ct	Darnestown Rd (MD28)	2	4	2	County	0.10	\$0	\$0
River Rd (MD 190)	Little Falls Pkwy	Western Ave (D.C. Line)	4	6	2	BRT	0.69	\$26,959,680	\$44,236
River Rd (MD 190)	Seven Locks Rd	Capital Beltway (I-495)	2	4	2	BRT	0.26	\$0	\$0
River Rd (MD 190)	Capital Beltway (I-495)	Ridgefield Rd	4	8	4	BRT	3.31	\$161,660,400	\$424,408
Roberts Tavern Dr	Latrobe Ln	Observation Dr Extended (A-19)	2	4	2	Both	0.08	\$0	\$0
Roberts Tavern Dr (extended)	Frederick Rd	Latrobe Ln	0	4	4	Both	0.20	\$9,768,000	\$25,644
Scenery Dr	Frederick Rd	Middlebrook Rd	2	4	2	County	0.69	\$0	\$0
Scenery Dr	Middlebrook Rd	Germantown Rd	2	4	2	County	0.75	\$0	\$0
Shady Grove Rd	Mid County Hwy	Muncaster Mill Rd	4	6	2	County	0.60	\$23,443,200	\$38,466
Shakespeare Blvd	Frederick Rd	Germantown Rd	2	4	2	County	0.64	\$0	\$0
Snouffer School Rd	Goshen Rd	Ridge Heights Dr	2	4	2	County	0.77	\$0	\$0
Southlawn Ln	E Gude Dr	Incinerator Ln	2	4	2	County	0.50	\$0	\$0
Southlawn Ln	Incinerator Ln	Avery Rd	2	4	2	County	0.76	\$0	\$0
Spencerville Rd	New Hampshire Ave	Thompson Rd	2	4	2	State	1.11	\$0	\$0
Spencerville Rd	Thompson Rd	360' east of Batson Rd	2	4	2	State	0.23	\$0	\$0
Spencerville Rd	360' east of Batson Rd	Old Columbia Pike	2	4	2	State	1.78	\$0	\$0
Spring St	630' west of Second Ave	First Ave	2	4	2	County	0.21	\$0	\$0
Spring St	Fairview Rd	Cameron St	2	4	2	County	0.08	\$0	\$0
Spring St	Cameron St	Colesville Rd	2	4	2	County	0.10	\$0	\$0

LOCAL ROAD NAME	FROM LOCATION	TO LOCATION	EXISTING LANES	PLANNED LANES	LANES NEEDED	OWNER	MILES	CAPITAL	O&M
Stringtown Rd	Frederick Rd	Overlook Park Dr	2	4	2	County	0.29	\$0	\$0
Stringtown Rd	Overlook Park Dr	Piedmont Rd (Future A-305)	2	4	2	County	0.61	\$0	\$0
Tech Rd	Columbia Pike (US 29)	Industrial Pkwy	2	4	2	County	0.38	\$0	\$0
Towne Rd	Rockville Pike (MD 355)	Executive Blvd / Old Georgetown Rd	2	4	2	Both	0.42	\$0	\$0
Waring Station Rd	Middlebrook Rd	Summer Oak Dr	2	4	2	County	0.80	\$0	\$0
Waring Station Rd	Summer Oak Dr	Wisteria Dr	2	4	2	County	0.39	\$0	\$0
Waring Station Rd	Wisteria Dr	Clopper Rd	2	4	2	County	0.61	\$0	\$0
Watkins Mill Rd	Windbrooke Dr	Watkins Mill Dr	2	4	2	County	0.23	\$0	\$0
West Diamond Ave (MD 117)	Quince Orchard Rd	Muddy Branch Rd	4	6	2	State	0.89	\$34,774,080	\$57,058
Westlake Dr	Westlake Terr	Tuckerman Ln	2	4	2	County	0.70	\$0	\$0
Wisteria Dr	Crystal Rock Dr	Great Seneca Hwy	2	4	2	County	0.32	\$0	\$0
Wisteria Dr	Great Seneca Hwy	Waring Station Rd	2	4	2	County	1.05	\$0	\$0
Woodfield Rd (MD 124)	Fieldcrest Rd	Warfield Rd	2	6	4	State	0.68	\$33,211,200	\$87,190
Woodfield Rd (MD 124)	Lindbergh Dr (N)	Muncaster Mill Rd	4	6	2	State	0.74	\$28,913,280	\$47,441
Woodfield Rd (MD 124)	Muncaster Mill Rd	Emory Grove Rd	2	6	4	State	0.70	\$34,188,000	\$89,754
Grade Separation	US 29	Stewart La				State		\$185,000,000	\$24,284
Grade Separation	US 29	Tech Rd / Industrial Pkwy				State		\$185,000,000	\$24,284
Grade Separation	US 29	Fairland Rd / Musgrove Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 97	MD 28				State		\$185,000,000	\$24,284
Grade Separation	MD 355	Cedar Dr				State		\$185,000,000	\$24,284
Grade Separation	MD 355	Gude Dr				State		\$185,000,000	\$24,284
Grade Separation	MD 28	Shady Grove Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 119	Sam Eig Hwy				State		\$185,000,000	\$24,284
Grade Separation	MD 119	Muddy Branch Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 119	MD 124				State		\$185,000,000	\$24,284
Grade Separation	I-270	Westlake Terr				State		\$185,000,000	\$24,284
Grade Separation	I-270	Wootton Pkwy				State		\$185,000,000	\$24,284
Grade Separation	I-270	Gude Dr				State		\$185,000,000	\$24,284
Grade Separation	I-270	Dorsey Mill Rd				State		\$185,000,000	\$24,284
Grade Separation	I-270	Newcut Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 586	Randolph Rd				State		\$185,000,000	\$24,284

APPENDIX B. List of Community Recreation Centers, Aquatic Centers, and Senior Centers Served by Department of Recreation

	Rec Center(s) Serving Location	Aquatic Center	Senior Center
Large Center			
Friendship Heights	Jane E. Lawton Community Recreation Center (2.1 mi), Wisconsin Place Community Center (0.4 mi)		
Bethesda	Jane E. Lawton Community Recreation Center (.7 mi), Wisconsin Place Community Center (1.9 mi)	Bethesda Outdoor Pool (1 mi)	
White Flint	Twinbrook Community Recreation Center (City of Rockville)(2.0 mi) ; planned combined recreation-aquatic center which is not currently funded (0.3 mi)	Kennedy Shriver Aquatic Center (0.3 mi)	
Rockville	Bauer Drive Community Recreation Center (2.8 mi); Nancy H. Dacek North Potomac Community Center (5 mi), Twinbrook Community Recreation Center (2.6 mi)	Rockville Municipal Pool (City of Rockville)(0.7 mi)	
Gaithersburg/Shady Grove	Upper County Community Recreation Center (2.3 mi), Plum Gar Community Center (3.2 mi)	Upper County Outdoor Pool (2.2 mi)	
Silver Spring	Gwendolyn E. Coffield Community Recreation Center (Rosemary Hills Community)(1.8 mi), Long Branch Community Recreation Center (1.8 mi)	Piney Branch Swim Center, Long Branch Outdoor Pool (1.8 mi), Silver Spring Regional Recreation and Aquatic Center (under construction, open in Spring 2023)	Margaret Schweinhaut Senior Center (2.3 mi)
Wheaton	Wheaton Community Recreation Center (0.5mi), Mid-County Community Recreation Center (3.4 mi)	Sergeant Hector I. Ayala Wheaton/Glenmont Outdoor Pool (1.8 mi)	Holiday Park Senior Center (1.9 mi)
Glenmont	Mid-County Community Recreation Center (2.2 mi)	Sergeant Hector I. Ayala Wheaton/Glenmont Outdoor Pool, Olney Swim Center (0.9 mi)	Holiday Park Senior Center (2.1 mi)
White Oak	White Oak Community Recreation Center (1.3 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (1.6 mi)	
Medium Center			

Grosvenor/Strathmore	Wheaton Community Recreation Center (4.7 mi), Lawton Community Center (5.1 mi)	Kennedy Shriver Aquatic Center (1.9 mi)	
Twinbrook	Twinbrook Community Recreation Center (City of Rockville)(0.4 mi)	Rockville Municipal Pool (City of Rockville)(2.9 mi)	
Rock Spring	Coffield Community Center (6.9 mi)	Kennedy Shriver Aquatic Center (2 mi)	
Germantown	Germantown Community Recreation Center (1.4 mi), Plum Gar Community Recreation Center (2.8 mi)	Germantown Indoor Swim Center (2.7 mi)	
Clarksburg	Germantown Community Recreation Center (7.4 mi), Plum Gar Community Recreation Center (6.7 mi)	Germantown Indoor Swim Center (8.4 mi)	
Olney	Olney Swim Center (1.8 mi), Longwood Community Center (1.7 mi)	Olney Swim Center (1.8 mi)	
Burtonsville	Marilyn J. Praisner Community Recreation Center (1.3 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (6.1 mi)	
Small Center			
Forest Glen	South County Regional Recreation and Aquatic Center (under construction, open in Spring 2023)	South County Regional Recreation and Aquatic Center (under construction, open in Spring 2023)	Margaret Schweinhaut Senior Center (1.0 mi)
Kensington	Leonard D. Jackson Ken Gar Center (0.6 mi)	Kennedy Shriver Aquatic Center (3.1 mi)	
Aspen Hill	Bauer Drive Community Recreation Center (2.7 mi)	Olney Swim Center (3.5 mi)	
Montgomery Village	Upper County Community Center (3 mi), Plum Gar Community Center (3.2 mi)	Upper County Outdoor Pool (2.9 mi)	
Poolesville	Currently in facility planning for Poolesville. The closest Rec Centers include the Germantown Community Center (11.7 mi), Plum Gar (15.2 mi) or Damarscus (17.4 mi), which all within 20 miles of the community.	Sarah E. Auer Western County Outdoor Pool (0.4 mi)	
Damascus	Damascus Community Recreation Center (3.7 mi)		
Hillandale	White Oak Community Recreation Center (2.6 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (3 mi)	
Villages and Neighborhood Center			
Potomac Village	Potomac Community Recreation Center (2 mi), Bette Carol		

	Thompson Scotland Neighborhood Recreation Center (3.7 mi)		
Darnestown	Nancy H. Dacek North Potomac Community Center (4.4 mi)	Germantown Indoor Swim Center (4.1 mi)	
Cabin John	Clara Barton Neighborhood Recreation Center (0.4 mi)	Bethesda Outdoor Pool (4 mi)	
Sandy Spring	Ross Boddy Neighborhood Recreation Center (1.1 mi), Longwood Community Center (3.9 mi)	Olney Swim Center (3.4 mi)	
Ashton	Ross Boddy Neighborhood Recreation Center (2.1 mi), Longwood Community Center (4.5 mi)	Olney Swim Center (4.4 mi)	
Cloverly	Good Hope Neighborhood Recreation Center (1.4 mi), East County Community Recreation Center (4 mi), Marilyn J Praisner Community Recreation Center (4.5 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (4.6 mi)	
Colesville	East County Community Recreation Center (4 mi), Good Hope Neighborhood Recreation Center (1.9 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (2 mi)	
Layhill	Mid-County Community Recreation Center (0.4 mi), Wheaton Community Recreation Center (3.3 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (5.7 mi)	
Redland	Upper County Community Recreation Center (1.8 mi)	Olney Swim Center (5 mi)	

APPENDIX C. List of Montgomery County Public Libraries near Centers of Activity

Centers of Activity	Library(ies) Serving Location
Large Center	
Friendship Heights	Connie Morella Library (2.3 mi)
Bethesda	Connie Morella Library (0.3 mi)
White Flint	Kensington Park Library (2.4 mi), Davis Library (2.1 mi)
Rockville	Rockville Memorial Library (0.3 mi)
Gaithersburg/Shady Grove	Gaithersburg Library (1.5 mi)
Silver Spring	Long Branch Library (1.8 mi), Silver Spring Library (0 mi)
Wheaton	Wheaton Library (0.5 mi)
Glenmont	Wheaton Library (1.7 mi)
White Oak	White Oak Library (0.8 mi)
Medium Centers	
Grosvenor/Strathmore	Kensington Park Library (2 mi)
Twinbrook	Twinbrook Library (0.1 mi)
Rock Spring	Davis Library (0.7 mi)
Germantown	Germantown Library (0.8 mi)
Clarksburg	Germantown Library (6.8 mi), Clarksburg Library (slated for construction in 2026)
Olney	Olney Library (0.1 mi)
Burtonsville	Marilyn Praisner Library (1.2 mi)
Small Centers	
Forest Glen	Silver Spring Library (1.8 mi)
Kensington	Kensington Park Library (0.5 mi)
Aspen Hill	Aspen Hill Library (0.9 mi)
Montgomery Village	Gaithersburg Library (1.2 mi)
Poolesville	Maggie Nightingale (Poolesville Library) (0.4 mi)
Damascus	Damascus Library (0.2 mi)
Hillandale	White Oak Library (2.2 mi), Long Branch Library (3.2 mi)
Villages and Neighborhood Centers	
Potomac Village	Potomac Library (0.1 mi)
Darnestown	Quince Orchard Library (2.7 mi)
Cabin John	Little Falls Library (3.5 mi)
Sandy Spring	Olney Library (2.5 mi)
Ashton	Olney Library (2.4 mi)
Cloverly	White Oak Library (4.7 mi), Olney Library (5.5 mi)
Colesville	White Oak Library (2.1 mi)
Layhill	Wheaton Library (3.4 miles), Aspen Hill (3.1 miles)
Redland	Gaithersburg Library (4 mi), Rockville Library (4.8 miles)

APPENDIX D. Park Locations within One Mile from Centers of Activity

Category of COA	Center of Activity (COA)	Total Number of Parks	Total Number of Acres	Average Acre Per Park
Large Center	Bethesda	17	151	9
	Friendship Heights	24	251	10
	Gaithersburg / Shady Grove	25	459	18
	Glenmont	7	614	88
	Rockville	34	169	5
	Silver Spring	29	168	6
	VIVA White Oak / FDA	7	474	68
	Wheaton	16	714	45
	White Flint	7	267	38
	White Oak	5	816	163
Medium Center	Burtonsville	7	2977	425
	Clarksburg	9	4160	462
	Germantown	7	1680	240
	Grosvenor/Strathmore	13	488	38
	Olney	3	59	20
	Rock Spring	4	596	149
	Twinbrook	7	515	74
Small Center	Aspen Hill	10	211	21
	Damascus	7	1028	147
	Forest Glen	12	342	29
	Hillandale	4	522	131
	Kensington	24	620	26
	Montgomery Village	8	419	52
	Poolesville	14	103	7
Village and Neighborhood Center	Ashton	1	232	232
	Cabin John	11	4816	438
	Cloverly	8	1606	201
	Colesville	7	1258	180
	Darnestown	4	6701	1675
	Layhill	8	988	124
	Potomac Village	2	179	89
	Redland	11	2673	243
	Sandy Spring	1	232	232
Total		353	36487	103

PH 6-17-21 THRIVE
MONTGOMERY 2050

5127475

PD
CC

From: [Sharon Whitehouse <sharonwhitehouse@gmail.com>](mailto:Sharon.Whitehouse@gmail.com)
To: County.Council@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov;
Marc.Elrich@montgomerycountymd.gov; MCP-Chair@mncppc-mc.org; Gerald.Cichy@mncppc-mc.org;
Tina.Patterson@mncppc-mc.org; Partap.Verma@mncppc-mc.org; gwen.wright@montgomeryplanning.org;
Jason.Sartori@montgomeryplanning.org; Marlene.Michaelson@montgomerycountymd.gov;
Pamela.Dunn@montgomerycountymd.gov
Cc: [David Forman](mailto:David.Forman@montgomerycountymd.gov)
Subject: Thrive Montgomery 2050--Attainable Housing
Date: Wednesday, September 22, 2021 6:24:40 PM
Attachments: [Letter re Thrive Attainable Housing Strategies \(1\) \(6\) \(2\).docx](#)

Please see attached letter from the Westmoreland Citizens Association.

Thank you,

Dana Rice and Sharon Whitehouse
Co-presidents
Westmoreland Citizens Association

Chairman Anderson, Planning Board Members and Planning Department Staff:

Our community, Westmoreland Citizens Association, representing nearly one thousand households in Montgomery County, has been trying to keep pace with the Planning Board's many zoning deliberations over the past months, and it is nearly impossible. Over the past year, we have raised many concerns over *Thrive Montgomery 2050*, the follow-on zoning text amendments (ZTAs) and other legislation, but it now seems almost certain the future and fundamental structure of Westmoreland's architectural character, tree canopy & green space, self-determination, and property value preservation is at stake if the Planning Board's radical "Attainable Housing" proposal is adopted.

Our biggest concern starts with what appears to be an all-new neighborhood designation: "Priority Housing District". Part of the summary of the July 8 session raises great concern to the Westmoreland Citizens Association:

The Planning Department Staff is asking the Planning Board to endorse the recommended definition and use of a **Priority Housing District**. As defined by the Planning Department Staff, the Priority Housing District includes all the Corridor-Focused Growth areas that fall within a mile of a Metrorail or Purple Line light rail station, a half-mile of a MARC station, or 500 feet from the center line of a Growth Corridor identified in the Thrive Montgomery 2050 Growth Map or 300 feet from an "activity center". The Priority Housing District is where staff recommends more intensive change, including allowing house-scale quadplexes by right and allowing the greatest parking reductions.

As you continue with your work sessions, the Westmoreland Citizens Association has serious concerns and questions about the Board's objectives with the "Attainable Housing Initiative":

- Westmoreland prefers to be a community adjacent to an "activity center" rather than to be designated a "Priority Housing" district.
- Is River Road a "growth corridor" and does that "500 feet of centerline" language make it possible that small apartment buildings would be allowed in what is now zoned R-60?
- Would everything in Westmoreland between Western Avenue and Little Falls Parkway fall in that category?
- You are proposing that structures up to house-size quadplexes be built anywhere in Westmoreland "BY RIGHT", without ANY neighborhood engagement or input.
- Why has every work session seen an expansion of by-right multiplex housing in single-family neighborhoods like Westmoreland despite continuing concerns about the ability of such neighborhoods to absorb such redevelopment?
- Why has the Board taken NONE of Westmoreland residents' concerns into consideration but has obviously enthusiastically delivered on items of importance to the developer-backed proponents of these extreme changes?

The report following the July 8 work session noted - "... that the term "attainable housing" is new to both Montgomery Planning and the community". Why would you propose a new concept when there is no evidence of either best practices or success in increasing affordable housing or housing of any sort?

You have not defined attainable housing in a way that sets up clear parameters or standards for rural, suburban, and urban areas. You have failed to engage the community in a meaningful way, including a public hearing that addressed a staff document that you had rejected. The expertise from staff has been ignored and thwarted throughout this process.

We are deeply concerned that Westmoreland residents' views and those of others are not being adequately solicited and considered. We urge you to follow best practices in making decisions that will affect those residents who have provided a strong tax base to the county for many years. Despite the Planning Board's best efforts, Westmoreland will continue to OPPOSE efforts to change our neighborhood significantly and permanently.

Sincerely,

Dana Rice and Sharon Whitehouse
Co-presidents
Westmoreland Citizens Association

From: [Salem, Pofen <Pofen.Salem@montgomerycountymd.gov>](mailto:Pofen.Salem@montgomerycountymd.gov)
To: [Marin, Sandra](#); [County Council](#)
Cc: [Mireles, Chrissy](#)
Subject: RE: Transmittal - Thrive Montgomery 2050 General Plan Fiscal Impact Statement
Date: Thursday, September 23, 2021 12:02:38 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[FIS Thrive Draft 9-3-21_mcb edits 9-10-21_FINAL draft mcb 9-21-21 combined_FINAL to CC_rev..pdf](#)

Sandra,

Here is the final version of the Thrive FIS, which I also sent a copy to Glenn. Let me know if you need anything else.

Thanks,
Pofen

Pofen L. Salem, Ph.D
Senior Fiscal and Policy Analyst
Office of Management and Budget
Montgomery County Government
240-777-2773 (o)

From: Marin, Sandra <sandra.marin@montgomerycountymd.gov>
Sent: Thursday, September 23, 2021 10:20 AM
To: Salem, Pofen <Pofen.Salem@montgomerycountymd.gov>
Cc: Mireles, Chrissy <Chrissy.Mireles@montgomerycountymd.gov>
Subject: RE: Transmittal - Thrive Montgomery 2050 General Plan Fiscal Impact Statement

Hi Pofen:

Yes, once you have everything finalized is fine.

Thank you!

Sandra

Sandra Marin
Administrative Services Manager
Montgomery County Council
240.777.7923 | sandra.marin@montgomerycountymd.gov
www.montgomerycountymd.gov/council

From: Salem, Pofen <Pofen.Salem@montgomerycountymd.gov>
Sent: Thursday, September 23, 2021 10:00 AM
To: Marin, Sandra <sandra.marin@montgomerycountymd.gov>
Cc: Mireles, Chrissy <Chrissy.Mireles@montgomerycountymd.gov>
Subject: RE: Transmittal - Thrive Montgomery 2050 General Plan Fiscal Impact Statement

Hi Sandra,

Sorry to miss your call this morning. I tried to call back but we had bad connection so I missed the chance to speak with you. Glenn requested last night to modify the document with some changes in the Appendix. I'm trying to resolve that issue with him. Will it be okay to send the FINAL version to you once we get the issue resolved... hopefully by noon. Please let me know if this is a problem.

Thanks,
Pofen

Pofen L. Salem, Ph.D
Senior Fiscal and Policy Analyst
Office of Management and Budget
Montgomery County Government
240-777-2773 (o)

From: Marin, Sandra <sandra.marin@montgomerycountymd.gov>
Sent: Thursday, September 23, 2021 8:17 AM
To: Salem, Pofen <Pofen.Salem@montgomerycountymd.gov>
Cc: Mireles, Chrissy <Chrissy.Mireles@montgomerycountymd.gov>
Subject: RE: Transmittal - Thrive Montgomery 2050 General Plan Fiscal Impact Statement

Good Morning Pofen:

I hope you are doing well.

May you please resend the corrected document in its entirety to county.council@montgomerycountymd.gov. Unfortunately, we are not able to attach just the corrected pages into the mail record with the current correspondence system so when sending updated/corrected documents we ask you send the full document.

Thank you,

Sandra

Sandra Marin
Administrative Services Manager
Montgomery County Council
240.777.7923 | sandra.marin@montgomerycountymd.gov
www.montgomerycountymd.gov/council

From: Salem, Pofen <Pofen.Salem@montgomerycountymd.gov>
Sent: Wednesday, September 22, 2021 4:23 PM
To: Mireles, Chrissy <Chrissy.Mireles@montgomerycountymd.gov>; OMB-FIS <OMB-FIS@mcgov.onmicrosoft.com>
Cc: Beck, Mary <Mary.Beck@montgomerycountymd.gov>; Wellington, Meredith <Meredith.Wellington@montgomerycountymd.gov>
Subject: RE: Transmittal - Thrive Montgomery 2050 General Plan Fiscal Impact Statement

Dear Council President Hucker,

There are a few pages missing in Appendix A1 in the Thrive Montgomery 2050 General Plan Fiscal impact Statement transmitted yesterday. We are resending the correct version of the document for your review. My apologies for the confusion.

Best regards,

Pofen

Pofen L. Salem, Ph.D
Senior Fiscal and Policy Analyst
Office of Management and Budget
Montgomery County Government
240-777-2773 (o)

From: Mireles, Chrissy <Chrissy.Mireles@montgomerycountymd.gov>
Sent: Tuesday, September 21, 2021 5:28 PM
To: OMB-FIS <OMB-FIS@mcgov.onmicrosoft.com>
Cc: Salem, Pofen <Pofen.Salem@montgomerycountymd.gov>; Beck, Mary <Mary.Beck@montgomerycountymd.gov>; Wellington, Meredith <Meredith.Wellington@montgomerycountymd.gov>
Subject: Transmittal - Thrive Montgomery 2050 General Plan Fiscal Impact Statement

Dear Council President Hucker,

Please find the attached Thrive Montgomery 2050 General Plan Fiscal Impact Statement for your review.

Warmest regards,

Chrissy Mireles
Administrative Specialist
Office of Management and Budget
Montgomery County, MD
240-777-2788 direct
240-777-2800 main number

Take 10 minutes to be counted now – visit: <https://2020census.gov/>



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

Thrive Montgomery 2050 General Plan Fiscal Impact Statement

INTRODUCTION

The Thrive Montgomery 2050 general plan is “a comprehensive framework for guiding physical development and managing limited sources in Montgomery County, Maryland. It is a policy document whose concepts are general in nature. As the County's longest-range and most visionary document, it provides a broad image of how the County will evolve in the future and establishes a frame of reference for decisions to make that vision become a reality.”¹

Thrive Montgomery defines the basic land use setting for all public and private actions in the County. This plan outlines issues and ways to address them but does not include zoning recommendations or other specific land use guidance in targeted geographic areas or discrete subjects such as transportation networks.”² As such, the document provides mostly a conceptual framework as opposed to specific recommendations which makes it challenging to provide a meaningful fiscal analysis.

To determine the fiscal impact of the proposed Thrive plan, the Office of Management and Budget considered several factors:

- A detailed analysis of the component recommendations of the Thrive plan and the related action plan to determine, where possible, what kinds of fiscal impacts would be implied.
- Data provided by the Police Department, Fire and Rescue Service, the Department of Transportation, Libraries, Recreation, the Office on Agriculture, and the Maryland National Capital Park and Planning Commission;
- Complete community service gaps for County libraries and recreation facilities;
- The number and size of parks within a one-mile radius from the centers of activity; and
- Fiscal factors related to the ability to accommodate the projected growth in County population.

Due to the vague, conceptual nature of the plan language, it is not possible to provide a traditional fiscal analysis, but we can provide examples of potential cost ranges and the direction of potential fiscal impacts. The most concrete Thrive plan recommendations related to providing transportation connections and community gathering spaces such as parks and recreation centers to facilitate the concept of “15-minute living” and complete communities. As such, OMB worked with these departments to consider fiscal analysis case studies in Silver Spring and Aspen Hill. However, even this activity was difficult since there was a question of whether the

¹ See page 4, Approved and Adopted General Plan Refinement of the Goals & Objectives for Montgomery County, December 1993. [300-2 \(montgomeryplanning.org\)](https://montgomeryplanning.org/300-2)

² See page 4, Thrive Montgomery 2050, Planning Board Draft, April 2021. [Thrive-Planning-Board-Draft-web.pdf \(montgomeryplanning.org\)](https://montgomeryplanning.org/Thrive-Planning-Board-Draft-web.pdf)

analysis should consider only the centers of activity (yet to be clearly defined) or the whole planning area.

To provide any fiscal estimates, it is necessary to make a considerable number of assumptions which are referenced below. For example, as in most master plan fiscal impact analyses, no costs for land or right of way purchases have been included. Transportation project costs are based on average costs for similar projects or assets³ (i.e. per bus, per lane mile, etc.) times an assumed quantity, with a relatively small allowance for utility relocations assumed. All cost and revenue estimates are in current dollars since it is unknown when various changes will occur. Operating costs reflect only an annual cost to operate. There were also a number of instances where the type of work cited seemed consistent with a department or agency's core work – just with a slightly different focus. In those cases, we estimated that there would be no fiscal impact to complete those functions. The Office of Management and Budget can provide additional analyses if the County Council would like OMB to consider the fiscal impacts of alternative assumptions or Council plan amendments.

In many cases, excessive speculative assumptions would be required to provide fiscal impacts. For instance, there will undoubtedly be many additional costs to provide complete communities throughout the County as opposed to just in the Aspen Hill and Silver Spring areas focused on in the case studies. Likewise, if more housing and commercial property is developed, property taxes will increase – but without knowing the type of new development it would be difficult to predict how property values will change. Similarly, many of the standards needed to implement this plan are yet to be determined. Specific guidance is unavailable as to whether the “complete communities” standard will apply only in centers of activity or throughout most of the County. As a result, it is clear that we are understating the costs and revenues implied in the Thrive plan.

FISCAL ANALYSIS OF THRIVE PLAN RECOMMENDATIONS AND ACTION PLAN

OMB, in consultation with County department and agency staff, evaluated each of the plan's recommendations and action plan items to develop Countywide estimates of Thrive related cost increases or savings. As previously noted, there were many items that were not able to be estimated due to a lack of clear assumptions – so it is reasonable to assume that these figures are understated. In particular, the Thrive plan's recommendations related to complete communities would have required extensive work to provide an estimate for the full County. To approximate potential Countywide impacts, we have assumed that similar costs would be incurred in small, medium, and large centers of activity without recently updated master plans. To provide an indication of the likely direction and magnitude of Thrive related costs and savings, OMB instead prepared a case study for the Silver Spring and Aspen Hill centers of activity. A number of the recommendations stated similar concepts in multiple sections of the plan. In those cases, an effort was made to account for those costs or savings only in one place to avoid double counting. An effort was also made to reflect only the incremental costs of the Thrive plan (i.e. Pedestrian projects already included in approved master plans were not

³ The per unit costs used by the Department of Transportation are included in Appendix A.

considered costs of the Thrive plan.) With that said, the costs to achieve the full Thrive vision would also require unbuilt but already approved master plan elements to be funded. The Thrive plan also assumed that the Climate Action Plan (CAP) would be integrated into Thrive. This fiscal impact statement excludes costs for Thrive plan recommendations that are also part of the CAP, consistent with our approach to costs related to recommendations that are also included in already approved master plans.

As this fiscal impact statement was being prepared, OMB received comments regarding the possibility of having savings related to concentrating development more densely. The most significant savings OMB identified related to eliminating plans to build major highways and/or to widen roadways as itemized later. Costs for water and sewer were proposed as another area where savings might be possible. In general, this fiscal impact statement includes information regarding the County's costs related to the plan; however, water and sewer costs are typically borne by developers. In addition, it is not always true that more dense, infill development is cheaper than sprawl infrastructure. For example, in more densely developed areas, there may be additional costs for more expensive right of way, utility relocations, and investments needed to increase water and sewer capacity. The specific economics would need to be considered on a case by case basis. A suggestion was also made that current stormwater management problems that exist may be addressed at no cost to the County through the development spurred by the Thrive general plan. This may be true – but as noted in the population growth section below – it is difficult to say what portion of the development would occur due to Thrive plan changes and how that correlates to addressing existing drainage problems.

In summary, the one-time net Countywide costs of the Thrive plan recommendations that could be assessed are approximately \$8.16 billion. (See Appendix A1 for an itemization of possible cost estimates.) These costs would be much higher (over \$2 billion) if it were not for savings related to assumed cancellation of highway construction and road widening projects. State and Federal Aid is estimated to decrease overall by \$4.1 billion primarily related to an estimated \$4.5 billion in reduced funding for highway construction and road widening, offset partially by increased support for transit projects (\$429.8 million). Private funding of \$120 million is also assumed. Ongoing, annual plan costs expressed in current dollars are estimated to be \$333.8 million. These net operating costs reflect savings of \$3.1 million related to road projects that will not occur.

Many of the action plan items were assumed to be part of the routine agency and department's work efforts. This was particularly true for M-NCPPC, the agency that would be leading the vast majority of the action plan items. One-time costs related to the action plan are estimated to be \$31,750,000 – with \$30 million of these costs related to expanding MARC Brunswick capacity and Shady Grove and White Flint station locations. Ongoing costs for this MARC service would be funded by the State.

Issues worth pointing out include:

- Detailed Countywide Complete Community costs are not included in these figures due to the lack of clarity on specific standards to be applied and the level of effort

required to do this analysis. The Thrive plan is clearest in describing transportation and park goals. A lack of specificity made it more difficult – or impossible – to estimate Thrive related costs for other community factors.

- Savings related to cancelling construction of new master planned roads or road widenings (\$1.3 billion in one-time savings and \$3.1 million in annual operating savings) provide a significant offset to increased costs in other areas. The net plan costs listed above are net of these cost savings. (A list of road projects presumed for estimating purposes to be cancelled is provided in Appendix A2).
- One-time costs for Transit improvements (\$1,845.1 million) with ongoing costs of \$326.1 million.
- One-time costs for microgrid capabilities in support of non-polluting transit vehicles is \$300 million, with the potential for private partnerships, and ongoing costs of \$8.4 million.
- The theme of creating walkable communities with preference for pedestrians and rollers was captured in a number of recommendations. Case study analyses of the cost of these recommendations in Aspen Hill (\$827 million) and Silver Spring (nearly \$200 million) were significant. In consultation with Council staff, if these costs are extrapolated out to reflect similar costs in other areas of the County with older master plans, costs for these improvements could be \$1 billion, \$3.3 billion, and \$3.3 billion, respectively, in large, medium and small centers of activity.
- At an annual cost of \$3.1 million a larger and more proactive traffic calming program was presumed to be ten times the scale of the existing program, though this may be underestimating the true scale of needs toward achieving roads that self-enforce slower speeds.

The summary of a more detailed analysis provided to Council staff is attached in Appendix A1.

COMPLETE COMMUNITIES ANALYSIS

A major component of the Thrive plan is the creation of complete, compact communities with mixed residential and commercial uses, allowing residents to be connected to retail and other services. Sometimes identified as 15-minute living, these communities will allow access to basic, day-to-day services within a 15-minute walk, bike, or roll. As presented in the draft report (on page 31), Thrive Montgomery shows a list of 32 potential centers of activity and classifies these centers of activity into four groups: large centers, medium centers, small centers, and villages. The centers of activity shown in the report are not exhaustive of all existing or potential centers. The Thrive plan provides that these centers will be developed consistent with their relative sizes and with their location on the Growth map. As noted earlier, the FIS does not attempt to provide financial estimates for all Complete Communities countywide.

To conduct a fiscal analysis of the Thrive plan as it relates to the whole County would have been costly and speculative given the limited specifics provided in the plan. In consultation with M-NCPPC, Council and Executive staff, the Office of Management and Budget undertook an analysis of two of the plan's centers of activity as case studies of the kinds of fiscal impacts

that could result from adoption of the plan. Aspen Hill (small center) and Silver Spring (large center) were chosen for the case studies since they represented different size centers, the master plans for these areas had not been significantly updated recently, and they reflected the diverse demographic trend that the County has experienced.

To analyze the cost of complete communities, OMB worked with departments and M-NCPPC staff to do case studies of the Aspen Hill and Silver Spring centers of activity. OMB had assumed the case studies would include the whole planning areas, but as we worked on the Aspen Hill analysis with M-NCPPC, their analysis focused much more narrowly on the area immediately around the Minor Master Plan amendment area. Through these discussions, it was clear that more clarity will be needed to understand to what extent the Complete Community standards vary throughout the County.

Silver Spring

- Transportation –
 - o To ensure Complete Communities are integrated into surroundings and supported by a public realm that is supportive of walk/bike/rolling and social interaction, DOT estimates that nearly \$200 million will be needed to reconstruct various roadways in the Silver Spring area. The estimated capital investment from the County is likely to leverage \$38.3 million from the State and \$14.3 million from Federal funds. These amounts account for expanded art & recreational opportunities along transportation facilities, which may notably expand the scope of DOT facilities.
- Montgomery Parks –
 - o Two additional parks (Site #8 and 11) could be included to achieve the complete community goal. Park location #8 is 1.62 acres and location #11 is 1.7 acres.
 - o Parks staff estimates capital costs at approximately \$3,000,000 per acre (\$62.02 per sf). Under this scenario, the total capital cost for constructing these two parks would be roughly \$10,000,000, and the operating costs would be approximately \$46,200 per year.
 - o The cost estimate does not include land acquisition, demolition, or developer contributions/improvements.
 - o Existing parks will likely be further developed with additional facilities and multi-functioning facilities (i.e., multi-use court) to serve the daily needs (i.e., a dog park) of the people who live in a complete community.
- Police –
 - o The current Silver Spring CBD Sector Plan was adopted in 2000 and much growth and development in the CBD area has since been achieved, including the relocation of the police station from Sligo Avenue to White Oak and the construction of a new fire station on Georgia Avenue.
 - o Police services are currently delivered through the 3rd District station in White Oak, and to better serve the needs of the growing CBD community, there is also a small police facility within Fire Station #1 on Georgia Avenue.
 - o To meet the goals of the growth and development projections of the Thrive Montgomery plan, Silver Spring would need a substation-sized facility,

approximately 15,000 sq ft., with 70 personnel. Assuming construction costs of \$400/square foot, a rudimentary cost estimates for a substation would be \$6 million. Four stations (1, 2, 16, 19) currently serve the Silver Spring business district.

- o If the growth rate of the area population and total call volume continues as it has over the past two decades, MCFRS would need a 24/7 BLS transport at Station 19 and a peak-time BLS transport at Station 1 for the next 30 years based on EMS unit availability and reliability.
- o The one-time costs for the BLS transport at both stations are estimated at \$1,800,000 and the annual operating costs are estimated to be \$1,240,000.
- Public Libraries –
 - o MCPL currently has a relatively new library located in the Silver Spring CBD.

Aspen Hill

- Transportation --
 - o DOT estimates \$827 million to be needed in the Aspen Hill Planning Area to reconstruct several major roadways (i.e., Bel Pre Road, Sunflower Drive, Aspen Hill Road, Parkland Drive, Russet Road, and others) for complete communities to be integrated into the surroundings and to support walk/bike/rolling and social interaction. County investments are expected to leverage \$331 million from the State and nearly \$205 million from Federal funds. These amounts account for expanded art & recreational opportunities along transportation facilities, which may notably expand the scope of DOT facilities.
 - o These costs could be partially offset if the plan recommendations to stop planning or constructing new highways or major road widenings is adopted. These costs are included in the Countywide cost analysis but the Aspen Hill Road project and smaller portions of the Montrose Parkway and Layhill Road projects would be impacted.
 - o Montgomery Parks reports that the Aspen Hill Minor Master Plan Amendment area (limited to the 10 acre town center area) is well served by existing parks. A privately owned public open space at this location will contribute to the complete community goals.
 - o Outside the minor sector plan area in Aspen Hill there may be remaining service gaps which are not reflected here. Further analysis is needed to determine if the service gap can be resolved by various strategies, such as activating existing parks, connecting existing parks with bike/ped facilities, renovating or repurposing of existing parks. If not, a decision may be made to develop or create new parks through acquisition.
- Police –
 - o The approved Aspen Hill Master Plan from 1994 noted that while the Aspen Hill Planning Area did not have a dedicated police facility, services were provided through a joint effort of both Rockville and Glenmont district stations.
 - o The Rockville District Station covered the portion of the planning area between Norbeck and Muncaster Mill Roads and the Glenmont District Station provided service to the remainder of the planning area. The Master Plan also stated that the

Police Department did not have plans to increase the number of stations in the area, but the plan supported the use of smaller facilities if a future need should arise.

- o Police does not believe there is a need for a facility in the Aspen Hill area.
- Fire and Rescue Service –
 - o Two stations (21, 25) provide service to the Aspen Hill Planning Area. Station 25 is the second busiest station in the County due to the concentration of seniors living in the area, and it was recently renovated to accommodate service improvements.
 - o Service expansion or a new station 38 in the Norbeck Road corridor is under evaluation to accommodate growth in the area.
 - o If Station 38 is constructed, the capital budget costs are estimated at \$43,000,000, including a paramedic engine, chase unit, and two ambulances. The annual operating costs for this service level would be approximately \$7,300,000.
- Public Libraries –
 - o MCPL has a library facility in the Aspen Hill area.

The estimated costs of reconstructing streets for the Silver Spring CBD (\$200M) and the Aspen Hill Planning Area (\$827M) for Complete Communities were \$200M and \$827M respectively. Based on that, OMB attempted to estimate the potential costs that could apply countywide. After consultation with Council staff, we used the following assumptions:

- Costs attributed to the Thrive Plan are not related to decisions that have been made in current master plans. Most master plans in the past decade have included elements of complete communities but only the most recent plans have the more aggressive actions contemplated by Thrive.
- Cost estimates for the Silver Spring CBD have been used as a proxy for the cost for Large Centers while applying the estimated cost of the Aspen Hill Planning Area for Medium and Small Centers.
- No costs are assumed for transportation work within municipalities (i.e., Gaithersburg, Rockville, Poolesville) as they have their own planning and zoning authority.

The rough costs of reconstructing streets countywide for different sized Centers of Activity are estimated as follows:

- Large Centers are estimated at \$1 billion. Five large areas - Friendship Heights, White Flint, Great Seneca Science Corridor, Glenmont, and Twinbrook – have not had their master plans updated in the past decade. None of those areas have bike lanes or pedestrian projects identified. Except for the White Flint and Great Seneca Science Corridor, other areas are physically smaller than Silver Spring so there would be fewer lengths of street to reconstruct. We assumed increasing the Silver Spring CBD costs (\$200M) by fourfold would be a reasonable estimate to cover the costs for the remaining Large Centers (\$800M).
- Medium Centers are estimated at \$3.3 billion. Three medium centers – Clarksburg, Germantown, and Olney – have not had their plans updated over the past decade. Those

areas are equal to or larger than Aspen Hill, so there would be proportionately longer lengths of street to complete. Thus, we assumed multiplying the Aspen Hill costs (\$827M) by four would be a reasonable estimate to cover the costs of reconstructing streets for medium centers countywide.

- Smaller Centers are estimated at \$3.3 billion. Three small centers of activity – Damascus, Kensington, and Montgomery Village –have not had their plans updated since 2010. As their geographic size is comparable to Aspen Hill, we assumed a reasonable estimate for complete streets in all smaller centers would be four times the Aspen Hill cost, totaling \$3.3 billion.

Gaps Analysis for Libraries, Recreation Facilities, and Parks

The Complete Communities concept focused a great deal on having adequate recreation and community gathering spaces. As another way to look at the fiscal impacts of the Thrive plan, OMB worked with Public Libraries, Recreation and Parks department staff to consider to what extent we had these facilities in or near the 32 activity centers listed in the plan (See Appendix B, C and D). The distance to the facilities has been estimated using Google maps.

The Thrive plan did not provide a clear definition of “15 minute living” - making it hard to assess whether access to the current library, recreation and park facilities is sufficient. The concept of the “15-minute city” defined by the Congress for New Urbanism suggests an ideal setting in which basic services and needs may be accessed by walking or biking within a one-mile radius. The distance can be extended up to 10 miles if other types of transportation modes, like electric vehicles or cars, are utilized⁴.

Based on the list of current recreation, libraries and park facilities in and around the 32 identified activities centers, the following points can be made:

- All nine large centers of activity have recreation facilities or community gathering spaces, such as parks and libraries, located within a one-mile distance. While only a few medium or small centers have these types of facilities located within one mile, many of these facilities are accessible by public transit or car.
- Currently there are 21 brick and mortar library branches throughout the County. In the next 5 years, one additional library location is planned, and another is under consideration. Most library branches are less than 5 miles away from each other.
- More than 350 parks are currently located within one mile of the 32 centers of activity. Of these parks, nearly half of them are “urban parks” located in the nine large centers of activity.

THRIVE PLAN POPULATION GROWTH RELATED IMPACTS

The Council of Government population growth estimates for the County have been touted as a reason to urgently increase housing production in the County. And, although the Thrive plan indicates that sufficient development capacity already exists and has relatively little

⁴ See “Defining the 15-minute city” from <https://www.cnu.org/publicsquare/2021/02/08/defining-15-minute-city>.

undeveloped land left in the County to accommodate the estimated 200,000 increase in population, the plan talks about constrained development options, the need to reconsider sites previously considered unsuitable for development, and the need to make room for new residents in a way that makes it seem that Thrive is somehow necessary to achieve the anticipated growth in housing units.

The Metropolitan Washington Council of Governments has projected that the County's population will increase by approximately 200,000 people over the next 30 years. The future population growth rate is projected to be lower compared to the rate of growth over the previous three decades, during which the County gained about 293,300 people (an increase of 38%) between 1990 and 2017⁵. The trend of slower growth is expected as the County becomes more developed and populous while developable land and resources to sustain rapid growth are diminishing.

The development of housing trends over the past 30 years was not in sync with the rate of population growth that was concentrated in areas along the I-270 corridor and near metro stations. Planning's study pointed out that the total housing units in the County increased only by 95,000 (or 32%) over that period, lower than the 50% increase in housing supply in the Washington metropolitan region. The study indicated that the housing shortage trend was impacted by the recession, a decrease in federal spending, and a decline in developable land. However, the demand for homes or rental units strongly favors urban locations with strong public transit connectivity and walkability to community amenities.

The Thrive plan attempts to address the housing shortage that would result from this increased demand and limited land availability through a combination of zoning changes and concentration of new residential and transit-oriented, mixed-use development and redevelopment of existing properties along major corridors and in locations where additional housing can assist in the development of complete communities in 32 designated centers of activity that fall under four different categories related to activity center size and population. If the land near transit centers is rezoned to meet the needs of an increased population, we can anticipate fiscal impacts related to costs for schools, public safety, affordable housing, and in County revenues.

It is clear that housing units will be required to accommodate the additional population. After all, people will not move to the County if there is not a home to move into. What is not clear is to what degree increased population is attributable to Thrive. Will Thrive truly increase the County's ability to absorb a larger population – or will Thrive just change where people live in the County? Can current zoning accommodate the projected population increases – or will the zoning envisioned in Thrive be necessary?

The information below was prepared by asking departments to indicate what the likely fiscal impacts would be from a population increase of 200,000. OMB has then applied a 10 percent factor to those costs to give Council an idea of what the fiscal impact would be if the

⁵ Planning reports that the County's annual growth rate is projected to drop from 0.74% in 2010 to 0.48% between 2035 and 2045. See "Montgomery County Trends: A Look at People, Housing and Jobs since 1990", released January 2019, page 10-11. [MP_TrendsReport_final.pdf \(montgomeryplanning.org\)](#)

Thrive plan results in a 20,000 increase in population. As conversations unfold at Council about the goals and expected benefits of the Thrive plan, we can understand better the likely magnitude of Thrive-related population increase costs and revenues.

Public Schools

Based on the projected increase in population by 2045, enrollment in public schools could increase by approximately 27,500 students. The average cost in current dollars to construct elementary schools, middle schools, and high schools is \$34 million, \$56.7 million, and \$126.8 million, respectively. Assuming a similar mix of students by grade level as we currently experience, that would require approximately \$1.33 billion in current dollars to construct additional school facilities. Based on current dollars and Maintenance of Effort requirements, annual operating costs would increase by approximately \$307.4 million in current dollars to accommodate the additional students. If ten percent of estimated population growth is related to the Thrive plan, these costs would be approximately \$133 million for one time school construction costs and \$30.7 million in annual operating costs.

Public Safety

Resource deployment and service levels for the Department of Fire and Rescue Services (MCFRS) are tied directly to risk, which is assessed on several factors, including structure types, population, demographics, etc. Considering the overall impact that the Thrive 2050 projected population increase would have on MCFRS, the department projects a 20% increase, approximately \$12.7 million, in annual operating budget over the next 30 years for support areas which includes Support Services, Human Resources, Office of the Fire Chief, Volunteer Services and Fiscal Management. This increase coincides with the 20% projected increase in population. If only ten percent of the population growth was directly attributable to the Thrive plan, that annual cost would be approximately \$1.3 million.

The department has identified a high priority need for four additional stations to be located in Shady Grove, East County, Norbeck and Montgomery Village, each of which would likely be equipped with a paramedic engine, ALS chase unit, and two ambulances, at an estimated one-time cost of \$173.8 million and an estimated annual cost of \$30.4 million. This cost could vary depending upon the availability of land upon which to build stations. The addition of new stations would also require MCFRS to reconfigure the County into six battalions to ensure that no chief supervises more than seven stations. The creation of an additional battalion would require a one-time cost of approximately \$267,000 and additional annual expenses of \$859,000. MCFRS also anticipates a \$9.6 million one-time increase and \$9.4 million in ongoing costs due to the increase in EMS-related calls for additional ALS chase units to accompany BLS transport units during peak hours and additional EMS duty officers. The need to replace or expand existing stations to accommodate adjusted or new resource development based on growth has to be considered and is estimated at a one-time cost of \$120 million. If ten percent of population growth is attributable to the Thrive plan, this would require approximately \$30 million for one-time costs and \$4 million for annual operating costs. Additionally, zoning changes, street networks, connectivity and transit will impact the resources

required by fire and rescue services based on population growth and response time impacts. Unable to predict the fiscal impact of such goals with certainty, the department also includes a 20% increase, approximately \$1.7 million annually, in the capital budget apparatus replacement plan to cover the cost of replacement costs and additional fire and rescue vehicles. Ten percent of these annual costs would be approximately \$170,000.

The Police Department believes that large centers in the County should have some type of police facility located within those centers to enable the establishment of a 15-minute walkable community as envisioned in the Thrive Montgomery plan. Medium centers, small centers, and villages may have services provided through neighboring district stations, as described below for the Aspen Hill area. Additional facilities may be necessary to accommodate future growth and development in all four categories of the centers discussed in the Thrive report. The location(s) will be determined after taking the service needs of the entire county into consideration. Since police officers routinely provide services in the community, the physical location of the police station is less critical than the location of fire stations which need to consider proximity and traffic impacts on response time.

Affordable Housing

Montgomery Planning's Housing Needs Assessment study reports that household growth in the County has been concentrated in the lowest (less than \$25,000) and highest (\$125,000 or more) ends of the County income distribution over the past decade. Of particular note, more than half of all new households earn less than \$50,000 annually. This has inevitably resulted in an increased number of housing cost-burdened renter households, growing by nearly 18% between 2010 and 2018. In 2018, the County faced a gap of almost 48,000 units affordable to households with incomes at or below 50% of area median income (AMI). The gap has worsened for deeply low-income households (i.e., incomes at or below 30% of AMI) - that now represent roughly a quarter of all renter households. The study estimates that the County will add over 63,000 new households between 2020 and 2040. The projections show that higher income households will remain the largest group, but the percent of households with incomes below \$50,000 will increase. It is expected that 9.3% of new households will be extremely low-income, with incomes below 30% of AMI, and another 16.6% of low-income households will have incomes between 30 % and 50% AMI. Based on the household composition and household income, the study estimates over half of new housing will be multi-family rentals, followed by 27.4% of new households (27.4%) needing multifamily owner housing (i.e., condos or townhomes).

From a fiscal analysis perspective, it is likely that the private sector will incur most of the costs of building and operating these housing units – although it is clear that additional public subsidies will be needed to achieve affordability for the increased low-income and very low-income households that are likely to live in the County. Based on Planning's data, approximately 31,110 new households over the next twenty years would have incomes in the \$25,000 to \$75,000 range and would likely be eligible for the County's affordable housing. If we assume 50% of those units (or 15,555 units) will have a public financing subsidy consistent with current per unit Housing Initiative Fund (HIF) program subsidies (\$54,100/unit based on DHCA's direct

investment reported on June 2020), then \$42 million in subsidies per year over 20 years would be required. Note that this number represents only the County's direct investment which is often paired with other financing and leverages as high as 4 to 5 times non-County funding in affordable housing transactions. If ten percent of these costs are attributable to the Thrive plan, the annual costs would be \$4.2 million.

Furthermore, the County supports the reduction of housing cost burdens with rental assistance paid to reduce tenant rent burdens. DHCA reports that more than \$20.3 million in rental assistance was provided for 5,325 affordable housing units in FY20, representing 1.4% of the total 391,000 housing units. Assuming a similar percentage for new households, which represents an additional 44 households each year to be eligible for rental assistance (= 63,000 * 1.4%/20), the need for additional rental assistance is likely to increase by \$211,200 each year if current annual subsidies are implied. (Currently subsidies are \$200/month but the amount will be increased to \$400/month for HHS's clients effective in August 2021). This estimate does not include those deed restricted multifamily units (estimated at 13% of total rental units in the County) which HOC manages that have project-based subsidies and covenant/deed restrictions tied to affordable housing financing. If ten percent of these costs are attributable to the Thrive plan provisions, annual costs will likely increase by \$42,240 (if based on the new rate of \$400/month).

Public Libraries

Most of the Montgomery County Public Libraries (MCPL) branches are less than five miles away from each other – raising the question of whether it is economically feasible or environmentally sound to continue to build new locations. The construction cost for a small 20,000 square foot library is approximately \$18,000,000, and the operating costs (both personnel and a startup collection) would be approximately \$1,000,000 per year. In the next five years, MCPL plans to add one additional library location, and another library is under consideration. When considering the proposed “15 minute” living standard, MCPL indicated that additional services could be added to the community without building more locations by 1) increasing community engagement at current locations 2) sharing space with existing county agencies 3) establishing new partnerships 4) using technology to improve branch and other access and 5) adding 24/7 library kiosks to areas that lack a branch within a five-mile radius.

County Revenues

More residents will lead to higher income tax revenues. Based on an analysis from the Department of Finance, annual average income tax revenues might increase by \$2.07 billion between 2020 and 2050. The estimate is based on the historical 10-year average ratio (50.8%) of taxpayers to the population in the labor force (age 16 and over) times an expected per taxpayer increase in income taxes. Based on a historical average annual growth rate discounted for inflation (2.2%), each individual taxpayer would see their annual income tax increase by \$3,450 from 2020 (\$3,571) to 2050 (\$7,202). Note that Finance's estimate is based on constant dollars and does not include inflation to be consistent with other fiscal impact variables. Many other factors (i.e., fiscal and monetary policies, the economy, etc.) that could also impact the estimate of income tax revenues are not considered. If ten percent of these increases are attributable to

the Thrive plan and other population patterns continue, annual income tax revenues could grow by \$207 million.

While other revenues – particularly property taxes, State Aid for schools and college, and recordation taxes, will increase, we cannot estimate that increase due to a lack of necessary information.

APPENDIX A. DEPARTMENT OF TRANSPORTATION PER UNIT COST ASSUMPTIONS

Cost Type	Unit Capital Cost	Unit Annual O&M Cost	Other
BRT - Major	\$ 51,900,000		
BRT - Regular	\$ 32,900,000		
BRT - Minor	\$ 10,200,000		
BRT - Long		\$ 2,050,000	
BRT - Mid		\$ 1,650,000	
BRT - Short		\$ 1,580,000	
Bus	\$ 800,000	\$ 414,194	3 sets
Bus Depot	\$ 700,000		
Sidepath	\$ 1,478,400	\$ 3,400	per mi
Two-lane Reconstruction	\$ 13,200,000		per mi
New Two-lane Road	\$ 15,840,000		per mi
Widen Two-lane to Four-lane	\$ 21,120,000		per mi
Four-lane Reconstruction	\$ 22,000,000		per mi
New Four-lane Road	\$ 26,400,000		per mi
New Six-lane Road	\$ 33,950,617		per mi
Shared Street Reconstruction	\$ 26,400,000		per mi
Road Maintenance per Lane		\$ 32,055	per mi
Grade Separation	\$ 100,000,000	\$ 24,284	ea

Contingency	Amount
Overall	40%
Overhead	15%
PDNS	25%
Utilities	5%

APPENDIX A1. SUMMARY OF DETAILED COST ANALYSIS OF THRIVE PLAN AND IMPLEMENTATION PLAN RECOMMENDATIONS

Action # Document		Action Item		Agency Involved		DOT Action		Countywide			Notes			
								Capital Costs				Annual Operating Costs		
								\$8,155,600,000 \$ 31,750,000	\$(1,190,600,000) \$ -	\$1,918,700,000 \$ -		\$425,255,000 \$ 1,200,000	\$ 81,721,000 \$ -	\$ 88,160,000 \$ -
Plan Items Action Items	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2								
p32-1a	Main	Amend land use, design, zoning regs to remove regulatory barriers & permit corridor-focused compact development	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core agency work			
p32-1b	Main	Improve enviro sustainability of growth by encouraging infill & redevelopment	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core agency work			
p32-2a	Main	Adopt new methods of financing infrastructure	DOT, OMB, Finance	Develop new financing methods (likely revenue-neutral, or revenue generating)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Part of annual workplan; no additional costs until financing methods are known			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	BRT along River Road	\$211,800,000	\$211,800,000	\$ -	\$ 6,732,000	\$ -	\$ -	Assumes reconstructing streets. Potential cost savings if reposing lanes.			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	BRT along MD 355	\$ -	\$ -	\$ -	\$ 27,399,000	\$ -	\$ -	Already in master plan			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	North Bethesda Transitway	\$ -	\$ -	\$ -	\$ 2,363,000	\$ -	\$ -	Already in master plan			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	BRT along Connecticut Avenue	\$136,600,000	\$136,600,000	\$ -	\$ 6,848,000	\$ -	\$ -	Assumes reconstructing streets. Potential cost savings if reposing lanes.			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	BRT along Georgia Avenue	\$ -	\$ -	\$ -	\$ 14,002,000	\$ -	\$ -	Already in master plan			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	Improve BRT along US 29	\$ 57,700,000	\$ 57,700,000	\$ -	\$ 1,832,000	\$ -	\$ -	Assumes reconstructing streets. Potential cost savings if reposing lanes.			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	BRT along New Hampshire Avenue	\$ -	\$ -	\$ -	\$ 6,988,000	\$ -	\$ -	Already in master plan			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	BRT along Veirs Mill Rd	\$ -	\$ -	\$ -	\$ 5,033,000	\$ -	\$ -	Already in master plan			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	BRT along Randolph Rd	\$ -	\$ -	\$ -	\$ 9,567,000	\$ -	\$ -	Already in master plan			
p32-2b	Main	Establish high-quality transit along growth corridors	DOT	Extend BRT along University Blvd to Kensington	\$ 23,700,000	\$ 23,700,000	\$ -	\$ 5,718,000	\$ -	\$ -	Assumes reconstructing streets. Potential cost savings if reposing lanes.			
p32-2c	Main	Leverage Fed/State/Local incentive programs, and public land & land investment opportunities for infill & redevelopment	DGS, UGR, OMB, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not estimated due to undefined scope of work			
p33-3a	Main	Sustainably manage land outside growth corridors & Complete Communities	DEP, OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not costed - core department work			
p33-4a	Main	Maximize benefits of Ag Reserve	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not costed - core department work			
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Improved bus to Poolesville, Whites Ferry	\$ 12,000,000	\$ -	\$ -	\$ 2,071,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.			
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Bus to Dickerson	\$ 21,600,000	\$ -	\$ -	\$ 3,728,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.			
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Bus on MD 109, Poolesville to Hyatt town	\$ 12,000,000	\$ -	\$ -	\$ 2,071,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.			
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Improved bus to Damascus (MD 27)	\$ 4,800,000	\$ -	\$ -	\$ 829,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.			
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Improved bus to Damascus (MD 124)	\$ 7,200,000	\$ -	\$ -	\$ 1,243,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.			
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Improved bus to Laytonville	\$ 3,600,000	\$ -	\$ -	\$ 622,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.			

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Bus on MD 650, ICC to Damascus	\$ 24,000,000	\$ -	\$ -	\$ 4,142,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Bus on 97, Olney to Sunshine	\$ 3,600,000	\$ -	\$ -	\$ 1,243,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Depot space for Ag Reserve buses	\$ 35,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	Based on per bus depot costs
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Poolesville Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Dickerson-Barnesville-Beallsville Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Hyatt town-Clarksburg-Damascus Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Olney Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Burtonsville-Colesville Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Depot space for Flex Transit	\$ 94,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	Scales Depot Cost per Bus by vehicle size (so reducing 25%, as 30' shuttles vs 40' buses). This may be an imperfect assumption (it's likely to be less of a reduction), but for the scale of Thrive this value should be the proper order of magnitude.
p45-1a	Main	Update zoning allocations & standards to encourage varied uses, types, lot sizes	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not costed - assumed part of annual work program
p45-1b	Main	Flexibly accommodate infill & redevelopment that promotes access to amenities, active transportation, parks, open spaces, variety of housing	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p45-1c	Main	Prioritize neighborhood-level land use planning	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not costed - core agency work
p45-1d	Main	Allow sufficient densities to make a variety of uses economically viable.	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not costed - core agency work
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS, MNCPPC	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	Accounted for by Priority Corridor BRT estimate (p32-2b)	Accounted for by Priority Corridor BRT estimate (p32-2b)	\$ -	\$ -	\$ (720,000)	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS, MNCPPC	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	Accounted for by Priority Corridor BRT estimate (p32-2b)	Accounted for by Priority Corridor BRT estimate (p32-2b)	\$ -	\$ -	\$ (1,656,000)	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS, MNCPPC	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	Accounted for by Priority Corridor BRT estimate (p32-2b)	\$191,500,000	\$ -	\$ -	\$ (808,000)	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$118,500,000	\$736,000,000	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$192,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$237,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$237,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$108,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$128,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$476,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$107,900,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$161,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$ 69,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$142,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$266,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$ 29,500,000	\$ -	Presumed Developer Built	\$ -	\$ -	Presumed Developer Built	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$ 12,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1f	Main	Prioritize providing Complete Communities	DPS, DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not costed - would be part of agency/dept core work

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p46-1a	Main	Provide walk/bike/roll/transit facilities to extend utility of public facilities into neighborhoods	DOT	See Area Estimates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Will vary by location (see Aspen Hill/Silver Spring as examples). As new public facilities are built, these costs may be incorporated into the project cost.
p46-1b	Main	Develop standards for colocation of public facilities	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: DGS, MCPS, MNCPPC, & MC are already coordinating these efforts
p46-2a	Main	Ensure employment uses in economic clusters develop in mixed use format	DPS, EDC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p46-2b	Main	Allow creation of co-located subsidized housing w/ industries with many employees	DPS, EDC, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p46-2c	Main	Encourage higher density economic/housing cooperatives	EDC, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p64-1a	Main	Ensure arch/landscape designs define streets & public places that promote social interaction	DOT, DGS, MNCPPC	See Area Estimates	Accounted for by p64-1c						
p64-1b	Main	Link individual architecture projects to surroundings.	DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - core agency/dept work
p64-1c	Main	Design buildings, streets, parking to prioritize pedestrian scale; encourage walking/biking. Narrower streets, buffered bike lanes/sidewalks, minimized surface parking.	DOT, DGS	See Area Estimates	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	
p64-1c	Main	Smaller blocks; grid of streets	DOT	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$1,646,200,000	\$ -	\$1,710,700,000	\$ 3,466,000	\$ -	\$ 160,000	Based on identifying new streets to break up large blocks, using draft Complete Streets on max spacing between crossings as a guide. Assumes mix of new streets & sidepath connections.
p64-1c	Main	Additional crossings	DOT	See Area Estimates	Accounted for by p64-1c						
p64-1c	Main	Slow Speeds	DOT, MCPD	Proactive traffic calming program	\$ -	\$ -	\$ -	\$ 3,100,000	\$ -	\$ -	
p64-1d	Main	Accommodate new development w/ context-sensitive architecture & landscape design	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - core agency work
p64-1e	Main	Integrate gov & private development sites into surrounding neighborhoods	DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - core agency/dept work
p64-1f	Main	Preserve, renew, reuse existing & historic buildings, districts, landscapes	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Site specific
p65-1a	Main	Replace vague concepts w/ clear standards. Adopt rules for missing middle housing types. Amend regulations to remove regulatory barriers.	MNCPPC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p65-1b	Main	Update Zoning Ordinance to integrate form-based code & flexibility	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of work program
p65-2a	Main	Encourage state-of-the-practice sustainability features in public/private building design	DGS, DPS, DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of agency/dept work
p65-2b	Main	Promote cost-effective infill & adaptive reuse design strategies	DGS, DPS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of dept work
p65-2c	Main	Incentivize reuse of historic & existing structures	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assuming some of this is part of agency/dept work. Financial incentives would add costs
p65-2d	Main	Establish standards for public facilities that align w/ infill/redevelopment strategies	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of dept work
p65-2e	Main	Implement policies to ensure new buildings & parking structures are adaptable to changing tech & market preference, & can mitigate effects of climate change	DOT, DGS, DPS	Develop policies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of dept work
p65-3a	Main	Create inclusive arts & culture plans	AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p65-3b	Main	Improve access for artists & arts groups to living, working, presentation spaces	AHCMC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p65-3c	Main	Promote public art, cultural spaces, cultural hubs along corridors & in Complete Communities	AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p65-3d	Main	Eliminate regulatory barriers to small scale art-making & creative businesses	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed costs were part of regular dept work
p65-3e	Main	Enable all residents to experience public art daily by incorporating into buildings, streets, infrastructure, public spaces	DOT, DGS, OMB, MNCPPC	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$ 88,000,000	\$ 88,000,000	\$ 88,000,000	\$ 88,000,000	\$ 88,000,000	\$ 88,000,000	Assumes an additional 1% of project costs
p65-3f	Main	Use new public facilities to demonstrate principles of architecture as a civic art	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed costs were part of regular dept work
p65-3g	Main	Encourage property owners, non-profit orgs, gov agencies to maximize use of parks & public spaces for artistic & cultural programming, activation, placemaking. Maintain annual calendar of events	REC, AHCMC, CEC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: County costs will vary depending on scope and frequency of programming.
p66-1a	Main	Strengthen data collection about investments & better align arts/culture related policies w/ Thrive	AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-1a	Main	Expand street grid in downtowns, town centers, transit corridors, and suburban activity centers to create shorter blocks	DOT	Smaller blocks; new grid streets	Accounted for by p64-1c						
p80-1b	Main	Stop planning/constructing new highways / major road widenings	DOT	Eliminate master planned widenings	\$(1,304,700,000)	\$(4,547,900,000)	\$ -	\$ (3,107,000)	\$ (3,095,000)	\$ -	Presumes all planned widenings to 4+ lanes are eliminated. User costs are not considered, as this presumes transportation adequacy is otherwise achieved as per applicable growth policies (such as through the provision of convenient & effective ped/bike/transit alternatives)
p80-1c	Main	Convert existing traffic lanes & on-street parking to walkways, bikeways, street buffers	DOT	Reconstruct all streets	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	
p80-1d	Main	Prioritize provision of comfortable sidewalks, bikeways, crossings, etc.	DOT	Prioritize these items	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No cost - part of dept operations
p80-1e	Main	Transform road network by incorporating Complete Streets design principles, eliminating transportation-related fatalities & severe injuries, supporting more livable communities	DOT	Reconstruct all streets	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	
p80-2a	Main	Build network of rail, BRT, local bus infrastructure & services that are fast, convenient, reliable	DOT	Double the size of our bus fleet	\$864,000,000	\$ -	\$ -	\$149,110,000	\$ -	\$ -	
p80-2a	Main	Build network of rail, BRT, local bus infrastructure & services that are fast, convenient, reliable	DOT	Depot space for additional buses	\$252,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	Based on cost/bus (\$700k/bus) is directly derived from EMTOC costs. It does not include land, utility costs. Assumes the bus fleet is doubled.
p80-2b	Main	Convert existing general purpose traffic lanes to dedicated transit lanes	DOT	Reconstruct all streets	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	
p80-2c	Main	Connect disadvantaged people/areas by prioritizing investments in increasing access to frequent & reliable all-day transit service	DOT	Prioritize investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-2d	Main	Ensure safe & comfortable access to transit stations via walking, rolling, bicycling	DOT	Smaller blocks; new grid streets; reconstruct all streets	Accounted for by p45-1c and p64-1c	OMB: Countywide figures are too difficult to estimate.					
p80-3a	Main	Employ pricing mechanisms to support walking, rolling, bicycling, transit	DOT	Undefined; variables are too considerable to estimate, but this would be revenue positive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Could result in revenues but costs could be incurred if areas were cordoned off.
p80-3b	Main	Manage parking efficiently by charging market rates, reducing supply of public/private spaces	DOT MNCPPC	Minimal cost; likely a revenue gain for PLDs	\$ -	\$ -	\$ -	\$ (700,000)	\$ -	\$ -	Assumes ~\$1.00 more on high occupancy blocks, and rates otherwise unchanged. Monthly/Long-Term rates already approximately market rate.
p80-3c	Main	Encourage non-polluting vehicles by upgrading gov fleets	DOT, DGS, MNCPPC	Costs presumed as part of regular vehicle turnover	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p80-3c	Main	Encourage non-polluting vehicles by requiring appropriate infrastructure	DOT, DGS, DPS, MNCPPC	Microgrid Capabilities	\$ -	\$ -	\$120,000,000	\$ 8,400,000	\$ -	\$ -	OMB: Assumed to be private but may require public incentives. \$180M in County costs are assumed to be related to CAP.
p80-4a	Main	Facilitate construction of high-speed fiber optic & wireless infrastructure	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-4b	Main	Focus investment in comms infrastructure & services to connect people / areas lacking convenient access to jobs & education	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-4c	Main	Support telework by accelerating deployment of info & comms tech	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-4c	Main	Support telework by making work from home easier by facilitating Complete Communities	DOT, DHCA, DPS, DGS	Reconstruct streets, densify grid & connections to parks, increase transit	Accounted for by p45-1e and p80-2a	References to P.45-1e and p. 80-2a relate only to DOT work regarding ped/bike reconstructions and additional transit.					
p99-1a	Main	Expand opportunities to increase residential density	DHCA, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of dept work
p99-1b	Main	Increase number of income-restricted affordable housing units	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p99-1c	Main	Develop strategies to build deeply affordable housing & provide permanent supportive housing	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No cost - part of dept work.
p99-1d	Main	Reform building codes to reduce costs; enable innovative construction methods & materials	DPS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of dept work funded through permitting fees.
p99-1e	Main	Prioritize use of public land for colocation of housing & other uses	DGS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of dept work
p99-1f	Main	Increase regulatory flexibility to incentivize infill, redevelopment, repositioning of office parks, shopping malls, and other underutilized properties	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency/dept work
p99-1g	Main	Provide financial incentives to increase housing production in targeted locations near high-capacity transit	DHCA, FIN, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p100-1a	Main	Facilitate development of a variety of housing types	DPS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency/dept work
p100-1b	Main	Support creative housing options	DPS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency/dept work
p100-1c	Main	Encourage provision of multi-bedroom units	DPS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency/dept work
p100-1d	Main	Integrate people w/ disabilities, people transitioning from homelessness, and older adults into attainable housing w/ appropriate amenities & services	DHCA, HHS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs due to wide variability based on different assumptions
p101-1a	Main	Calibrate MPDU program & other affordable housing programs to provide units for deeply affordable & workforce	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p101-1b	Main	Develop strategies to minimize gentrification/displacement & concentration of poverty, while promoting integration	MNCPPC, DHCA, HHS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p101-1c	Main	Refine regulatory tools & incentives to avoid net loss of market rate & income restricted housing stock w/o adding disincentives for construction of additional units	DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p101-1d	Main	Identify & allocate additional revenue for the Housing Initiative Fund (HIF) to meet needs of low-income households	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p101-1e	Main	Expand existing programs toward increasing accessing to homeownership, especially among low-income, people of color, & young residents. Create new programs toward maintaining long-term affordable homeownership opportunities	DHCA, HOC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p101-1f	Main	Improve data collection on neighborhood change metrics	MNCPPC; DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p116-1a	Main	Prioritize acquiring land for parks in highly developed area	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed covered through MNCPPC Legacy Urban Space project and other developer-funded funding sources - but may not be realistic if this plan implies significant increase in purchases.
p116-1b	Main	Offer programs in urban parks to encourage use & make centers of activity	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p116-1c	Main	Implement EPS Plan to ensure densely populated areas have walkable access to range of park experiences	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p116-1d	Main	Strengthen role of Privately Owned Public Spaces (POPS) to perform as public spaces & leverage private investment	DPS, REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Unclear about level of effort required
p116-1e	Main	Ensure Complete Communities have access to a range of park types through a combo of public & private facilities	DPS, REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Data not yet available Countywide. Standards for proximity for various types of activity centers have not been established. MNCPPC is reevaluating what types of parks experiences are being provided and what should be provided. Parks evaluated only a small area around Aspen Hill in determining sufficiency of current parks resources.
p118-1a	Main	Include active recreation as integral elements of park planning/design	DPS, REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency work
p118-1b	Main	Encourage active recreation as key component in POPS	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p118-1c	Main	Provide park/rec facilities & programs designed to encourage residents of all ages to engage in vigorous physical activity	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p118-1d	Main	Integrate park trails & paths into transportation planning & better use to connect residents, jobs, & centers of activity	DOT	Reconstruct streets, densify grid & connections to parks, increase transit	Accounted for by p45-1e, p64-1c, and p80-2a						
p120-1a	Main	Amend EPS Plan study area to incorporate more refined equity analysis	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of annual work program
p120-1b	Main	Use equity measures in developing capital budgets for parks/rec facilities	REC, OMB, County Council, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of dept/agency work
p120-1c	Main	Gather data on & address barriers to participation in parks/rec programs	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p120-1d	Main	Improve accessibility of parks/rec facilities via walking, biking, transit	DOT, MNCPPC	Reconstruct streets, densify grid & connections to parks, increase transit	Accounted for by p45-1e, p64-1c, and p80-2a						
p120-2a	Main	Design parks/rec & related infrastructure/services around building community, increasing interaction	DOT, REC, MNCPPC	Reconstruct streets	Accounted for by p45-1e	OMB: Assumed part of dept/agency work					
p120-2b	Main	Connect neighborhoods & people to parks w/ world-class trail system	DOT	Reconstruct streets, densify grid & connections to parks	Accounted for by p45-1e and p64-1c						
p120-2c	Main	Enhance food/drink opportunities among parks/rec	REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Could be provided by private vendors
p120-2d	Main	Provide park amenities that appeal to visitors w/ different interests/abilities	REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assume part of agency work. Without specifics regarding the types of amenities, cost estimates can not be provided.
p122-1a	Main	Reaffirm commitment to resource conservation, stewardship, sustainability	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core agency missions.

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p122-1b	Main	Selectively acquire land to protect sensitive natural resources, improve water quality, increase tree cover, enhance wildlife corridors, curb invasive species, achieve other enviro goals	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed funded through existing Parks Acquisition CIP projects
p122-1c	Main	Create climate change resiliency plan for parks/rec facilities	REC, DEP, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed to be part of future agency work
G-1	Action	Update master plans	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-2	Action	Develop corridor master plans toward land use & housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-3	Action	Update Incentive Density Implementation Guidelines	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-4	Action	Implement Climate Action Plan w/in authority of MNCPPC	DOT, Multiple County Agencies	Implement Climate Action Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assume these costs are associated with the Climate Action Plan as opposed to the Thrive plan.
G-5	Action	Develop enviro guidelines	MNCPPC DEP	Develop guidelines	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed to be part of future agency workplan
G-6	Action	Identify climate-vulnerable areas & develop mitigation strategies	DOT, DEP, WSSC, MNCPPC	ID & develop guidelines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed would be part of regular dept/agency work plans. \$100K in County costs are assumed to be related to CAP.
G-7	Action	Assess likely floodplain changes & develop recommendations to avoid/mitigate	DOT, DEP, WSSC, MNCPPC	Assess & develop recommendations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-8	Action	Create/choose tools to evaluate effect of land use on GHG goals	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-9	Action	Evaluate opportunities for siting alternative energy production / storage systems	DOT, DGS, DEP, MNCPPC	Evaluate opportunities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-10	Action	Review lighting standards	DOT, DPS, MNCPPC	Review standards	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
G-11	Action	Research & create guidance for minimizing imperviousness	DOT	Research & create guidance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-12	Action	Develop corridor master plans toward transportation	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core agency work
G-13	Action	Identify underutilized public land in activity centers for higher use	DOT, DGS, MNCPPC, MCPS, WSSC	Identify land (might be led by DGS)	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Can be incorporated into co-location work group
G-14	Action	Identify opportunities for adaptive reuse of SWM & flood control in suburban areas	DOT	Identify opportunities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-15	Action	Enhance quality & connectivity of transportation & green corridors for outdoor rec, physical activity, social interaction	DOT MNCPPC	None (while likely along DOT facilities, these should be MCR costs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not enough specifics to provide cost estimates
G-16	Action	Link greenspaces w/ natural & hard surface trails	MNCPPC	None (DOT efforts already accounted for in Bike Master Plan)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-17	Action	Identify ecological protections areas	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-18	Action	Establish (non-)forest canopy goals	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-19	Action	Reevaluate policies & practices RE: use of land in achieving Thrive	DOT, DGS, MNCPPC	Reevaluate policies & practices	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Will be core agency work
G-20	Action	Develop recommendations for resilient native trees	DOT, DEP	Develop recommendations		\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Per DEP, this information is currently available.
G-21	Action	Develop long-range forest quality management plan	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-22	Action	Develop recommendations for vitality & survivability of forests/trees	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
G-23	Action	Incentivize developers to restore streams	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: More details would be needed to provide cost estimates.
G-24	Action	Update policies/plans to promote agricultural capabilities / benefits	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core dept work
G-25	Action	Develop policies, regs, easements, incentives to maintain critical mass of contiguous farmland	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core dept work
G-26	Action	Analyze barriers to accessing Ag Reserve; develop plan to improve access to locally grown food, outdoor rec, education, tourism	DOT, REC, OAG	Analyze barriers & develop plan	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
G-27	Action	Develop strategies/actions to increase outdoor rec in Ag Reserve	REC, OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core dept work
G-28	Action	Analyze Zoning Code to promote Ag industry	OAG, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency/dept work
G-29	Action	Analyze/assess TDRs and BLT programs w/ respect to preserving contiguous farmland & vitality	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-30	Action	Develop incentives to transition existing commodity farms to production of local table food	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: More details would be needed to provide cost estimates.
G-31	Action	Develop strategic plan to promote Ag Reserve entrepreneurship, research, innovation, self-reliance	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-1	Action	Initiate Complete Communities master plans	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-2	Action	Study application, identify priorities, develop strategies for 15 min living	DOT	Study, identify, develop strategies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of annual work program
C-3	Action	Update Zoning Ordinance to integrate form-based code & flexibility	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-4	Action	Update Growth & Infra Policy to encourage colocation & adjacent of public facilities	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-5	Action	Develop Best Practices manuals on maximizing public benefits of public facilities	MNCPPC	Develop Best Practices manual	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
C-6	Action	Develop guidance for racial equity & social justice impacts w/ new community facilities	DGS, ORESJ	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of County dept work
C-7	Action	Identify opportunities for adaptive reuse of (sub)urban land for ag. Update Zoning Ordinance to allow ag is permitted uses.	OAG, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of agency work
C-8	Action	Examine Urban Ag Property Tax Credit to identify opportunities to expand to support (sub)urban farming	OAG, Finance	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
C-9	Action	Revise Comm/Res & Employment Zones Incentive Density Implementation Guidelines to ID (sub)urban farming as public benefit	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
C-10	Action	Create Health Impact Assessment tools for master plan & DRC processes	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
C-11	Action	Identify barriers to eliminate, and incentives for planning processes to make culturally appropriate food more accessible	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
C-12	Action	Identify options & strategies to increase variety & density of housing types in single-use developments	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
C-13	Action	Evaluate existing activity centers & single use developments to ID recommendations to achieve Complete Communities & improve connectivity	MNCPPC	Evaluate existing conditions & identify recommendations	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-1	Action	Update Zoning Code to include form-based elements	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of agency work program
D-2	Action	Amend regulations & ordinances to remove regulatory barriers to "Missing Middle" housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of agency work program

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
D-3	Action	Define vague regulatory concepts with clear standards	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
D-4	Action	Develop a "Design Excellence Program" for public buildings	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
D-5	Action	Create guidelines promoting cost-effective design strategies for projects w/ high levels of affordable housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed related to form based zoning- already included in dept work.
D-6	Action	Update Road Code to align with Complete Streets	DOT	Develop Complete Streets manual. Already in progress.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: This Complete Street manual is already in progress.
D-7	Action	Update Historic Preservation Ordinance, Zoning Code, Historic Resources Preservation Tax Credit programs to incentivize adaptive reuse	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of annual work program
D-8	Action	Develop sprawl repair manual, promoting design strategies & regulatory approaches toward retrofitting land uses to be more energy efficient	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of annual work program
D-9	Action	Develop guidelines/standards for climate-sensitive site design principles	DGS, DEP, DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-10	Action	Update standards for public facilities for climate action goals and Growth & Infrastructure Policy	DGS, DEP, DPS, MCPS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-11	Action	Update Incentive Density Implementation Guidelines to include incentives for adaptable design	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-12	Action	Conduct study to ID planning policies & regulatory changes for Aging In Place	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-13	Action	Create inclusive arts & culture plans	AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-14	Action	Update Zoning Code to eliminate regulatory barriers on small-scale art & creative businesses, incentivize affordable spaces	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-15	Action	Update Incentive Density Implementation Guidelines & Art Review Panel processes to streamline, expand, clarify public art benefits	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
D-16	Action	Improve reach of diverse programming; create & maintain art/culture calendar	REC, AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-17	Action	Allocate more funding for public art in County construction projects: buildings, parks, transportation	DOT, DGS	Include public art (assume 3% of capital costs)	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	
D-18	Action	Create "Arts Space Bank" of underused commercial / institutional buildings; provide equitable access to arts/culture orgs	DGS, DPS, AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-19	Action	Partner w/ heritage orgs to seek grants promoting & preserving historic/cultural sites	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-20	Action	Introduce students to Thrive & local land use planning as part of educational curriculum	MCPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-21	Action	Establish framework for data collection of key metrics	DOT, DPS, REC, DGS, CEX	Establish framework	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-1	Action	Create a consolidated Transportation Master Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
T-2	Action	Remove master planned but unbuilt highways & road widenings; add dedicated transit lanes; repurpose general purpose lanes & on-street parking for bikeways, transit lanes, street buffers, trees, SWM	MNCPPC DOT	Remove master planned but unbuilt highways & road widenings	Accounted for by p80-1b	OMB: Assumed part of core work program					
T-3	Action	Develop Access Management Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
T-4	Action	Develop Aging Readiness Functional Master Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
T-5	Action	Develop Curbside Management Plan	DOT	Develop Curbside Management Plan; hire ~2 positions dedicated to Curbside Management	\$ 100,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	
T-6	Action	Develop safety component for master plans	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
T-7	Action	Create guidelines to transition auto-centric corridors to multimodal Complete Streets for master plans, capital projects, regulatory reviews	DOT	Develop Complete Streets manual. Already in progress.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-8	Action	Create guidelines for prioritizing walk/bike/transit in Equity Focus Areas	DOT	Create guidelines	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-9	Action	Update subdivision regulations to require safety findings in regulatory reviews	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-10	Action	Develop block density targets	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-11	Action	Implement demonstration programs & projects to encourage innovation	DOT	Create annual discretionary CIP for innovative pilots	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	
T-12	Action	Develop street tree planting program focused on mitigating heat island effect & improving SWM in public ROW	DOT	Update street tree planting program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
T-13	Action	Create strategies to improve access of vulnerable users	DOT	Create strategies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-14	Action	Incorporate design for seniors & persons with disabilities	DOT	Incorporate design	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-15	Action	Discourage multiple turn lanes in downtowns & town centers	DOT	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-16	Action	Form subregional transportation/transit authority	DOT	Undefined; variables are too considerable to estimate, but this is likely to trend toward being a revenue generator for the County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-17	Action	Develop short- and long-term bus plans for local & regional bus service	DOT	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-18	Action	Strengthen Wash Suburban Transit Commission	DOT	Undefined; variables are too considerable to estimate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-19	Action	Expand MARC Brunswick capacity & station locations	DOT	Shady Grove & White Flint stations (+service is State cost)	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-20	Action	Provide dedicated transit lanes capable of Heavy Rail on American Legion Bridge	DOT	None. State/Federal cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-21	Action	Eliminate motor vehicle parking minimums in downtowns, town centers, rail/BRT corridors & adj communities	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-22	Action	Manage parking efficiently by charging market rates	DOT	See Area Estimates	Accounted for by p80-3b	OMB: Assumed part of core work program					
T-23	Action	Apply pricing mechanisms to foster equity & distribute revenue to promote walk/bike/transit	DOT	Develop pricing mechanisms. Cost assumed zero, as initial cost is likely to be covered by new revenues.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-24	Action	Develop implementation plan for transitioning to zero emission fueling in new development & public facilities	DOT, DGS	Develop implementation plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
T-25	Action	Update county & contracted fleets to zero emission vehicles	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-26	Action	Develop county incentives to accelerate conversion of private fleets to zero emission vehicles	DOT	Develop incentives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
T-27	Action	Prepare plan to develop, prioritize, implement flood mitigation measures for flood-prone transportation facilities	DOT	Prepare plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
T-28	Action	Implement new TDM policies, programs, and strategies	DOT	Undefined; variables are too considerable to estimate, but this is likely to trend toward being revenue neutral to the County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-29	Action	Create new TMDs in (sub)urban areas	DOT	Create new TMDs	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	Assumed a unit cost to establish new TMDs, from which point they (ideally) become self-sustaining through fees. OMB: Varies based on extent of
T-30	Action	Implement FiberNet & further modernize; support equitable access; attract businesses	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-31	Action	Develop & expand strategies to facilitate deployment of advanced wireless telecoms	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-1	Action	Expand housing options in detached res areas near high-capacity transit	MNCPPC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-2	Action	Identify market-oriented mechanisms to incentivize affordable housing production, including inclusionary zoning requirements, automatic PILOT or tax	DHCA, Finance	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-3	Action	Create & analyze inventory of available surplus, vacant, underutilized private/public lands for application toward housing	DGS, DHCA, M-NCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: This work is ongoing
H-4	Action	Establish incentives toward converting existing high-vacancy office/retail into residential thru adaptive reuse or redevelopment	CEX, DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-5	Action	Create flexible zoning incentives for conversion of planned/existing office/retail to residential	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-6	Action	Streamline process for affordable housing projects, including revisions to Local Map Amendment, Floating Zone, Conditional Use, and Mandatory Referral processes.	DPS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-7	Action	Consider financial tools / zoning incentives to encourage alternative construction types	DPS, MNCPPC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-8	Action	Provide financial incentives - tax abatements, PILOT, TIFs - to increase housing production in targeted locations near high-capacity transit	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-9	Action	Consider implementing income averaging for the MPDU program to reach broad levels of affordability	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-10	Action	Allow rent increases in MPDUs to be indexed to increases in AMI	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-11	Action	Explore changes to recordation tax to generate funding for Housing Initiative Fund	FIN, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assume this could be managed within core work.
H-12	Action	Create affordable housing ombudsman to manage projects; coordination	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
H-13	Action	Review regs & policies (i.e., impact taxes and zoning), removing barriers & encouraging production of creative housing options (i.e., multi-generational housing, single room occupancy, shared housing, co-op housing)	MNCPPC, DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-14	Action	Consider fee waivers, financial assistance, and other incentives to increase Accessory Dwelling Unit production	MNCPPC, DHCA, DPS, Finance	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-15	Action	Explore county-offered low-cost financing / financial assistance to homeowners willing to enter ADUs or deed-restricted rents	DPS, DHCA, FIN	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-16	Action	Develop incentives / tools to encourage redevelopment of housing units, including larger units	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-17	Action	Consider exempting 1st-time homebuyers from County fees/taxes like recordation tax	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-18	Action	Explore a community land trust to create permanent, affordable homeownership opportunities	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-19	Action	Create Housing Functional Master Plan for housing goals and strategies and an analysis of affordability gaps and impediments to the housing supply	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-20	Action	Explore making HOA & condo fees affordable for residents of affordable units	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-21	Action	Work w/ PG and State to attain 9% Low Income Housing Tax Credit	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
H-22	Action	Enhance implementation of Housing First initiative	DHCA, HHS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Too vague to cost
H-23	Action	Explore changes to zoning code for creating permanent supportive housing units	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
H-24	Action	Develop zoning & financial incentives to designate/build housing for people w/ disabilities	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of core work program (MNCPPC); not sure if DHCA can accommodate in routine work
H-25	Action	Create, maintain, update, analyze comprehensive inventory of housing properties at-risk of affordability loss	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-26	Action	Consider implementing housing affordability strategy plans for small areas	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-27	Action	Create strategies to retain naturally occurring affordable housing & types w/ 3+ bedrooms units	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-28	Action	Create interactive monitoring database mapping neighborhood change indicators	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-29	Action	Create "No Net Loss" Affordable Housing Floating Zone in targeted areas	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-1	Action	Incorporate & elaborate on actions in Thrive & in Parks, Rec, Open Space (PROS) Plans	MNCPPC, REC	None	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work for MNCPPC; Recreation would likely need funding to update their facility plan
P-2	Action	Implement Energized Public Spaces Functional Master Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-3	Action	Revise Recreation Guidelines for availability & accessibility of rec amenities	REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Assumed part of core work program or otherwise captured in P-1 above

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
P-4	Action	Utilize & reference EPS Design Guidelines during master plan & Development Review processes	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-5	Action	Measure progress of Legacy Urban Space Program & other dedicated funding sources for increasing park acreage	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-6	Action	Prioritize park activation programs	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-7	Action	Strengthen role of Privately Owned Public Spaces (POPS) to perform as public spaces & leverage private investment	DPS, REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-8	Action	Ensure Parks Dept leads in creating parks in plans	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-9	Action	Update & implement Countywide Park Trails Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-10	Action	Amend CIP to allow flexibility so department can be more agile in service delivery	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-11	Action	Amend EPS study area to incorporate Equity Focus Areas & other equity tools	DPS, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-12	Action	Increase transit access to parks	DOT	Reconstruct streets, densify grid & connections to parks, increase transit	Accounted for by p45-1e, p64-1c, and p80-2a						
P-13	Action	Apply innovative tech to calibrate service delivery strategies to changing needs	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to cost out.
P-14	Action	Develop Racial & Social Equity Plan	ORESJ, Council, all County Agencies	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-15	Action	Create trail connections plan	DOT	Create plan	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-16	Action	Apply design guidelines	DOT, DPS, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-17	Action	Expand community gardens program	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-18	Action	Promote creation of multiuse, accessible, multi-generational facilities in designing parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of core work program
P-19	Action	Enhance food/drink opportunities among parks/rec	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-20	Action	Develop blueprint for world class trails	DOT	Develop blueprint	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
P-21	Action	Refine park facility standards, land acquisition strategies, etc. during PROS updates to integrate parks & land uses more effectively	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-22	Action	Coordinate w/ County agencies to encourage accommodation of multiple needs simultaneously in public land, buildings, and infrastructure	County Agencies, DGS, DOT	Coordinate & develop guidance		\$ -	\$ -	\$ -	\$ -	\$ -	
P-23	Action	Coordinate w/ gov & private sector to ID opportunities for park/rec facilities on underutilized land, or unconventional locations	MNCPPC, REC, DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work
P-24	Action	Create climate change resiliency plan for parks/rec facilities	MNCPPC, REC, DEP, DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-25	Action	Prioritize ecological restoration practices in stream valleys of most developed watersheds	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
P-26	Action	Develop & pursue priority list of natural resource-based land acquisition targets to protect sensitive watersheds, preserve unique/rare habitats, complete critical wildlife corridor connections, connect communities to natural areas	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program. DEP will work with DNR and MNCPPC to identify areas to acquire.
P-27	Action	Ensure enviro sustainability service to improve public health, allow for education, correct enviro justices w/in equity/dense areas	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program. DEP, HHS and other depts should identify areas for collaboration and bring services to EJ areas
P-28	Action	Develop coordinated strategies targeting SWM opportunities	DOT, DEP	Develop strategies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-29	Action	Assess analytical tools & standards for resource management	MNCPPC, DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Part of core work program. MNCPPC and DEP County arborist will collaborate to develop these tools and standards
P-30	Action	Explore creation of alternative funding tools supporting acquisition & development of parks in urban areas	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-31	Action	Use strategic marketing plans that promote programs/trails/parks targeting multiple demographics, increasing community engagement, advocacy for park system	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program

APPENDIX A2. LIST OF ROAD WIDENING/CONSTRUCTION PROJECTS TO BE CANCELLED AND RELATED SAVINGS

LOCAL ROAD NAME	FROM LOCATION	TO LOCATION	EXISTING LANES	PLANNED LANES	LANES NEEDED	OWNER	MILES	CAPITAL	O&M
Airpark Rd	Montgomery County Airpark	Woodfield Rd	2	4	2	County	0.51	\$0	\$0
Aspen Hill Rd	Connecticut Ave	Veirs Mill Rd	2	4	2	County	1.62	\$0	\$0
Beechcraft Ave	400' west of Bonanza Way	200' east of Mooney Dr	2	4	2	County	0.52	\$0	\$0
Blackwell Rd	685' west of Shady Grove Rd	Shady Grove Rd	0	4	4	County	0.13	\$6,336,250	\$16,635
Blackwell Rd Extended	Broschart Rd	685' west of Shady Grove Rd	0	4	4	County	0.34	\$16,618,550	\$43,629
Boland Farm Rd	Frederick Rd	Observation Dr	2	4	2	County	0.28	\$0	\$0
Bonanza Way	Snouffer School Rd	Beechcraft Ave	2	4	2	County	0.11	\$0	\$0
Bradley Blvd (MD 191)	Goldsboro Rd	Capital Beltway (I-495)	2	4	2	State	3.53	\$0	\$0
Briggs Chaney Rd	ICC	Prince George's County Line	2	4	2	County	0.63	\$0	\$0
Brink Rd	Frederick Rd	Midcounty Hwy	2	4	2	County	1.07	\$0	\$0
Broadbirch Dr	Cherry Hill Rd	Tech Rd	2	4	2	County	0.68	\$0	\$0
Broadway Ave	Little Seneca Pkwy	West Old Baltimore Rd	2	4	2	County	0.23	\$0	\$0
Burtonsville Blvd	South of Spencerville Rd	Dustin Rd	4	6	2	County	1.14	\$44,542,080	\$73,085
Calverton Blvd	Cherry Hill Rd	Prince George's County Line	2	4	2	County	0.59	\$0	\$0
Capital Beltway	Northwest Branch	Prince George's County Line	8	10	2	State	1.24	\$48,449,280	\$79,496
Centerway Rd	Goshen Rd	Snouffer School Rd	2	4	2	County	0.77	\$0	\$0
Century Blvd	Crystal Rock Dr	Dorsey Mill Rd	2	4	2	County	0.28	\$0	\$0
Cessna Ave	Airpark Rd	1100' west	2	4	2	County	0.21	\$0	\$0
Clopper Rd	Great Seneca Hwy	Great Seneca Creek	2	6	4	State	1.42	\$69,352,800	\$182,072
Clopper Rd	Germantown Road	Great Seneca Hwy	2	6	4	State	0.48	\$23,443,200	\$61,546
Clopper Rd	Longdraft Rd	Great Seneca Creek	2	6	4	State	0.78	\$38,095,200	\$100,012
Clopper Rd	Little Seneca Creek	Germantown Rd	2	6	4	State	1.28	\$62,515,200	\$164,122
Clopper Rd	Clarksburg Rd	Little Seneca Creek	2	6	4	State	1.00	\$48,840,000	\$128,220
Colesville Rd (US 29)	Fenton St	Georgia Ave (MD 97)	5	6	1	BRT	0.12	\$4,688,640	\$3,847
Colesville Rd (US 29)	Sligo Creek Pkwy	Fenton St	5	6	1	BRT	0.80	\$31,257,600	\$25,644
Crystal Rock Dr	Century Blvd	Crystal Rock Trail	2	4	2	County	0.26	\$0	\$0
Crystal Rock Dr	Waters Landing Dr/Kinster Dr	Father Hurley Blvd	2	4	2	County	0.31	\$0	\$0
Crystal Rock Dr	Crystal Rock Trail	Waters Landing Dr/Kinster Dr	2	4	2	County	0.30	\$0	\$0
Dairymaid Dr	Great Seneca Hwy	Materly Rd	2	4	2	County	0.62	\$0	\$0
Darnestown Rd	Muddy Branch Rd	Key West Ave	4	6	2	State	0.42	\$16,410,240	\$26,926
Decoverly Dr	Johns Hopkins Dr	930' east of Johns Hopkins Dr	0	4	4	County	0.18	\$8,602,500	\$22,584
Decoverly Dr	930' east of Johns Hopkins Dr	Great Seneca Hwy (MD 119)	0	4	4	County	0.09	\$4,584,300	\$12,035
Decoverly Dr	930' east of Johns Hopkins Dr	Johns Hopkins Dr	0	4	4	County	0.18	\$8,602,500	\$22,584
Decoverly Dr Extended	Muddy Branch Rd	Johns Hopkins Dr	2	4	2	County	0.47	\$0	\$0
Dixon Ave Extended	Ripley St	Silver Spring Ave	2	4	2	County	0.12	\$0	\$0
Dorsey Mill Rd	Observation Dr	Milestone Center Dr	2	4	2	County	0.18	\$0	\$0
Dorsey Mill Rd (Proposed)	Milestone Center Dr	Crystal Rock Dr	2	4	2	County	0.28	\$0	\$0
East-West Hwy (MD 410)	Waverly St	Pearl St	3	4	1	State	0.09	\$0	\$0
East-West Hwy (MD 410)	Pearl St	Georgetown Branch ROW	2	4	2	State	0.32	\$0	\$0
East-West Hwy (MD 410)	Blair Mill Rd	Georgia Ave	2	4	2	State	0.21	\$0	\$0
Executive Blvd Extended	Woodglen Dr	Rockville Pike (MD 355)	0	4	4	County	0.12	\$5,860,800	\$15,386
Executive Blvd Extended	Woodglen Dr	Nebel St Extended	0	4	4	County	0.33	\$16,117,200	\$42,313
Fairland Rd	East Randolph Rd	Columbia Pike	2	4	2	County	2.30	\$0	\$0
Fairland Rd	Columbia Pike	Prince George's County Line	2	4	2	County	1.24	\$0	\$0
Father Hurley Blvd	Crystal Rock Dr	CSX Tracks	4	6	2	County	1.36	\$53,137,920	\$87,190
Fields Rd	150' West of Omega Dr	Omega Dr	2	4	2	County	0.03	\$0	\$0
Fields Rd	Decoverly Dr	675' West of Washingtonian Blvd	2	4	2	County	0.24	\$0	\$0
Frederick Ave (MD 355)	Gaithersburg City Limits (500' north of I-370)	S Westland Dr	4	6	2	BRT	0.23	\$8,803,040	\$14,444
Frederick Ave (MD 355)	S Westland Dr	Gaithersburg City Limits (N Westland Dr)	4	6	2	BRT	0.19	\$7,423,680	\$12,181
Frederick Rd (MD 355)	Roberts Tavern Dr	Little Seneca Pkwy	2	4	2	BRT	0.96	\$0	\$0
Gaither Rd	Shady Grove Rd	City of Gaithersburg	2	4	2	County	0.50	\$0	\$0
Georgia Ave (MD 97)	Emory Ln	Norbeck Rd (MD 28)	2	6	4	BRT	1.17	\$57,142,800	\$150,017
Georgia Ave (MD 97)	Olney-Laytonville Rd/Olney-Sandy Spring	Prince Philip Rd (North)	2	6	4	BRT	0.45	\$21,978,000	\$57,699
Germantown Rd	Great Seneca Creek (Southern Branch)	Great Seneca Creek (Northern Branch)	2	4	2	State	1.11	\$0	\$0
Germantown Rd	Great Seneca Creek (Northern Branch)	Riffle Ford Rd	2	4	2	State	0.48	\$0	\$0
Germantown Rd	Riffle Ford Rd	Richter Farm Rd	2	4	2	State	0.47	\$0	\$0
Germantown Rd	Darnestown Rd	Great Seneca Creek (Southern Branch)	2	4	2	State	1.28	\$0	\$0
Germantown Rd	Richter Farm Rd	Clopper Rd	2	6	4	State	0.64	\$31,257,600	\$82,061
Goldsboro Rd (MD 614)	Massachusetts Ave	River Rd	2	4	2	State	0.57	\$0	\$0
Goshen Rd	Odendhal Ave	Warfield Rd	2	4	2	County	2.98	\$0	\$0
Gracefield Service Rd	Gracefield Rd	Prince George's County Line	2	4	2	County	0.22	\$0	\$0
Great Seneca Hwy (MD 119)	Dawson Farm Rd	Great Seneca Creek	4	6	2	State	2.07	\$80,879,040	\$132,708
Greencastle Rd	Columbia Pike	Prince George's County Line	2	4	2	County	1.56	\$0	\$0
Hopkins Rd	Clopper Rd	Father Hurley Blvd	2	4	2	County	0.58	\$0	\$0
I-270	Frederick County Line	Clarksburg Rd/Stringtown Rd	4	6	2	State	4.08	\$239,120,640	\$261,569
I-270	Clarksburg/Stringtown Rd	Little Seneca Creek	6	8	2	State	1.89	\$110,769,120	\$121,168
I-270	Great Seneca Creek	Quince Orchard Rd/Montgomery Village Ave	8	12	4	State	1.22	\$89,377,200	\$156,428
I-270	Diamond Ave	I-370	10	12	2	State	1.53	\$89,670,240	\$98,088
I-270	Little Seneca Creek	Great Seneca Creek	8	12	4	State	3.83	\$280,585,800	\$491,083
I-270	Great Seneca Creek	W Diamond Ave	10	12	2	State	1.82	\$106,666,560	\$116,680
Industrial Pkwy	Tech Rd	Approx. 560' south of Tech Rd	2	4	2	County	0.11	\$0	\$0
Industrial Pkwy	Columbia Pike (US 29)	Tech Rd	2	4	2	County	0.26	\$0	\$0
Industrial Pkwy Extended	Approx. 560' south of Tech Rd	FDA Blvd	0	4	4	County	0.61	\$29,984,800	\$78,719
Johns Hopkins Dr	Key West Ave	Decoverly Dr	2	4	2	County	0.12	\$0	\$0
Key West Ave (MD 28)	Darnestown Rd (MD 28)	Shady Grove Rd	6	8	2	State	1.33	\$51,965,760	\$85,266

LOCAL ROAD NAME	FROM LOCATION	TO LOCATION	EXISTING LANES	PLANNED LANES	LANES NEEDED	OWNER	MILES	CAPITAL	O&M
Layhill Rd (MD 182)	Ednor Rd	Norbeck Rd (MD 28)	2	4	2	State	0.48	\$0	\$0
Layhill Rd (MD 182)	Norbeck Rd (MD 28)	230' north of Park Vista Dr	2	4	2	State	1.40	\$0	\$0
Leaman Farm Rd	Kingsview Village Ave	Germantown Rd	2	4	2	County	0.24	\$0	\$0
Leaman Farm Rd	Richter Farm Rd	Schaeffer Rd	2	4	2	County	0.54	\$0	\$0
Leaman Farm Rd Extended	Schaeffer Rd	Germantown Rd	0	4	4	County	0.24	\$11,721,600	\$30,773
Little Seneca Pkwy Extended	I-270	Observation Dr Extended	0	4	4	County	0.44	\$21,489,600	\$56,417
Little Seneca Pkwy Extended	A-307 (Proposed)	I-270	0	4	4	County	0.41	\$20,024,400	\$52,570
Little Seneca Pkwy Extended	Observation Dr Extended	Fairgarden Ln	0	4	4	County	0.13	\$6,349,200	\$16,669
Locbury Dr	Waters Landing Dr	Middlebrook Rd	2	4	2	County	0.64	\$0	\$0
Massachusetts Ave (MD 396)	Sangamore Rd	Goldsboro Rd	2	4	2	State	0.70	\$0	\$0
Mateny Rd	Great Seneca Hwy northeast	Dairymaid Dr	2	4	2	County	0.62	\$0	\$0
Medical Center Way	Shady Grove Rd	Medical Center Dr	2	4	2	County	0.07	\$0	\$0
Mid County Hwy	Shady Grove Rd	Goshen Rd	4	6	2	County	2.50	\$97,680,000	\$160,275
Mid County Hwy	Goshen Rd	Montgomery Village Ave	4	6	2	County	0.56	\$21,880,320	\$35,902
Mid County Hwy (Proposed)	650' west of Watkins Mill Rd	Ridge Rd	0	6	6	County	4.52	\$283,895,062	\$869,332
Mid County Hwy (Proposed)	Shady Grove Rd	Redland Rd	0	6	6	County	0.46	\$28,891,975	\$88,472
Mid County Hwy (Proposed)	Redland Rd	Intercounty Connector (MD 200)	0	6	6	County	1.26	\$79,138,889	\$242,336
Mid County Hwy (Proposed)	Montgomery Village Ave	1700' west of Montgomery Village Ave	0	6	6	County	0.32	\$20,222,479	\$61,924
Mid County Hwy (Proposed)	1200' east of Watkins Mill Rd	Watkins Mill Rd	0	6	6	County	0.23	\$14,274,691	\$43,711
Mid County Hwy (Proposed)	1700' west of Montgomery Village Ave	1200' east of Watkins Mill Rd	0	6	6	County	0.25	\$15,749,743	\$48,228
Mid County Hwy (Proposed)	Watkins Mill Rd	650' west of Watkins Mill Rd	0	6	6	County	0.12	\$7,732,124	\$23,677
Middlebrook Rd	Frederick Rd	Midcounty Hwy	2	6	4	County	0.82	\$40,048,800	\$105,140
Mid-Pike Spine St	Marinelli Rd	Old Georgetown Rd	2	4	2	County	0.34	\$0	\$0
Montrose Pkwy (Proposed)	Montrose Rd	Veirs Mill Rd	0	4	4	County	1.71	\$145,144,000	\$219,256
Montrose Rd	Seven Locks Rd	I-270	4	6	2	Both	0.39	\$15,238,080	\$25,003
Mooney Dr	Snouffer School Rd	Beechcraft Ave	2	4	2	County	0.17	\$0	\$0
Muddy Branch Rd	Decoverly Dr Extended	Darnestown Rd (City of Gaithersburg)	4	6	2	County	0.13	\$5,079,360	\$8,334
Muddy Branch Rd	West Diamond Ave (MD 117)	Great Seneca Hwy (MD 119)	4	6	2	County	2.28	\$89,084,160	\$146,171
Muddy Branch Rd	Great Seneca Hwy (MD 119)	Decoverly Dr Extended	4	6	2	County	0.42	\$16,410,240	\$26,926
Muncaster Mill Rd (MD 115)	Woodfield Rd	Redland Rd	2	4	2	State	1.30	\$0	\$0
Nebel St	Nicholson Ln	Randolph Rd	2	4	2	County	0.66	\$0	\$0
Nebel St Extended	Rockville Pike (MD 355)	Nicholson Ln	0	3	3	County	0.55	\$0	\$0
Norbeck Rd (MD 28)	Layhill Rd	New Hampshire Ave	2	4	2	State	2.50	\$0	\$0
Norbeck Rd (MD 28)	Georgia Ave	Layhill Rd	2	4	2	State	2.52	\$0	\$0
Norwood Rd	New Hampshire Ave	Ednor Rd/Layhill Rd	2	4	2	County	1.97	\$0	\$0
Oakmont Ave	Oakmont St	Washington Grove Ave	0	4	4	County	0.34	\$16,605,600	\$43,595
Observation Dr	Woodcutter Dr	Little Seneca Creek	0	4	4	County	0.20	\$9,768,000	\$25,644
Observation Dr	Germantown Rd	Goldenrod Ln	0	4	4	County	0.47	\$22,954,800	\$60,263
Observation Dr Extended	Little Seneca Creek	West Old Baltimore Rd	0	4	4	County	0.39	\$19,047,600	\$50,006
Observation Dr Extended	West Old Baltimore Rd	Roberts Tavern Dr	0	4	4	County	1.47	\$71,794,800	\$188,483
Observation Dr Extended	Roberts Tavern Dr	Stringtown Rd	2	4	2	County	0.21	\$0	\$0
Observation Dr Extended	Stringtown Rd	Clarksburg Rd	0	4	4	County	0.19	\$9,279,600	\$24,362
Old Georgetown Rd (MD 187)	Wisconsin Ave	Moorland Ln	3	4	1	State	0.20	\$0	\$0
Old Georgetown Rd (MD 187)	Wilson Ln	Cordell Ave	3	4	1	State	0.05	\$0	\$0
Old Georgetown Rd (MD 187)	Nebel St	Rockville Pike	2	4	2	State	0.31	\$0	\$0
Old Georgetown Rd (MD 187)	Moorland Ln	Wilson Ln	3	4	1	State	0.11	\$0	\$0
Olney-Laytonsville Rd (MD 108)	Approx. 250' south of Maple Knoll Dr (Laytonsville south boundary)	Approx. 250' north of Olney Mill Rd	2	4	2	State	4.26	\$0	\$0
Omega Dr	Fields Rd	Key West Ave	2	4	2	County	0.49	\$0	\$0
Plum Orchard Dr	Cherry Hill Rd	Gracefield Rd	2	4	2	County	0.13	\$0	\$0
Prosperity Dr	Industrial Pkwy	Cherry Hill Rd	2	4	2	County	0.73	\$0	\$0
Quince Orchard Rd	Darnestown Rd	Longdraft Rd	4	6	2	State	0.79	\$30,866,880	\$50,647
Quince Orchard Rd	Twin Lakes Dr	Gaithersburg City Limit	4	6	2	State	0.19	\$7,423,680	\$12,181
Redland Rd	Needwood Rd	Crabbs Branch Way	2	4	2	County	0.30	\$0	\$0
Ridge Rd	Mid County Hwy (Proposed)	Brink Rd	2	6	4	State	0.38	\$18,559,200	\$48,724
Ridge Rd	Skylark Rd	Mid County Hwy (Proposed)	2	4	2	State	1.25	\$0	\$0
Riffle Ford Rd	700' north of Woodsboro Dr	220' east of Hallman Ct	2	4	2	County	0.76	\$0	\$0
Riffle Ford Rd	Great Seneca Creek	700' north of Woodsboro Dr	2	4	2	County	0.52	\$0	\$0
Riffle Ford Rd	220' east of Hallman Ct	Darnestown Rd (MD28)	2	4	2	County	0.10	\$0	\$0
River Rd (MD 190)	Little Falls Pkwy	Western Ave (D.C. Line)	4	6	2	BRT	0.69	\$26,959,680	\$44,236
River Rd (MD 190)	Seven Locks Rd	Capital Beltway (I-495)	2	4	2	BRT	0.26	\$0	\$0
River Rd (MD 190)	Capital Beltway (I-495)	Ridgefield Rd	4	8	4	BRT	3.31	\$161,660,400	\$424,408
Roberts Tavern Dr	Latrobe Ln	Observation Dr Extended (A-19)	2	4	2	Both	0.08	\$0	\$0
Roberts Tavern Dr (extended)	Frederick Rd	Latrobe Ln	0	4	4	Both	0.20	\$9,768,000	\$25,644
Scenery Dr	Frederick Rd	Middlebrook Rd	2	4	2	County	0.69	\$0	\$0
Scenery Dr	Middlebrook Rd	Germantown Rd	2	4	2	County	0.75	\$0	\$0
Shady Grove Rd	Mid County Hwy	Muncaster Mill Rd	4	6	2	County	0.60	\$23,443,200	\$38,466
Shakespeare Blvd	Frederick Rd	Germantown Rd	2	4	2	County	0.64	\$0	\$0
Snouffer School Rd	Goshen Rd	Ridge Heights Dr	2	4	2	County	0.77	\$0	\$0
Southlawn Ln	E Gude Dr	Incinerator Ln	2	4	2	County	0.50	\$0	\$0
Southlawn Ln	Incinerator Ln	Avery Rd	2	4	2	County	0.76	\$0	\$0
Spencerville Rd	New Hampshire Ave	Thompson Rd	2	4	2	State	1.11	\$0	\$0
Spencerville Rd	Thompson Rd	360' east of Batson Rd	2	4	2	State	0.23	\$0	\$0
Spencerville Rd	360' east of Batson Rd	Old Columbia Pike	2	4	2	State	1.78	\$0	\$0
Spring St	630' west of Second Ave	First Ave	2	4	2	County	0.21	\$0	\$0
Spring St	Fairview Rd	Cameron St	2	4	2	County	0.08	\$0	\$0
Spring St	Cameron St	Colesville Rd	2	4	2	County	0.10	\$0	\$0

LOCAL ROAD NAME	FROM LOCATION	TO LOCATION	EXISTING LANES	PLANNED LANES	LANES NEEDED	OWNER	MILES	CAPITAL	O&M
Stringtown Rd	Frederick Rd	Overlook Park Dr	2	4	2	County	0.29	\$0	\$0
Stringtown Rd	Overlook Park Dr	Piedmont Rd (Future A-305)	2	4	2	County	0.61	\$0	\$0
Tech Rd	Columbia Pike (US 29)	Industrial Pkwy	2	4	2	County	0.38	\$0	\$0
Towne Rd	Rockville Pike (MD 355)	Executive Blvd / Old Georgetown Rd	2	4	2	Both	0.42	\$0	\$0
Waring Station Rd	Middlebrook Rd	Summer Oak Dr	2	4	2	County	0.80	\$0	\$0
Waring Station Rd	Summer Oak Dr	Wisteria Dr	2	4	2	County	0.39	\$0	\$0
Waring Station Rd	Wisteria Dr	Clopper Rd	2	4	2	County	0.61	\$0	\$0
Watkins Mill Rd	Windbrooke Dr	Watkins Mill Dr	2	4	2	County	0.23	\$0	\$0
West Diamond Ave (MD 117)	Quince Orchard Rd	Muddy Branch Rd	4	6	2	State	0.89	\$34,774,080	\$57,058
Westlake Dr	Westlake Terr	Tuckerman Ln	2	4	2	County	0.70	\$0	\$0
Wisteria Dr	Crystal Rock Dr	Great Seneca Hwy	2	4	2	County	0.32	\$0	\$0
Wisteria Dr	Great Seneca Hwy	Waring Station Rd	2	4	2	County	1.05	\$0	\$0
Woodfield Rd (MD 124)	Fieldcrest Rd	Warfield Rd	2	6	4	State	0.68	\$33,211,200	\$87,190
Woodfield Rd (MD 124)	Lindbergh Dr (N)	Muncaster Mill Rd	4	6	2	State	0.74	\$28,913,280	\$47,441
Woodfield Rd (MD 124)	Muncaster Mill Rd	Emory Grove Rd	2	6	4	State	0.70	\$34,188,000	\$89,754
Grade Separation	US 29	Stewart La				State		\$185,000,000	\$24,284
Grade Separation	US 29	Tech Rd / Industrial Pkwy				State		\$185,000,000	\$24,284
Grade Separation	US 29	Fairland Rd / Musgrove Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 97	MD 28				State		\$185,000,000	\$24,284
Grade Separation	MD 355	Cedar Dr				State		\$185,000,000	\$24,284
Grade Separation	MD 355	Gude Dr				State		\$185,000,000	\$24,284
Grade Separation	MD 28	Shady Grove Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 119	Sam Eig Hwy				State		\$185,000,000	\$24,284
Grade Separation	MD 119	Muddy Branch Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 119	MD 124				State		\$185,000,000	\$24,284
Grade Separation	I-270	Westlake Terr				State		\$185,000,000	\$24,284
Grade Separation	I-270	Wootton Pkwy				State		\$185,000,000	\$24,284
Grade Separation	I-270	Gude Dr				State		\$185,000,000	\$24,284
Grade Separation	I-270	Dorsey Mill Rd				State		\$185,000,000	\$24,284
Grade Separation	I-270	Newcut Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 586	Randolph Rd				State		\$185,000,000	\$24,284

APPENDIX B. List of Community Recreation Centers, Aquatic Centers, and Senior Centers Served by Department of Recreation

	Rec Center(s) Serving Location	Aquatic Center	Senior Center
Large Center			
Friendship Heights	Jane E. Lawton Community Recreation Center (2.1 mi), Wisconsin Place Community Center (0.4 mi)		
Bethesda	Jane E. Lawton Community Recreation Center (.7 mi), Wisconsin Place Community Center (1.9 mi)	Bethesda Outdoor Pool (1 mi)	
White Flint	Twinbrook Community Recreation Center (City of Rockville)(2.0 mi) ; planned combined recreation-aquatic center which is not currently funded (0.3 mi)	Kennedy Shriver Aquatic Center (0.3 mi)	
Rockville	Bauer Drive Community Recreation Center (2.8 mi); Nancy H. Dacek North Potomac Community Center (5 mi), Twinbrook Community Recreation Center (2.6 mi)	Rockville Municipal Pool (City of Rockville)(0.7 mi)	
Gaithersburg/Shady Grove	Upper County Community Recreation Center (2.3 mi), Plum Gar Community Center (3.2 mi)	Upper County Outdoor Pool (2.2 mi)	
Silver Spring	Gwendolyn E. Coffield Community Recreation Center (Rosemary Hills Community)(1.8 mi), Long Branch Community Recreation Center (1.8 mi)	Piney Branch Swim Center, Long Branch Outdoor Pool (1.8 mi), Silver Spring Regional Recreation and Aquatic Center (under construction, open in Spring 2023)	Margaret Schweinhaut Senior Center (2.3 mi)
Wheaton	Wheaton Community Recreation Center (0.5mi), Mid-County Community Recreation Center (3.4 mi)	Sergeant Hector I. Ayala Wheaton/Glenmont Outdoor Pool (1.8 mi)	Holiday Park Senior Center (1.9 mi)
Glenmont	Mid-County Community Recreation Center (2.2 mi)	Sergeant Hector I. Ayala Wheaton/Glenmont Outdoor Pool, Olney Swim Center (0.9 mi)	Holiday Park Senior Center (2.1 mi)
White Oak	White Oak Community Recreation Center (1.3 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (1.6 mi)	
Medium Center			

Grosvenor/Strathmore	Wheaton Community Recreation Center (4.7 mi), Lawton Community Center (5.1 mi)	Kennedy Shriver Aquatic Center (1.9 mi)	
Twinbrook	Twinbrook Community Recreation Center (City of Rockville)(0.4 mi)	Rockville Municipal Pool (City of Rockville)(2.9 mi)	
Rock Spring	Coffield Community Center (6.9 mi)	Kennedy Shriver Aquatic Center (2 mi)	
Germantown	Germantown Community Recreation Center (1.4 mi), Plum Gar Community Recreation Center (2.8 mi)	Germantown Indoor Swim Center (2.7 mi)	
Clarksburg	Germantown Community Recreation Center (7.4 mi), Plum Gar Community Recreation Center (6.7 mi)	Germantown Indoor Swim Center (8.4 mi)	
Olney	Olney Swim Center (1.8 mi), Longwood Community Center (1.7 mi)	Olney Swim Center (1.8 mi)	
Burtonsville	Marilyn J. Praisner Community Recreation Center (1.3 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (6.1 mi)	
Small Center			
Forest Glen	South County Regional Recreation and Aquatic Center (under construction, open in Spring 2023)	South County Regional Recreation and Aquatic Center (under construction, open in Spring 2023)	Margaret Schweinhaut Senior Center (1.0 mi)
Kensington	Leonard D. Jackson Ken Gar Center (0.6 mi)	Kennedy Shriver Aquatic Center (3.1 mi)	
Aspen Hill	Bauer Drive Community Recreation Center (2.7 mi)	Olney Swim Center (3.5 mi)	
Montgomery Village	Upper County Community Center (3 mi), Plum Gar Community Center (3.2 mi)	Upper County Outdoor Pool (2.9 mi)	
Poolesville	Currently in facility planning for Poolesville. The closest Rec Centers include the Germantown Community Center (11.7 mi), Plum Gar (15.2 mi) or Damarscus (17.4 mi), which all within 20 miles of the community.	Sarah E. Auer Western County Outdoor Pool (0.4 mi)	
Damascus	Damascus Community Recreation Center (3.7 mi)		
Hillandale	White Oak Community Recreation Center (2.6 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (3 mi)	
Villages and Neighborhood Center			
Potomac Village	Potomac Community Recreation Center (2 mi), Bette Carol		

	Thompson Scotland Neighborhood Recreation Center (3.7 mi)		
Darnestown	Nancy H. Dacek North Potomac Community Center (4.4 mi)	Germantown Indoor Swim Center (4.1 mi)	
Cabin John	Clara Barton Neighborhood Recreation Center (0.4 mi)	Bethesda Outdoor Pool (4 mi)	
Sandy Spring	Ross Boddy Neighborhood Recreation Center (1.1 mi), Longwood Community Center (3.9 mi)	Olney Swim Center (3.4 mi)	
Ashton	Ross Boddy Neighborhood Recreation Center (2.1 mi), Longwood Community Center (4.5 mi)	Olney Swim Center (4.4 mi)	
Cloverly	Good Hope Neighborhood Recreation Center (1.4 mi), East County Community Recreation Center (4 mi), Marilyn J Praisner Community Recreation Center (4.5 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (4.6 mi)	
Colesville	East County Community Recreation Center (4 mi), Good Hope Neighborhood Recreation Center (1.9 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (2 mi)	
Layhill	Mid-County Community Recreation Center (0.4 mi), Wheaton Community Recreation Center (3.3 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (5.7 mi)	
Redland	Upper County Community Recreation Center (1.8 mi)	Olney Swim Center (5 mi)	

APPENDIX C. List of Montgomery County Public Libraries near Centers of Activity

Centers of Activity	Library(ies) Serving Location
Large Center	
Friendship Heights	Connie Morella Library (2.3 mi)
Bethesda	Connie Morella Library (0.3 mi)
White Flint	Kensington Park Library (2.4 mi), Davis Library (2.1 mi)
Rockville	Rockville Memorial Library (0.3 mi)
Gaithersburg/Shady Grove	Gaithersburg Library (1.5 mi)
Silver Spring	Long Branch Library (1.8 mi), Silver Spring Library (0 mi)
Wheaton	Wheaton Library (0.5 mi)
Glenmont	Wheaton Library (1.7 mi)
White Oak	White Oak Library (0.8 mi)
Medium Centers	
Grosvenor/Strathmore	Kensington Park Library (2 mi)
Twinbrook	Twinbrook Library (0.1 mi)
Rock Spring	Davis Library (0.7 mi)
Germantown	Germantown Library (0.8 mi)
Clarksburg	Germantown Library (6.8 mi), Clarksburg Library (slated for construction in 2026)
Olney	Olney Library (0.1 mi)
Burtonsville	Marilyn Praisner Library (1.2 mi)
Small Centers	
Forest Glen	Silver Spring Library (1.8 mi)
Kensington	Kensington Park Library (0.5 mi)
Aspen Hill	Aspen Hill Library (0.9 mi)
Montgomery Village	Gaithersburg Library (1.2 mi)
Poolesville	Maggie Nightingale (Poolesville Library) (0.4 mi)
Damascus	Damascus Library (0.2 mi)
Hillandale	White Oak Library (2.2 mi), Long Branch Library (3.2 mi)
Villages and Neighborhood Centers	
Potomac Village	Potomac Library (0.1 mi)
Darnestown	Quince Orchard Library (2.7 mi)
Cabin John	Little Falls Library (3.5 mi)
Sandy Spring	Olney Library (2.5 mi)
Ashton	Olney Library (2.4 mi)
Cloverly	White Oak Library (4.7 mi), Olney Library (5.5 mi)
Colesville	White Oak Library (2.1 mi)
Layhill	Wheaton Library (3.4 miles), Aspen Hill (3.1 miles)
Redland	Gaithersburg Library (4 mi), Rockville Library (4.8 miles)

APPENDIX D. Park Locations within One Mile from Centers of Activity

Category of COA	Center of Activity (COA)	Total Number of Parks	Total Number of Acres	Average Acre Per Park
Large Center	Bethesda	17	151	9
	Friendship Heights	24	251	10
	Gaithersburg / Shady Grove	25	459	18
	Glenmont	7	614	88
	Rockville	34	169	5
	Silver Spring	29	168	6
	VIVA White Oak / FDA	7	474	68
	Wheaton	16	714	45
	White Flint	7	267	38
	White Oak	5	816	163
Medium Center	Burtonsville	7	2977	425
	Clarksburg	9	4160	462
	Germantown	7	1680	240
	Grosvenor/Strathmore	13	488	38
	Olney	3	59	20
	Rock Spring	4	596	149
	Twinbrook	7	515	74
Small Center	Aspen Hill	10	211	21
	Damascus	7	1028	147
	Forest Glen	12	342	29
	Hillandale	4	522	131
	Kensington	24	620	26
	Montgomery Village	8	419	52
	Poolesville	14	103	7
Village and Neighborhood Center	Ashton	1	232	232
	Cabin John	11	4816	438
	Cloverly	8	1606	201
	Colesville	7	1258	180
	Darnestown	4	6701	1675
	Layhill	8	988	124
	Potomac Village	2	179	89
	Redland	11	2673	243
	Sandy Spring	1	232	232
Total		353	36487	103

PH 6-17-21 THRIVE
MONTGOMERY 2050

From: [Mireles, Chrissy](#) 5127511
To: [County Council](#)
Cc: [Marin, Sandra](#); [Salem, Pofen](#); [Mireles, Chrissy](#)
Subject: REVISED Transmittal - Thrive Montgomery 2050 General Plan Fiscal Impact Statement
Date: Thursday, September 23, 2021 2:38:12 PM
Attachments: [Transmittal Memo - Thrive Montgomery 2050 General Plan Fiscal impact Statement Approved JB 9-21-21.pdf](#)
[FIS Thrive Draft 9-3-21_mcb edits 9-10-21_FINAL draft mcb 9-21-21 combined_FINAL to CC_rev..pdf](#)

PD
CC
MM
SS
GO

Dear Council President Hucker,

Please find the attached REVISED Thrive Montgomery 2050 General Plan Fiscal Impact Statement for your review.

Warmest regards,

Thanks,

Chrissy Mireles
Administrative Specialist
Office of Management and Budget
Montgomery County, MD
240-777-2788 direct
240-777-2800 main number

Take 10 minutes to be counted now – visit: <https://2020census.gov/>



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19



OFFICE OF MANAGEMENT AND BUDGET

Marc Elrich
County Executive

Jennifer Bryant
Director

MEMORANDUM

September 21, 2021

TO: Tom Hucker, President, County Council

FROM: Jennifer Bryant, Director, Office of Management and Budget 

SUBJECT: Fiscal Impact Analysis for Thrive Montgomery 2050 Planning Board Draft, April 2021

As required by Section 33A-7 of the County Code, the Office of Management and Budget (OMB) has reviewed the Planning Board's draft *Thrive Montgomery 2050* and has determined there are various capital improvement program and operating budget fiscal impacts to the County.

Please find attached the Fiscal Impact Statement detailing these impacts.

JB:ps

cc: Richard S. Madaleno, Chief Administrative Officer
Fariba Kassiri, Deputy Chief Administrative Officer
Claire Iseli, Special Assistant to the County Executive
Debbie Spielberg, Special Assistant to the County Executive
Dale Tibbitts, Special Assistant to the County Executive
Ken Hartman, Director of Strategic Partnerships
Mahnoor Anjum, Office of the County Executive
Meredith Wellington, Office of the County Executive
Barry Hudson, Director, Public Information Office
Mary Beck, Office of Management and Budget
Chrissy Mireles, Office of Management and Budget
Pofen Salem, Office of Management and Budget

Thrive Montgomery 2050 General Plan Fiscal Impact Statement

INTRODUCTION

The Thrive Montgomery 2050 general plan is “a comprehensive framework for guiding physical development and managing limited sources in Montgomery County, Maryland. It is a policy document whose concepts are general in nature. As the County's longest-range and most visionary document, it provides a broad image of how the County will evolve in the future and establishes a frame of reference for decisions to make that vision become a reality.”¹

Thrive Montgomery defines the basic land use setting for all public and private actions in the County. This plan outlines issues and ways to address them but does not include zoning recommendations or other specific land use guidance in targeted geographic areas or discrete subjects such as transportation networks.”² As such, the document provides mostly a conceptual framework as opposed to specific recommendations which makes it challenging to provide a meaningful fiscal analysis.

To determine the fiscal impact of the proposed Thrive plan, the Office of Management and Budget considered several factors:

- A detailed analysis of the component recommendations of the Thrive plan and the related action plan to determine, where possible, what kinds of fiscal impacts would be implied.
- Data provided by the Police Department, Fire and Rescue Service, the Department of Transportation, Libraries, Recreation, the Office on Agriculture, and the Maryland National Capital Park and Planning Commission;
- Complete community service gaps for County libraries and recreation facilities;
- The number and size of parks within a one-mile radius from the centers of activity; and
- Fiscal factors related to the ability to accommodate the projected growth in County population.

Due to the vague, conceptual nature of the plan language, it is not possible to provide a traditional fiscal analysis, but we can provide examples of potential cost ranges and the direction of potential fiscal impacts. The most concrete Thrive plan recommendations related to providing transportation connections and community gathering spaces such as parks and recreation centers to facilitate the concept of “15-minute living” and complete communities. As such, OMB worked with these departments to consider fiscal analysis case studies in Silver Spring and Aspen Hill. However, even this activity was difficult since there was a question of whether the

¹ See page 4, Approved and Adopted General Plan Refinement of the Goals & Objectives for Montgomery County, December 1993. [300-2 \(montgomeryplanning.org\)](https://montgomeryplanning.org/300-2)

² See page 4, Thrive Montgomery 2050, Planning Board Draft, April 2021. [Thrive-Planning-Board-Draft-web.pdf \(montgomeryplanning.org\)](https://montgomeryplanning.org/Thrive-Planning-Board-Draft-web.pdf)

analysis should consider only the centers of activity (yet to be clearly defined) or the whole planning area.

To provide any fiscal estimates, it is necessary to make a considerable number of assumptions which are referenced below. For example, as in most master plan fiscal impact analyses, no costs for land or right of way purchases have been included. Transportation project costs are based on average costs for similar projects or assets³ (i.e. per bus, per lane mile, etc.) times an assumed quantity, with a relatively small allowance for utility relocations assumed. All cost and revenue estimates are in current dollars since it is unknown when various changes will occur. Operating costs reflect only an annual cost to operate. There were also a number of instances where the type of work cited seemed consistent with a department or agency's core work – just with a slightly different focus. In those cases, we estimated that there would be no fiscal impact to complete those functions. The Office of Management and Budget can provide additional analyses if the County Council would like OMB to consider the fiscal impacts of alternative assumptions or Council plan amendments.

In many cases, excessive speculative assumptions would be required to provide fiscal impacts. For instance, there will undoubtedly be many additional costs to provide complete communities throughout the County as opposed to just in the Aspen Hill and Silver Spring areas focused on in the case studies. Likewise, if more housing and commercial property is developed, property taxes will increase – but without knowing the type of new development it would be difficult to predict how property values will change. Similarly, many of the standards needed to implement this plan are yet to be determined. Specific guidance is unavailable as to whether the “complete communities” standard will apply only in centers of activity or throughout most of the County. As a result, it is clear that we are understating the costs and revenues implied in the Thrive plan.

FISCAL ANALYSIS OF THRIVE PLAN RECOMMENDATIONS AND ACTION PLAN

OMB, in consultation with County department and agency staff, evaluated each of the plan's recommendations and action plan items to develop Countywide estimates of Thrive related cost increases or savings. As previously noted, there were many items that were not able to be estimated due to a lack of clear assumptions – so it is reasonable to assume that these figures are understated. In particular, the Thrive plan's recommendations related to complete communities would have required extensive work to provide an estimate for the full County. To approximate potential Countywide impacts, we have assumed that similar costs would be incurred in small, medium, and large centers of activity without recently updated master plans. To provide an indication of the likely direction and magnitude of Thrive related costs and savings, OMB instead prepared a case study for the Silver Spring and Aspen Hill centers of activity. A number of the recommendations stated similar concepts in multiple sections of the plan. In those cases, an effort was made to account for those costs or savings only in one place to avoid double counting. An effort was also made to reflect only the incremental costs of the Thrive plan (i.e. Pedestrian projects already included in approved master plans were not

³ The per unit costs used by the Department of Transportation are included in Appendix A.

considered costs of the Thrive plan.) With that said, the costs to achieve the full Thrive vision would also require unbuilt but already approved master plan elements to be funded. The Thrive plan also assumed that the Climate Action Plan (CAP) would be integrated into Thrive. This fiscal impact statement excludes costs for Thrive plan recommendations that are also part of the CAP, consistent with our approach to costs related to recommendations that are also included in already approved master plans.

As this fiscal impact statement was being prepared, OMB received comments regarding the possibility of having savings related to concentrating development more densely. The most significant savings OMB identified related to eliminating plans to build major highways and/or to widen roadways as itemized later. Costs for water and sewer were proposed as another area where savings might be possible. In general, this fiscal impact statement includes information regarding the County's costs related to the plan; however, water and sewer costs are typically borne by developers. In addition, it is not always true that more dense, infill development is cheaper than sprawl infrastructure. For example, in more densely developed areas, there may be additional costs for more expensive right of way, utility relocations, and investments needed to increase water and sewer capacity. The specific economics would need to be considered on a case by case basis. A suggestion was also made that current stormwater management problems that exist may be addressed at no cost to the County through the development spurred by the Thrive general plan. This may be true – but as noted in the population growth section below – it is difficult to say what portion of the development would occur due to Thrive plan changes and how that correlates to addressing existing drainage problems.

In summary, the one-time net Countywide costs of the Thrive plan recommendations that could be assessed are approximately \$8.16 billion. (See Appendix A1 for an itemization of possible cost estimates.) These costs would be much higher (over \$2 billion) if it were not for savings related to assumed cancellation of highway construction and road widening projects. State and Federal Aid is estimated to decrease overall by \$4.1 billion primarily related to an estimated \$4.5 billion in reduced funding for highway construction and road widening, offset partially by increased support for transit projects (\$429.8 million). Private funding of \$120 million is also assumed. Ongoing, annual plan costs expressed in current dollars are estimated to be \$333.8 million. These net operating costs reflect savings of \$3.1 million related to road projects that will not occur.

Many of the action plan items were assumed to be part of the routine agency and department's work efforts. This was particularly true for M-NCPPC, the agency that would be leading the vast majority of the action plan items. One-time costs related to the action plan are estimated to be \$31,750,000 – with \$30 million of these costs related to expanding MARC Brunswick capacity and Shady Grove and White Flint station locations. Ongoing costs for this MARC service would be funded by the State.

Issues worth pointing out include:

- Detailed Countywide Complete Community costs are not included in these figures due to the lack of clarity on specific standards to be applied and the level of effort

required to do this analysis. The Thrive plan is clearest in describing transportation and park goals. A lack of specificity made it more difficult – or impossible – to estimate Thrive related costs for other community factors.

- Savings related to cancelling construction of new master planned roads or road widenings (\$1.3 billion in one-time savings and \$3.1 million in annual operating savings) provide a significant offset to increased costs in other areas. The net plan costs listed above are net of these cost savings. (A list of road projects presumed for estimating purposes to be cancelled is provided in Appendix A2).
- One-time costs for Transit improvements (\$1,845.1 million) with ongoing costs of \$326.1 million.
- One-time costs for microgrid capabilities in support of non-polluting transit vehicles is \$300 million, with the potential for private partnerships, and ongoing costs of \$8.4 million.
- The theme of creating walkable communities with preference for pedestrians and rollers was captured in a number of recommendations. Case study analyses of the cost of these recommendations in Aspen Hill (\$827 million) and Silver Spring (nearly \$200 million) were significant. In consultation with Council staff, if these costs are extrapolated out to reflect similar costs in other areas of the County with older master plans, costs for these improvements could be \$1 billion, \$3.3 billion, and \$3.3 billion, respectively, in large, medium and small centers of activity.
- At an annual cost of \$3.1 million a larger and more proactive traffic calming program was presumed to be ten times the scale of the existing program, though this may be underestimating the true scale of needs toward achieving roads that self-enforce slower speeds.

The summary of a more detailed analysis provided to Council staff is attached in Appendix A1.

COMPLETE COMMUNITIES ANALYSIS

A major component of the Thrive plan is the creation of complete, compact communities with mixed residential and commercial uses, allowing residents to be connected to retail and other services. Sometimes identified as 15-minute living, these communities will allow access to basic, day-to-day services within a 15-minute walk, bike, or roll. As presented in the draft report (on page 31), Thrive Montgomery shows a list of 32 potential centers of activity and classifies these centers of activity into four groups: large centers, medium centers, small centers, and villages. The centers of activity shown in the report are not exhaustive of all existing or potential centers. The Thrive plan provides that these centers will be developed consistent with their relative sizes and with their location on the Growth map. As noted earlier, the FIS does not attempt to provide financial estimates for all Complete Communities countywide.

To conduct a fiscal analysis of the Thrive plan as it relates to the whole County would have been costly and speculative given the limited specifics provided in the plan. In consultation with M-NCPPC, Council and Executive staff, the Office of Management and Budget undertook an analysis of two of the plan's centers of activity as case studies of the kinds of fiscal impacts

that could result from adoption of the plan. Aspen Hill (small center) and Silver Spring (large center) were chosen for the case studies since they represented different size centers, the master plans for these areas had not been significantly updated recently, and they reflected the diverse demographic trend that the County has experienced.

To analyze the cost of complete communities, OMB worked with departments and M-NCPPC staff to do case studies of the Aspen Hill and Silver Spring centers of activity. OMB had assumed the case studies would include the whole planning areas, but as we worked on the Aspen Hill analysis with M-NCPPC, their analysis focused much more narrowly on the area immediately around the Minor Master Plan amendment area. Through these discussions, it was clear that more clarity will be needed to understand to what extent the Complete Community standards vary throughout the County.

Silver Spring

- Transportation –
 - o To ensure Complete Communities are integrated into surroundings and supported by a public realm that is supportive of walk/bike/rolling and social interaction, DOT estimates that nearly \$200 million will be needed to reconstruct various roadways in the Silver Spring area. The estimated capital investment from the County is likely to leverage \$38.3 million from the State and \$14.3 million from Federal funds. These amounts account for expanded art & recreational opportunities along transportation facilities, which may notably expand the scope of DOT facilities.
- Montgomery Parks –
 - o Two additional parks (Site #8 and 11) could be included to achieve the complete community goal. Park location #8 is 1.62 acres and location #11 is 1.7 acres.
 - o Parks staff estimates capital costs at approximately \$3,000,000 per acre (\$62.02 per sf). Under this scenario, the total capital cost for constructing these two parks would be roughly \$10,000,000, and the operating costs would be approximately \$46,200 per year.
 - o The cost estimate does not include land acquisition, demolition, or developer contributions/improvements.
 - o Existing parks will likely be further developed with additional facilities and multi-functioning facilities (i.e., multi-use court) to serve the daily needs (i.e., a dog park) of the people who live in a complete community.
- Police –
 - o The current Silver Spring CBD Sector Plan was adopted in 2000 and much growth and development in the CBD area has since been achieved, including the relocation of the police station from Sligo Avenue to White Oak and the construction of a new fire station on Georgia Avenue.
 - o Police services are currently delivered through the 3rd District station in White Oak, and to better serve the needs of the growing CBD community, there is also a small police facility within Fire Station #1 on Georgia Avenue.
 - o To meet the goals of the growth and development projections of the Thrive Montgomery plan, Silver Spring would need a substation-sized facility,

approximately 15,000 sq ft., with 70 personnel. Assuming construction costs of \$400/square foot, a rudimentary cost estimates for a substation would be \$6 million. Four stations (1, 2, 16, 19) currently serve the Silver Spring business district.

- o If the growth rate of the area population and total call volume continues as it has over the past two decades, MCFRS would need a 24/7 BLS transport at Station 19 and a peak-time BLS transport at Station 1 for the next 30 years based on EMS unit availability and reliability.
- o The one-time costs for the BLS transport at both stations are estimated at \$1,800,000 and the annual operating costs are estimated to be \$1,240,000.
- Public Libraries –
 - o MCPL currently has a relatively new library located in the Silver Spring CBD.

Aspen Hill

- Transportation --
 - o DOT estimates \$827 million to be needed in the Aspen Hill Planning Area to reconstruct several major roadways (i.e., Bel Pre Road, Sunflower Drive, Aspen Hill Road, Parkland Drive, Russet Road, and others) for complete communities to be integrated into the surroundings and to support walk/bike/rolling and social interaction. County investments are expected to leverage \$331 million from the State and nearly \$205 million from Federal funds. These amounts account for expanded art & recreational opportunities along transportation facilities, which may notably expand the scope of DOT facilities.
 - o These costs could be partially offset if the plan recommendations to stop planning or constructing new highways or major road widenings is adopted. These costs are included in the Countywide cost analysis but the Aspen Hill Road project and smaller portions of the Montrose Parkway and Layhill Road projects would be impacted.
 - o Montgomery Parks reports that the Aspen Hill Minor Master Plan Amendment area (limited to the 10 acre town center area) is well served by existing parks. A privately owned public open space at this location will contribute to the complete community goals.
 - o Outside the minor sector plan area in Aspen Hill there may be remaining service gaps which are not reflected here. Further analysis is needed to determine if the service gap can be resolved by various strategies, such as activating existing parks, connecting existing parks with bike/ped facilities, renovating or repurposing of existing parks. If not, a decision may be made to develop or create new parks through acquisition.
- Police –
 - o The approved Aspen Hill Master Plan from 1994 noted that while the Aspen Hill Planning Area did not have a dedicated police facility, services were provided through a joint effort of both Rockville and Glenmont district stations.
 - o The Rockville District Station covered the portion of the planning area between Norbeck and Muncaster Mill Roads and the Glenmont District Station provided service to the remainder of the planning area. The Master Plan also stated that the

Police Department did not have plans to increase the number of stations in the area, but the plan supported the use of smaller facilities if a future need should arise.

- o Police does not believe there is a need for a facility in the Aspen Hill area.
- Fire and Rescue Service –
 - o Two stations (21, 25) provide service to the Aspen Hill Planning Area. Station 25 is the second busiest station in the County due to the concentration of seniors living in the area, and it was recently renovated to accommodate service improvements.
 - o Service expansion or a new station 38 in the Norbeck Road corridor is under evaluation to accommodate growth in the area.
 - o If Station 38 is constructed, the capital budget costs are estimated at \$43,000,000, including a paramedic engine, chase unit, and two ambulances. The annual operating costs for this service level would be approximately \$7,300,000.
- Public Libraries –
 - o MCPL has a library facility in the Aspen Hill area.

The estimated costs of reconstructing streets for the Silver Spring CBD (\$200M) and the Aspen Hill Planning Area (\$827M) for Complete Communities were \$200M and \$827M respectively. Based on that, OMB attempted to estimate the potential costs that could apply countywide. After consultation with Council staff, we used the following assumptions:

- Costs attributed to the Thrive Plan are not related to decisions that have been made in current master plans. Most master plans in the past decade have included elements of complete communities but only the most recent plans have the more aggressive actions contemplated by Thrive.
- Cost estimates for the Silver Spring CBD have been used as a proxy for the cost for Large Centers while applying the estimated cost of the Aspen Hill Planning Area for Medium and Small Centers.
- No costs are assumed for transportation work within municipalities (i.e., Gaithersburg, Rockville, Poolesville) as they have their own planning and zoning authority.

The rough costs of reconstructing streets countywide for different sized Centers of Activity are estimated as follows:

- Large Centers are estimated at \$1 billion. Five large areas - Friendship Heights, White Flint, Great Seneca Science Corridor, Glenmont, and Twinbrook – have not had their master plans updated in the past decade. None of those areas have bike lanes or pedestrian projects identified. Except for the White Flint and Great Seneca Science Corridor, other areas are physically smaller than Silver Spring so there would be fewer lengths of street to reconstruct. We assumed increasing the Silver Spring CBD costs (\$200M) by fourfold would be a reasonable estimate to cover the costs for the remaining Large Centers (\$800M).
- Medium Centers are estimated at \$3.3 billion. Three medium centers – Clarksburg, Germantown, and Olney – have not had their plans updated over the past decade. Those

areas are equal to or larger than Aspen Hill, so there would be proportionately longer lengths of street to complete. Thus, we assumed multiplying the Aspen Hill costs (\$827M) by four would be a reasonable estimate to cover the costs of reconstructing streets for medium centers countywide.

- Smaller Centers are estimated at \$3.3 billion. Three small centers of activity – Damascus, Kensington, and Montgomery Village –have not had their plans updated since 2010. As their geographic size is comparable to Aspen Hill, we assumed a reasonable estimate for complete streets in all smaller centers would be four times the Aspen Hill cost, totaling \$3.3 billion.

Gaps Analysis for Libraries, Recreation Facilities, and Parks

The Complete Communities concept focused a great deal on having adequate recreation and community gathering spaces. As another way to look at the fiscal impacts of the Thrive plan, OMB worked with Public Libraries, Recreation and Parks department staff to consider to what extent we had these facilities in or near the 32 activity centers listed in the plan (See Appendix B, C and D). The distance to the facilities has been estimated using Google maps.

The Thrive plan did not provide a clear definition of “15 minute living” - making it hard to assess whether access to the current library, recreation and park facilities is sufficient. The concept of the “15-minute city” defined by the Congress for New Urbanism suggests an ideal setting in which basic services and needs may be accessed by walking or biking within a one-mile radius. The distance can be extended up to 10 miles if other types of transportation modes, like electric vehicles or cars, are utilized⁴.

Based on the list of current recreation, libraries and park facilities in and around the 32 identified activities centers, the following points can be made:

- All nine large centers of activity have recreation facilities or community gathering spaces, such as parks and libraries, located within a one-mile distance. While only a few medium or small centers have these types of facilities located within one mile, many of these facilities are accessible by public transit or car.
- Currently there are 21 brick and mortar library branches throughout the County. In the next 5 years, one additional library location is planned, and another is under consideration. Most library branches are less than 5 miles away from each other.
- More than 350 parks are currently located within one mile of the 32 centers of activity. Of these parks, nearly half of them are “urban parks” located in the nine large centers of activity.

THRIVE PLAN POPULATION GROWTH RELATED IMPACTS

The Council of Government population growth estimates for the County have been touted as a reason to urgently increase housing production in the County. And, although the Thrive plan indicates that sufficient development capacity already exists and has relatively little

⁴ See “Defining the 15-minute city” from <https://www.cnu.org/publicsquare/2021/02/08/defining-15-minute-city>.

undeveloped land left in the County to accommodate the estimated 200,000 increase in population, the plan talks about constrained development options, the need to reconsider sites previously considered unsuitable for development, and the need to make room for new residents in a way that makes it seem that Thrive is somehow necessary to achieve the anticipated growth in housing units.

The Metropolitan Washington Council of Governments has projected that the County's population will increase by approximately 200,000 people over the next 30 years. The future population growth rate is projected to be lower compared to the rate of growth over the previous three decades, during which the County gained about 293,300 people (an increase of 38%) between 1990 and 2017⁵. The trend of slower growth is expected as the County becomes more developed and populous while developable land and resources to sustain rapid growth are diminishing.

The development of housing trends over the past 30 years was not in sync with the rate of population growth that was concentrated in areas along the I-270 corridor and near metro stations. Planning's study pointed out that the total housing units in the County increased only by 95,000 (or 32%) over that period, lower than the 50% increase in housing supply in the Washington metropolitan region. The study indicated that the housing shortage trend was impacted by the recession, a decrease in federal spending, and a decline in developable land. However, the demand for homes or rental units strongly favors urban locations with strong public transit connectivity and walkability to community amenities.

The Thrive plan attempts to address the housing shortage that would result from this increased demand and limited land availability through a combination of zoning changes and concentration of new residential and transit-oriented, mixed-use development and redevelopment of existing properties along major corridors and in locations where additional housing can assist in the development of complete communities in 32 designated centers of activity that fall under four different categories related to activity center size and population. If the land near transit centers is rezoned to meet the needs of an increased population, we can anticipate fiscal impacts related to costs for schools, public safety, affordable housing, and in County revenues.

It is clear that housing units will be required to accommodate the additional population. After all, people will not move to the County if there is not a home to move into. What is not clear is to what degree increased population is attributable to Thrive. Will Thrive truly increase the County's ability to absorb a larger population – or will Thrive just change where people live in the County? Can current zoning accommodate the projected population increases – or will the zoning envisioned in Thrive be necessary?

The information below was prepared by asking departments to indicate what the likely fiscal impacts would be from a population increase of 200,000. OMB has then applied a 10 percent factor to those costs to give Council an idea of what the fiscal impact would be if the

⁵ Planning reports that the County's annual growth rate is projected to drop from 0.74% in 2010 to 0.48% between 2035 and 2045. See "Montgomery County Trends: A Look at People, Housing and Jobs since 1990", released January 2019, page 10-11. [MP_TrendsReport_final.pdf \(montgomeryplanning.org\)](#)

Thrive plan results in a 20,000 increase in population. As conversations unfold at Council about the goals and expected benefits of the Thrive plan, we can understand better the likely magnitude of Thrive-related population increase costs and revenues.

Public Schools

Based on the projected increase in population by 2045, enrollment in public schools could increase by approximately 27,500 students. The average cost in current dollars to construct elementary schools, middle schools, and high schools is \$34 million, \$56.7 million, and \$126.8 million, respectively. Assuming a similar mix of students by grade level as we currently experience, that would require approximately \$1.33 billion in current dollars to construct additional school facilities. Based on current dollars and Maintenance of Effort requirements, annual operating costs would increase by approximately \$307.4 million in current dollars to accommodate the additional students. If ten percent of estimated population growth is related to the Thrive plan, these costs would be approximately \$133 million for one time school construction costs and \$30.7 million in annual operating costs.

Public Safety

Resource deployment and service levels for the Department of Fire and Rescue Services (MCFRS) are tied directly to risk, which is assessed on several factors, including structure types, population, demographics, etc. Considering the overall impact that the Thrive 2050 projected population increase would have on MCFRS, the department projects a 20% increase, approximately \$12.7 million, in annual operating budget over the next 30 years for support areas which includes Support Services, Human Resources, Office of the Fire Chief, Volunteer Services and Fiscal Management. This increase coincides with the 20% projected increase in population. If only ten percent of the population growth was directly attributable to the Thrive plan, that annual cost would be approximately \$1.3 million.

The department has identified a high priority need for four additional stations to be located in Shady Grove, East County, Norbeck and Montgomery Village, each of which would likely be equipped with a paramedic engine, ALS chase unit, and two ambulances, at an estimated one-time cost of \$173.8 million and an estimated annual cost of \$30.4 million. This cost could vary depending upon the availability of land upon which to build stations. The addition of new stations would also require MCFRS to reconfigure the County into six battalions to ensure that no chief supervises more than seven stations. The creation of an additional battalion would require a one-time cost of approximately \$267,000 and additional annual expenses of \$859,000. MCFRS also anticipates a \$9.6 million one-time increase and \$9.4 million in ongoing costs due to the increase in EMS-related calls for additional ALS chase units to accompany BLS transport units during peak hours and additional EMS duty officers. The need to replace or expand existing stations to accommodate adjusted or new resource development based on growth has to be considered and is estimated at a one-time cost of \$120 million. If ten percent of population growth is attributable to the Thrive plan, this would require approximately \$30 million for one-time costs and \$4 million for annual operating costs. Additionally, zoning changes, street networks, connectivity and transit will impact the resources

required by fire and rescue services based on population growth and response time impacts. Unable to predict the fiscal impact of such goals with certainty, the department also includes a 20% increase, approximately \$1.7 million annually, in the capital budget apparatus replacement plan to cover the cost of replacement costs and additional fire and rescue vehicles. Ten percent of these annual costs would be approximately \$170,000.

The Police Department believes that large centers in the County should have some type of police facility located within those centers to enable the establishment of a 15-minute walkable community as envisioned in the Thrive Montgomery plan. Medium centers, small centers, and villages may have services provided through neighboring district stations, as described below for the Aspen Hill area. Additional facilities may be necessary to accommodate future growth and development in all four categories of the centers discussed in the Thrive report. The location(s) will be determined after taking the service needs of the entire county into consideration. Since police officers routinely provide services in the community, the physical location of the police station is less critical than the location of fire stations which need to consider proximity and traffic impacts on response time.

Affordable Housing

Montgomery Planning's Housing Needs Assessment study reports that household growth in the County has been concentrated in the lowest (less than \$25,000) and highest (\$125,000 or more) ends of the County income distribution over the past decade. Of particular note, more than half of all new households earn less than \$50,000 annually. This has inevitably resulted in an increased number of housing cost-burdened renter households, growing by nearly 18% between 2010 and 2018. In 2018, the County faced a gap of almost 48,000 units affordable to households with incomes at or below 50% of area median income (AMI). The gap has worsened for deeply low-income households (i.e., incomes at or below 30% of AMI) - that now represent roughly a quarter of all renter households. The study estimates that the County will add over 63,000 new households between 2020 and 2040. The projections show that higher income households will remain the largest group, but the percent of households with incomes below \$50,000 will increase. It is expected that 9.3% of new households will be extremely low-income, with incomes below 30% of AMI, and another 16.6% of low-income households will have incomes between 30 % and 50% AMI. Based on the household composition and household income, the study estimates over half of new housing will be multi-family rentals, followed by 27.4% of new households (27.4%) needing multifamily owner housing (i.e., condos or townhomes).

From a fiscal analysis perspective, it is likely that the private sector will incur most of the costs of building and operating these housing units – although it is clear that additional public subsidies will be needed to achieve affordability for the increased low-income and very low-income households that are likely to live in the County. Based on Planning's data, approximately 31,110 new households over the next twenty years would have incomes in the \$25,000 to \$75,000 range and would likely be eligible for the County's affordable housing. If we assume 50% of those units (or 15,555 units) will have a public financing subsidy consistent with current per unit Housing Initiative Fund (HIF) program subsidies (\$54,100/unit based on DHCA's direct

investment reported on June 2020), then \$42 million in subsidies per year over 20 years would be required. Note that this number represents only the County's direct investment which is often paired with other financing and leverages as high as 4 to 5 times non-County funding in affordable housing transactions. If ten percent of these costs are attributable to the Thrive plan, the annual costs would be \$4.2 million.

Furthermore, the County supports the reduction of housing cost burdens with rental assistance paid to reduce tenant rent burdens. DHCA reports that more than \$20.3 million in rental assistance was provided for 5,325 affordable housing units in FY20, representing 1.4% of the total 391,000 housing units. Assuming a similar percentage for new households, which represents an additional 44 households each year to be eligible for rental assistance (= 63,000 * 1.4%/20), the need for additional rental assistance is likely to increase by \$211,200 each year if current annual subsidies are implied. (Currently subsidies are \$200/month but the amount will be increased to \$400/month for HHS's clients effective in August 2021). This estimate does not include those deed restricted multifamily units (estimated at 13% of total rental units in the County) which HOC manages that have project-based subsidies and covenant/deed restrictions tied to affordable housing financing. If ten percent of these costs are attributable to the Thrive plan provisions, annual costs will likely increase by \$42,240 (if based on the new rate of \$400/month).

Public Libraries

Most of the Montgomery County Public Libraries (MCPL) branches are less than five miles away from each other – raising the question of whether it is economically feasible or environmentally sound to continue to build new locations. The construction cost for a small 20,000 square foot library is approximately \$18,000,000, and the operating costs (both personnel and a startup collection) would be approximately \$1,000,000 per year. In the next five years, MCPL plans to add one additional library location, and another library is under consideration. When considering the proposed “15 minute” living standard, MCPL indicated that additional services could be added to the community without building more locations by 1) increasing community engagement at current locations 2) sharing space with existing county agencies 3) establishing new partnerships 4) using technology to improve branch and other access and 5) adding 24/7 library kiosks to areas that lack a branch within a five-mile radius.

County Revenues

More residents will lead to higher income tax revenues. Based on an analysis from the Department of Finance, annual average income tax revenues might increase by \$2.07 billion between 2020 and 2050. The estimate is based on the historical 10-year average ratio (50.8%) of taxpayers to the population in the labor force (age 16 and over) times an expected per taxpayer increase in income taxes. Based on a historical average annual growth rate discounted for inflation (2.2%), each individual taxpayer would see their annual income tax increase by \$3,450 from 2020 (\$3,571) to 2050 (\$7,202). Note that Finance's estimate is based on constant dollars and does not include inflation to be consistent with other fiscal impact variables. Many other factors (i.e., fiscal and monetary policies, the economy, etc.) that could also impact the estimate of income tax revenues are not considered. If ten percent of these increases are attributable to

the Thrive plan and other population patterns continue, annual income tax revenues could grow by \$207 million.

While other revenues – particularly property taxes, State Aid for schools and college, and recordation taxes, will increase, we cannot estimate that increase due to a lack of necessary information.

APPENDIX A. DEPARTMENT OF TRANSPORTATION PER UNIT COST ASSUMPTIONS

Cost Type	Unit Capital Cost	Unit Annual O&M Cost	Other
BRT - Major	\$ 51,900,000		
BRT - Regular	\$ 32,900,000		
BRT - Minor	\$ 10,200,000		
BRT - Long		\$ 2,050,000	
BRT - Mid		\$ 1,650,000	
BRT - Short		\$ 1,580,000	
Bus	\$ 800,000	\$ 414,194	3 sets
Bus Depot	\$ 700,000		
Sidepath	\$ 1,478,400	\$ 3,400	per mi
Two-lane Reconstruction	\$ 13,200,000		per mi
New Two-lane Road	\$ 15,840,000		per mi
Widen Two-lane to Four-lane	\$ 21,120,000		per mi
Four-lane Reconstruction	\$ 22,000,000		per mi
New Four-lane Road	\$ 26,400,000		per mi
New Six-lane Road	\$ 33,950,617		per mi
Shared Street Reconstruction	\$ 26,400,000		per mi
Road Maintenance per Lane		\$ 32,055	per mi
Grade Separation	\$ 100,000,000	\$ 24,284	ea

Contingency	Amount
Overall	40%
Overhead	15%
PDNS	25%
Utilities	5%

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Bus on MD 650, ICC to Damascus	\$ 24,000,000	\$ -	\$ -	\$ 4,142,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Bus on 97, Olney to Sunshine	\$ 3,600,000	\$ -	\$ -	\$ 1,243,000	\$ -	\$ -	Assumes 12 min headways, 14 hrs./day, 0% farebox recovery. If service is weekend only: capital costs are likely to be zero.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Depot space for Ag Reserve buses	\$ 35,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	Based on per bus depot costs
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Poolesville Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Dickerson-Barnesville-Beallsville Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Hyatt town-Clarksburg-Damascus Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Olney Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Burtonsville-Colesville Flex Transit	\$ 16,200,000	\$ -	\$ -	\$ 14,911,000	\$ -	\$ -	Assumes 3 sets of 36 12-seat buses at \$150k/ea., operating at 14 hrs./day & assuming 0% farebox recovery.
p33-4b	Main	Improve access to Ag Reserve	DOT, OAG	Depot space for Flex Transit	\$ 94,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	Scales Depot Cost per Bus by vehicle size (so reducing 25%, as 30' shuttles vs 40' buses). This may be an imperfect assumption (it's likely to be less of a reduction), but for the scale of Thrive this value should be the proper order of magnitude.
p45-1a	Main	Update zoning allocations & standards to encourage varied uses, types, lot sizes	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not costed - assumed part of annual work program
p45-1b	Main	Flexibly accommodate infill & redevelopment that promotes access to amenities, active transportation, parks, open spaces, variety of housing	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p45-1c	Main	Prioritize neighborhood-level land use planning	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not costed - core agency work
p45-1d	Main	Allow sufficient densities to make a variety of uses economically viable.	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not costed - core agency work
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS, MNCPPC	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	Accounted for by Priority Corridor BRT estimate (p32-2b)	Accounted for by Priority Corridor BRT estimate (p32-2b)	\$ -	\$ -	\$ (720,000)	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS, MNCPPC	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	Accounted for by Priority Corridor BRT estimate (p32-2b)	Accounted for by Priority Corridor BRT estimate (p32-2b)	\$ -	\$ -	\$ (1,656,000)	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS, MNCPPC	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	Accounted for by Priority Corridor BRT estimate (p32-2b)	\$191,500,000	\$ -	\$ -	\$ (808,000)	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$118,500,000	\$736,000,000	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$192,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$237,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$237,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$108,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$128,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$476,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$107,900,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$161,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$ 69,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$142,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$266,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$ 29,500,000	\$ -	Presumed Developer Built	\$ -	\$ -	Presumed Developer Built	OMB: Cost estimates only reflect DOT costs.
p45-1e	Main	Ensure Complete Communities are integrated into surroundings & supported by public realm supportive of walk/bike/rolling + social interaction	DOT, DHCA, DGS	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$ 12,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Cost estimates only reflect DOT costs.
p45-1f	Main	Prioritize providing Complete Communities	DPS, DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Not costed - would be part of agency/dept core work

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p46-1a	Main	Provide walk/bike/roll/transit facilities to extend utility of public facilities into neighborhoods	DOT	See Area Estimates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Will vary by location (see Aspen Hill/Silver Spring as examples). As new public facilities are built, these costs may be incorporated into the project cost.
p46-1b	Main	Develop standards for colocation of public facilities	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: DGS, MCPS, MNCPPC, & MC are already coordinating these efforts
p46-2a	Main	Ensure employment uses in economic clusters develop in mixed use format	DPS, EDC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p46-2b	Main	Allow creation of co-located subsidized housing w/ industries with many employees	DPS, EDC, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p46-2c	Main	Encourage higher density economic/housing cooperatives	EDC, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p64-1a	Main	Ensure arch/landscape designs define streets & public places that promote social interaction	DOT, DGS, MNCPPC	See Area Estimates	Accounted for by p64-1c						
p64-1b	Main	Link individual architecture projects to surroundings.	DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - core agency/dept work
p64-1c	Main	Design buildings, streets, parking to prioritize pedestrian scale; encourage walking/biking. Narrower streets, buffered bike lanes/sidewalks, minimized surface parking.	DOT, DGS	See Area Estimates	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	
p64-1c	Main	Smaller blocks; grid of streets	DOT	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$1,646,200,000	\$ -	\$1,710,700,000	\$ 3,466,000	\$ -	\$ 160,000	Based on identifying new streets to break up large blocks, using draft Complete Streets on max spacing between crossings as a guide. Assumes mix of new streets & sidepath connections.
p64-1c	Main	Additional crossings	DOT	See Area Estimates	Accounted for by p64-1c						
p64-1c	Main	Slow Speeds	DOT, MCPD	Proactive traffic calming program	\$ -	\$ -	\$ -	\$ 3,100,000	\$ -	\$ -	
p64-1d	Main	Accommodate new development w/ context-sensitive architecture & landscape design	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - core agency work
p64-1e	Main	Integrate gov & private development sites into surrounding neighborhoods	DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - core agency/dept work
p64-1f	Main	Preserve, renew, reuse existing & historic buildings, districts, landscapes	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Site specific
p65-1a	Main	Replace vague concepts w/ clear standards. Adopt rules for missing middle housing types. Amend regulations to remove regulatory barriers.	MNCPPC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p65-1b	Main	Update Zoning Ordinance to integrate form-based code & flexibility	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of work program
p65-2a	Main	Encourage state-of-the-practice sustainability features in public/private building design	DGS, DPS, DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of agency/dept work
p65-2b	Main	Promote cost-effective infill & adaptive reuse design strategies	DGS, DPS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of dept work
p65-2c	Main	Incentivize reuse of historic & existing structures	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assuming some of this is part of agency/dept work. Financial incentives would add costs
p65-2d	Main	Establish standards for public facilities that align w/ infill/redevelopment strategies	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of dept work
p65-2e	Main	Implement policies to ensure new buildings & parking structures are adaptable to changing tech & market preference, & can mitigate effects of climate change	DOT, DGS, DPS	Develop policies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Costs not added - assumed part of dept work
p65-3a	Main	Create inclusive arts & culture plans	AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p65-3b	Main	Improve access for artists & arts groups to living, working, presentation spaces	AHCMC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p65-3c	Main	Promote public art, cultural spaces, cultural hubs along corridors & in Complete Communities	AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p65-3d	Main	Eliminate regulatory barriers to small scale art-making & creative businesses	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed costs were part of regular dept work
p65-3e	Main	Enable all residents to experience public art daily by incorporating into buildings, streets, infrastructure, public spaces	DOT, DGS, OMB, MNCPPC	See Area Estimates - Countywide estimates represent 5 Large, 4 Medium & 4 Small Centers w/o updating master plans in the past decade	\$ 88,000,000	\$ 88,000,000	\$ 88,000,000	\$ 88,000,000	\$ 88,000,000	\$ 88,000,000	Assumes an additional 1% of project costs
p65-3f	Main	Use new public facilities to demonstrate principles of architecture as a civic art	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed costs were part of regular dept work
p65-3g	Main	Encourage property owners, non-profit orgs, gov agencies to maximize use of parks & public spaces for artistic & cultural programming, activation, placemaking. Maintain annual calendar of events	REC, AHCMC, CEC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: County costs will vary depending on scope and frequency of programming.
p66-1a	Main	Strengthen data collection about investments & better align arts/culture related policies w/ Thrive	AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-1a	Main	Expand street grid in downtowns, town centers, transit corridors, and suburban activity centers to create shorter blocks	DOT	Smaller blocks; new grid streets	Accounted for by p64-1c						
p80-1b	Main	Stop planning/constructing new highways / major road widenings	DOT	Eliminate master planned widenings	\$(1,304,700,000)	\$(4,547,900,000)	\$ -	\$(3,107,000)	\$(3,095,000)	\$ -	Presumes all planned widenings to 4+ lanes are eliminated. User costs are not considered, as this presumes transportation adequacy is otherwise achieved as per applicable growth policies (such as through the provision of convenient & effective ped/bike/transit alternatives)
p80-1c	Main	Convert existing traffic lanes & on-street parking to walkways, bikeways, street buffers	DOT	Reconstruct all streets	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	
p80-1d	Main	Prioritize provision of comfortable sidewalks, bikeways, crossings, etc.	DOT	Prioritize these items	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No cost - part of dept operations
p80-1e	Main	Transform road network by incorporating Complete Streets design principles, eliminating transportation-related fatalities & severe injuries, supporting more livable communities	DOT	Reconstruct all streets	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	
p80-2a	Main	Build network of rail, BRT, local bus infrastructure & services that are fast, convenient, reliable	DOT	Double the size of our bus fleet	\$864,000,000	\$ -	\$ -	\$149,110,000	\$ -	\$ -	
p80-2a	Main	Build network of rail, BRT, local bus infrastructure & services that are fast, convenient, reliable	DOT	Depot space for additional buses	\$252,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	Based on cost/bus (\$700k/bus) is directly derived from EMTOC costs. It does not include land, utility costs. Assumes the bus fleet is doubled.
p80-2b	Main	Convert existing general purpose traffic lanes to dedicated transit lanes	DOT	Reconstruct all streets	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	Accounted for by p45-1e	Accounted for by p45-1e	\$ -	
p80-2c	Main	Connect disadvantaged people/areas by prioritizing investments in increasing access to frequent & reliable all-day transit service	DOT	Prioritize investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-2d	Main	Ensure safe & comfortable access to transit stations via walking, rolling, bicycling	DOT	Smaller blocks; new grid streets; reconstruct all streets	Accounted for by p45-1c and p64-1c	OMB: Countywide figures are too difficult to estimate.					
p80-3a	Main	Employ pricing mechanisms to support walking, rolling, bicycling, transit	DOT	Undefined; variables are too considerable to estimate, but this would be revenue positive	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Could result in revenues but costs could be incurred if areas were cordoned off.
p80-3b	Main	Manage parking efficiently by charging market rates, reducing supply of public/private spaces	DOT MNCPPC	Minimal cost; likely a revenue gain for PLDs	\$ -	\$ -	\$ -	\$ (700,000)	\$ -	\$ -	Assumes ~\$1.00 more on high occupancy blocks, and rates otherwise unchanged. Monthly/Long-Term rates already approximately market rate.
p80-3c	Main	Encourage non-polluting vehicles by upgrading gov fleets	DOT, DGS, MNCPPC	Costs presumed as part of regular vehicle turnover	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p80-3c	Main	Encourage non-polluting vehicles by requiring appropriate infrastructure	DOT, DGS, DPS, MNCPPC	Microgrid Capabilities	\$ -	\$ -	\$120,000,000	\$ 8,400,000	\$ -	\$ -	OMB: Assumed to be private but may require public incentives. \$180M in County costs are assumed to be related to CAP.
p80-4a	Main	Facilitate construction of high-speed fiber optic & wireless infrastructure	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-4b	Main	Focus investment in comms infrastructure & services to connect people / areas lacking convenient access to jobs & education	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-4c	Main	Support telework by accelerating deployment of info & comms tech	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p80-4c	Main	Support telework by making work from home easier by facilitating Complete Communities	DOT, DHCA, DPS, DGS	Reconstruct streets, densify grid & connections to parks, increase transit	Accounted for by p45-1e and p80-2a	References to P.45-1e and p. 80-2a relate only to DOT work regarding ped/bike reconstructions and additional transit.					
p99-1a	Main	Expand opportunities to increase residential density	DHCA, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of dept work
p99-1b	Main	Increase number of income-restricted affordable housing units	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p99-1c	Main	Develop strategies to build deeply affordable housing & provide permanent supportive housing	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No cost - part of dept work.
p99-1d	Main	Reform building codes to reduce costs; enable innovative construction methods & materials	DPS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of dept work funded through permitting fees.
p99-1e	Main	Prioritize use of public land for colocation of housing & other uses	DGS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of dept work
p99-1f	Main	Increase regulatory flexibility to incentivize infill, redevelopment, repositioning of office parks, shopping malls, and other underutilized properties	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency/dept work
p99-1g	Main	Provide financial incentives to increase housing production in targeted locations near high-capacity transit	DHCA, FIN, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p100-1a	Main	Facilitate development of a variety of housing types	DPS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency/dept work
p100-1b	Main	Support creative housing options	DPS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency/dept work
p100-1c	Main	Encourage provision of multi-bedroom units	DPS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency/dept work
p100-1d	Main	Integrate people w/ disabilities, people transitioning from homelessness, and older adults into attainable housing w/ appropriate amenities & services	DHCA, HHS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs due to wide variability based on different assumptions
p101-1a	Main	Calibrate MPDU program & other affordable housing programs to provide units for deeply affordable & workforce	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p101-1b	Main	Develop strategies to minimize gentrification/displacement & concentration of poverty, while promoting integration	MNCPPC, DHCA, HHS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p101-1c	Main	Refine regulatory tools & incentives to avoid net loss of market rate & income restricted housing stock w/o adding disincentives for construction of additional units	DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p101-1d	Main	Identify & allocate additional revenue for the Housing Initiative Fund (HIF) to meet needs of low-income households	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p101-1e	Main	Expand existing programs toward increasing accessing to homeownership, especially among low-income, people of color, & young residents. Create new programs toward maintaining long-term affordable homeownership opportunities	DHCA, HOC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p101-1f	Main	Improve data collection on neighborhood change metrics	MNCPPC; DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p116-1a	Main	Prioritize acquiring land for parks in highly developed area	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed covered through MNCPPC Legacy Urban Space project and other developer-funded funding sources - but may not be realistic if this plan implies significant increase in purchases.
p116-1b	Main	Offer programs in urban parks to encourage use & make centers of activity	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p116-1c	Main	Implement EPS Plan to ensure densely populated areas have walkable access to range of park experiences	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p116-1d	Main	Strengthen role of Privately Owned Public Spaces (POPS) to perform as public spaces & leverage private investment	DPS, REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Unclear about level of effort required
p116-1e	Main	Ensure Complete Communities have access to a range of park types through a combo of public & private facilities	DPS, REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Data not yet available Countywide. Standards for proximity for various types of activity centers have not been established. MNCPPC is reevaluating what types of parks experiences are being provided and what should be provided. Parks evaluated only a small area around Aspen Hill in determining sufficiency of current parks resources.
p118-1a	Main	Include active recreation as integral elements of park planning/design	DPS, REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: No costs - part of agency work
p118-1b	Main	Encourage active recreation as key component in POPS	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p118-1c	Main	Provide park/rec facilities & programs designed to encourage residents of all ages to engage in vigorous physical activity	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p118-1d	Main	Integrate park trails & paths into transportation planning & better use to connect residents, jobs, & centers of activity	DOT	Reconstruct streets, densify grid & connections to parks, increase transit	Accounted for by p45-1e, p64-1c, and p80-2a						
p120-1a	Main	Amend EPS Plan study area to incorporate more refined equity analysis	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of annual work program
p120-1b	Main	Use equity measures in developing capital budgets for parks/rec facilities	REC, OMB, County Council, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of dept/agency work
p120-1c	Main	Gather data on & address barriers to participation in parks/rec programs	REC, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
p120-1d	Main	Improve accessibility of parks/rec facilities via walking, biking, transit	DOT, MNCPPC	Reconstruct streets, densify grid & connections to parks, increase transit	Accounted for by p45-1e, p64-1c, and p80-2a						
p120-2a	Main	Design parks/rec & related infrastructure/services around building community, increasing interaction	DOT, REC, MNCPPC	Reconstruct streets	Accounted for by p45-1e	OMB: Assumed part of dept/agency work					
p120-2b	Main	Connect neighborhoods & people to parks w/ world-class trail system	DOT	Reconstruct streets, densify grid & connections to parks	Accounted for by p45-1e and p64-1c						
p120-2c	Main	Enhance food/drink opportunities among parks/rec	REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Could be provided by private vendors
p120-2d	Main	Provide park amenities that appeal to visitors w/ different interests/abilities	REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assume part of agency work. Without specifics regarding the types of amenities, cost estimates can not be provided.
p122-1a	Main	Reaffirm commitment to resource conservation, stewardship, sustainability	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core agency missions.

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
p122-1b	Main	Selectively acquire land to protect sensitive natural resources, improve water quality, increase tree cover, enhance wildlife corridors, curb invasive species, achieve other enviro goals	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed funded through existing Parks Acquisition CIP projects
p122-1c	Main	Create climate change resiliency plan for parks/rec facilities	REC, DEP, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed to be part of future agency work
G-1	Action	Update master plans	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-2	Action	Develop corridor master plans toward land use & housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-3	Action	Update Incentive Density Implementation Guidelines	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-4	Action	Implement Climate Action Plan w/in authority of MNCPPC	DOT, Multiple County Agencies	Implement Climate Action Plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assume these costs are associated with the Climate Action Plan as opposed to the Thrive plan.
G-5	Action	Develop enviro guidelines	MNCPPC DEP	Develop guidelines	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed to be part of future agency workplan
G-6	Action	Identify climate-vulnerable areas & develop mitigation strategies	DOT, DEP, WSSC, MNCPPC	ID & develop guidelines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed would be part of regular dept/agency work plans. \$100K in County costs are assumed to be related to CAP
G-7	Action	Assess likely floodplain changes & develop recommendations to avoid/mitigate	DOT, DEP, WSSC, MNCPPC	Assess & develop recommendations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-8	Action	Create/choose tools to evaluate effect of land use on GHG goals	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-9	Action	Evaluate opportunities for siting alternative energy production / storage systems	DOT, DGS, DEP, MNCPPC	Evaluate opportunities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-10	Action	Review lighting standards	DOT, DPS, MNCPPC	Review standards	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
G-11	Action	Research & create guidance for minimizing imperviousness	DOT	Research & create guidance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-12	Action	Develop corridor master plans toward transportation	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core agency work
G-13	Action	Identify underutilized public land in activity centers for higher use	DOT, DGS, MNCPPC, MCPS, WSSC	Identify land (might be led by DGS)	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Can be incorporated into co-location work group
G-14	Action	Identify opportunities for adaptive reuse of SWM & flood control in suburban areas	DOT	Identify opportunities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
G-15	Action	Enhance quality & connectivity of transportation & green corridors for outdoor rec, physical activity, social interaction	DOT MNCPPC	None (while likely along DOT facilities, these should be MCR costs)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Not enough specifics to provide cost estimates
G-16	Action	Link greenspaces w/ natural & hard surface trails	MNCPPC	None (DOT efforts already accounted for in Bike Master Plan)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-17	Action	Identify ecological protections areas	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-18	Action	Establish (non-)forest canopy goals	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-19	Action	Reevaluate policies & practices RE: use of land in achieving Thrive	DOT, DGS, MNCPPC	Reevaluate policies & practices	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Will be core agency work
G-20	Action	Develop recommendations for resilient native trees	DOT, DEP	Develop recommendations		\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Per DEP, this information is currently available.
G-21	Action	Develop long-range forest quality management plan	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
G-22	Action	Develop recommendations for vitality & survivability of forests/trees	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
G-23	Action	Incentivize developers to restore streams	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: More details would be needed to provide cost estimates.
G-24	Action	Update policies/plans to promote agricultural capabilities / benefits	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core dept work
G-25	Action	Develop policies, regs, easements, incentives to maintain critical mass of contiguous farmland	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core dept work
G-26	Action	Analyze barriers to accessing Ag Reserve; develop plan to improve access to locally grown food, outdoor rec, education, tourism	DOT, REC, OAG	Analyze barriers & develop plan	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
G-27	Action	Develop strategies/actions to increase outdoor rec in Ag Reserve	REC, OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core dept work
G-28	Action	Analyze Zoning Code to promote Ag industry	OAG, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency/dept work
G-29	Action	Analyze/assess TDRs and BLT programs w/ respect to preserving contiguous farmland & vitality	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
G-30	Action	Develop incentives to transition existing commodity farms to production of local table food	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: More details would be needed to provide cost estimates.
G-31	Action	Develop strategic plan to promote Ag Reserve entrepreneurship, research, innovation, self-reliance	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-1	Action	Initiate Complete Communities master plans	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-2	Action	Study application, identify priorities, develop strategies for 15 min living	DOT	Study, identify, develop strategies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of annual work program
C-3	Action	Update Zoning Ordinance to integrate form-based code & flexibility	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-4	Action	Update Growth & Infra Policy to encourage colocation & adjacent of public facilities	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
C-5	Action	Develop Best Practices manuals on maximizing public benefits of public facilities	MNCPPC	Develop Best Practices manual	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
C-6	Action	Develop guidance for racial equity & social justice impacts w/ new community facilities	DGS, ORESJ	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of County dept work
C-7	Action	Identify opportunities for adaptive reuse of (sub)urban land for ag. Update Zoning Ordinance to allow ag is permitted uses.	OAG, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of agency work
C-8	Action	Examine Urban Ag Property Tax Credit to identify opportunities to expand to support (sub)urban farming	OAG, Finance	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
C-9	Action	Revise Comm/Res & Employment Zones Incentive Density Implementation Guidelines to ID (sub)urban farming as public benefit	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
C-10	Action	Create Health Impact Assessment tools for master plan & DRC processes	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
C-11	Action	Identify barriers to eliminate, and incentives for planning processes to make culturally appropriate food more accessible	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
C-12	Action	Identify options & strategies to increase variety & density of housing types in single-use developments	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
C-13	Action	Evaluate existing activity centers & single use developments to ID recommendations to achieve Complete Communities & improve connectivity	MNCPPC	Evaluate existing conditions & identify recommendations	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-1	Action	Update Zoning Code to include form-based elements	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of agency work program
D-2	Action	Amend regulations & ordinances to remove regulatory barriers to "Missing Middle" housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of agency work program

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
D-3	Action	Define vague regulatory concepts with clear standards	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
D-4	Action	Develop a "Design Excellence Program" for public buildings	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Core agency work
D-5	Action	Create guidelines promoting cost-effective design strategies for projects w/ high levels of affordable housing	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed related to form based zoning- already included in dept work.
D-6	Action	Update Road Code to align with Complete Streets	DOT	Develop Complete Streets manual. Already in progress.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: This Complete Street manual is already in progress.
D-7	Action	Update Historic Preservation Ordinance, Zoning Code, Historic Resources Preservation Tax Credit programs to incentivize adaptive reuse	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of annual work program
D-8	Action	Develop sprawl repair manual, promoting design strategies & regulatory approaches toward retrofitting land uses to be more energy efficient	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of annual work program
D-9	Action	Develop guidelines/standards for climate-sensitive site design principles	DGS, DEP, DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-10	Action	Update standards for public facilities for climate action goals and Growth & Infrastructure Policy	DGS, DEP, DPS, MCPS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-11	Action	Update Incentive Density Implementation Guidelines to include incentives for adaptable design	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-12	Action	Conduct study to ID planning policies & regulatory changes for Aging In Place	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-13	Action	Create inclusive arts & culture plans	AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-14	Action	Update Zoning Code to eliminate regulatory barriers on small-scale art & creative businesses, incentivize affordable spaces	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-15	Action	Update Incentive Density Implementation Guidelines & Art Review Panel processes to streamline, expand, clarify public art benefits	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed as part of work program
D-16	Action	Improve reach of diverse programming; create & maintain art/culture calendar	REC, AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-17	Action	Allocate more funding for public art in County construction projects: buildings, parks, transportation	DOT, DGS	Include public art (assume 3% of capital costs)	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	
D-18	Action	Create "Arts Space Bank" of underused commercial / institutional buildings; provide equitable access to arts/culture orgs	DGS, DPS, AHCMC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-19	Action	Partner w/ heritage orgs to seek grants promoting & preserving historic/cultural sites	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
D-20	Action	Introduce students to Thrive & local land use planning as part of educational curriculum	MCPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
D-21	Action	Establish framework for data collection of key metrics	DOT, DPS, REC, DGS, CEX	Establish framework	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-1	Action	Create a consolidated Transportation Master Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
T-2	Action	Remove master planned but unbuilt highways & road widenings; add dedicated transit lanes; repurpose general purpose lanes & on-street parking for bikeways, transit lanes, street buffers, trees, SWM	MNCPPC DOT	Remove master planned but unbuilt highways & road widenings	Accounted for by p80-1b	OMB: Assumed part of core work program					
T-3	Action	Develop Access Management Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
T-4	Action	Develop Aging Readiness Functional Master Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
T-5	Action	Develop Curbside Management Plan	DOT	Develop Curbside Management Plan; hire ~2 positions dedicated to Curbside Management	\$ 100,000	\$ -	\$ -	\$ 200,000	\$ -	\$ -	
T-6	Action	Develop safety component for master plans	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of agency work program
T-7	Action	Create guidelines to transition auto-centric corridors to multimodal Complete Streets for master plans, capital projects, regulatory reviews	DOT	Develop Complete Streets manual. Already in progress.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-8	Action	Create guidelines for prioritizing walk/bike/transit in Equity Focus Areas	DOT	Create guidelines	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-9	Action	Update subdivision regulations to require safety findings in regulatory reviews	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-10	Action	Develop block density targets	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-11	Action	Implement demonstration programs & projects to encourage innovation	DOT	Create annual discretionary CIP for innovative pilots	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	
T-12	Action	Develop street tree planting program focused on mitigating heat island effect & improving SWM in public ROW	DOT	Update street tree planting program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
T-13	Action	Create strategies to improve access of vulnerable users	DOT	Create strategies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-14	Action	Incorporate design for seniors & persons with disabilities	DOT	Incorporate design	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-15	Action	Discourage multiple turn lanes in downtowns & town centers	DOT	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-16	Action	Form subregional transportation/transit authority	DOT	Undefined; variables are too considerable to estimate, but this is likely to trend toward being a revenue generator for the County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-17	Action	Develop short- and long-term bus plans for local & regional bus service	DOT	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-18	Action	Strengthen Wash Suburban Transit Commission	DOT	Undefined; variables are too considerable to estimate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-19	Action	Expand MARC Brunswick capacity & station locations	DOT	Shady Grove & White Flint stations (+service is State cost)	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	
T-20	Action	Provide dedicated transit lanes capable of Heavy Rail on American Legion Bridge	DOT	None. State/Federal cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-21	Action	Eliminate motor vehicle parking minimums in downtowns, town centers, rail/BRT corridors & adj communities	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
T-22	Action	Manage parking efficiently by charging market rates	DOT	See Area Estimates	Accounted for by p80-3b	OMB: Assumed part of core work program					
T-23	Action	Apply pricing mechanisms to foster equity & distribute revenue to promote walk/bike/transit	DOT	Develop pricing mechanisms. Cost assumed zero, as initial cost is likely to be covered by new revenues.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-24	Action	Develop implementation plan for transitioning to zero emission fueling in new development & public facilities	DOT, DGS	Develop implementation plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
T-25	Action	Update county & contracted fleets to zero emission vehicles	DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-26	Action	Develop county incentives to accelerate conversion of private fleets to zero emission vehicles	DOT	Develop incentives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
T-27	Action	Prepare plan to develop, prioritize, implement flood mitigation measures for flood-prone transportation facilities	DOT	Prepare plan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: \$100K in County costs are assumed to be related to CAP.
T-28	Action	Implement new TDM policies, programs, and strategies	DOT	Undefined; variables are too considerable to estimate, but this is likely to trend toward being revenue neutral to the County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to provide cost estimates
T-29	Action	Create new TMDs in (sub)urban areas	DOT	Create new TMDs	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	Assumed a unit cost to establish new TMDs, from which point they (ideally) become self-sustaining through fees. OMB: Varies based on extent of
T-30	Action	Implement FiberNet & further modernize; support equitable access; attract businesses	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
T-31	Action	Develop & expand strategies to facilitate deployment of advanced wireless telecoms	DOT, DTS	Enable DTS efforts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-1	Action	Expand housing options in detached res areas near high-capacity transit	MNCPPC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-2	Action	Identify market-oriented mechanisms to incentivize affordable housing production, including inclusionary zoning requirements, automatic PILOT or tax	DHCA, Finance	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-3	Action	Create & analyze inventory of available surplus, vacant, underutilized private/public lands for application toward housing	DGS, DHCA, M-NCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: This work is ongoing
H-4	Action	Establish incentives toward converting existing high-vacancy office/retail into residential thru adaptive reuse or redevelopment	CEX, DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-5	Action	Create flexible zoning incentives for conversion of planned/existing office/retail to residential	DPS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-6	Action	Streamline process for affordable housing projects, including revisions to Local Map Amendment, Floating Zone, Conditional Use, and Mandatory Referral processes.	DPS, DHCA, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-7	Action	Consider financial tools / zoning incentives to encourage alternative construction types	DPS, MNCPPC, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-8	Action	Provide financial incentives - tax abatements, PILOT, TIFs - to increase housing production in targeted locations near high-capacity transit	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-9	Action	Consider implementing income averaging for the MPDU program to reach broad levels of affordability	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-10	Action	Allow rent increases in MPDUs to be indexed to increases in AMI	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-11	Action	Explore changes to recordation tax to generate funding for Housing Initiative Fund	FIN, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assume this could be managed within core work.
H-12	Action	Create affordable housing ombudsman to manage projects; coordination	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
H-13	Action	Review regs & policies (i.e., impact taxes and zoning), removing barriers & encouraging production of creative housing options (i.e., multi-generational housing, single room occupancy, shared housing, co-op housing)	MNCPPC, DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-14	Action	Consider fee waivers, financial assistance, and other incentives to increase Accessory Dwelling Unit production	MNCPPC, DHCA, DPS, Finance	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-15	Action	Explore county-offered low-cost financing / financial assistance to homeowners willing to enter ADUs or deed-restricted rents	DPS, DHCA, FIN	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-16	Action	Develop incentives / tools to encourage redevelopment of housing units, including larger units	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-17	Action	Consider exempting 1st-time homebuyers from County fees/taxes like recordation tax	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-18	Action	Explore a community land trust to create permanent, affordable homeownership opportunities	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-19	Action	Create Housing Functional Master Plan for housing goals and strategies and an analysis of affordability gaps and impediments to the housing supply	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
H-20	Action	Explore making HOA & condo fees affordable for residents of affordable units	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-21	Action	Work w/ PG and State to attain 9% Low Income Housing Tax Credit	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
H-22	Action	Enhance implementation of Housing First initiative	DHCA, HHS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Too vague to cost
H-23	Action	Explore changes to zoning code for creating permanent supportive housing units	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
H-24	Action	Develop zoning & financial incentives to designate/build housing for people w/ disabilities	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of core work program (MNCPPC); not sure if DHCA can accommodate in routine work
H-25	Action	Create, maintain, update, analyze comprehensive inventory of housing properties at-risk of affordability loss	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-26	Action	Consider implementing housing affordability strategy plans for small areas	DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-27	Action	Create strategies to retain naturally occurring affordable housing & types w/ 3+ bedrooms units	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-28	Action	Create interactive monitoring database mapping neighborhood change indicators	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
H-29	Action	Create "No Net Loss" Affordable Housing Floating Zone in targeted areas	DPS, DHCA	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-1	Action	Incorporate & elaborate on actions in Thrive & in Parks, Rec, Open Space (PROS) Plans	MNCPPC, REC	None	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work for MNCPPC; Recreation would likely need funding to update their facility plan
P-2	Action	Implement Energized Public Spaces Functional Master Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-3	Action	Revise Recreation Guidelines for availability & accessibility of rec amenities	REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Assumed part of core work program or otherwise captured in P-1 above

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
P-4	Action	Utilize & reference EPS Design Guidelines during master plan & Development Review processes	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-5	Action	Measure progress of Legacy Urban Space Program & other dedicated funding sources for increasing park acreage	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-6	Action	Prioritize park activation programs	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-7	Action	Strengthen role of Privately Owned Public Spaces (POPS) to perform as public spaces & leverage private investment	DPS, REC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-8	Action	Ensure Parks Dept leads in creating parks in plans	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-9	Action	Update & implement Countywide Park Trails Plan	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-10	Action	Amend CIP to allow flexibility so department can be more agile in service delivery	CEX	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-11	Action	Amend EPS study area to incorporate Equity Focus Areas & other equity tools	DPS, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work program
P-12	Action	Increase transit access to parks	DOT	Reconstruct streets, densify grid & connections to parks, increase transit	Accounted for by p45-1e, p64-1c, and p80-2a						
P-13	Action	Apply innovative tech to calibrate service delivery strategies to changing needs	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Too vague to cost out.
P-14	Action	Develop Racial & Social Equity Plan	ORESJ, Council, all County Agencies	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-15	Action	Create trail connections plan	DOT	Create plan	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-16	Action	Apply design guidelines	DOT, DPS, DGS, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-17	Action	Expand community gardens program	OAG	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-18	Action	Promote creation of multiuse, accessible, multi-generational facilities in designing parks	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: part of core work program
P-19	Action	Enhance food/drink opportunities among parks/rec	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-20	Action	Develop blueprint for world class trails	DOT	Develop blueprint	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	
P-21	Action	Refine park facility standards, land acquisition strategies, etc. during PROS updates to integrate parks & land uses more effectively	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-22	Action	Coordinate w/ County agencies to encourage accommodation of multiple needs simultaneously in public land, buildings, and infrastructure	County Agencies, DGS, DOT	Coordinate & develop guidance		\$ -	\$ -	\$ -	\$ -	\$ -	
P-23	Action	Coordinate w/ gov & private sector to ID opportunities for park/rec facilities on underutilized land, or unconventional locations	MNCPPC, REC, DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Assumed part of core work
P-24	Action	Create climate change resiliency plan for parks/rec facilities	MNCPPC, REC, DEP, DGS	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-25	Action	Prioritize ecological restoration practices in stream valleys of most developed watersheds	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program

Action #	Document	Action Item	Agency Involved	DOT Action	County Cost	State/Fed Cost	Private Cost	County Cost2	State/Fed Cost2	Private Cost2	Notes
P-26	Action	Develop & pursue priority list of natural resource-based land acquisition targets to protect sensitive watersheds, preserve unique/rare habitats, complete critical wildlife corridor connections, connect communities to natural areas	DEP, MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program. DEP will work with DNR and MNCPPC to identify areas to acquire.
P-27	Action	Ensure enviro sustainability service to improve public health, allow for education, correct enviro justices w/in equity/dense areas	DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program. DEP, HHS and other depts should identify areas for collaboration and bring services to EJ areas
P-28	Action	Develop coordinated strategies targeting SWM opportunities	DOT, DEP	Develop strategies	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program
P-29	Action	Assess analytical tools & standards for resource management	MNCPPC, DEP	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Part of core work program. MNCPPC and DEP County arborist will collaborate to develop these tools and standards
P-30	Action	Explore creation of alternative funding tools supporting acquisition & development of parks in urban areas	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
P-31	Action	Use strategic marketing plans that promote programs/trails/parks targeting multiple demographics, increasing community engagement, advocacy for park system	MNCPPC	None	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	OMB: Part of core work program

APPENDIX A2. LIST OF ROAD WIDENING/CONSTRUCTION PROJECTS TO BE CANCELLED AND RELATED SAVINGS

LOCAL ROAD NAME	FROM LOCATION	TO LOCATION	EXISTING LANES	PLANNED LANES	LANES NEEDED	OWNER	MILES	CAPITAL	O&M
Airpark Rd	Montgomery County Airpark	Woodfield Rd	2	4	2	County	0.51	\$0	\$0
Aspen Hill Rd	Connecticut Ave	Veirs Mill Rd	2	4	2	County	1.62	\$0	\$0
Beechcraft Ave	400' west of Bonanza Way	200' east of Mooney Dr	2	4	2	County	0.52	\$0	\$0
Blackwell Rd	685' west of Shady Grove Rd	Shady Grove Rd	0	4	4	County	0.13	\$6,336,250	\$16,635
Blackwell Rd Extended	Broschart Rd	685' west of Shady Grove Rd	0	4	4	County	0.34	\$16,618,550	\$43,629
Boland Farm Rd	Frederick Rd	Observation Dr	2	4	2	County	0.28	\$0	\$0
Bonanza Way	Snouffer School Rd	Beechcraft Ave	2	4	2	County	0.11	\$0	\$0
Bradley Blvd (MD 191)	Goldsboro Rd	Capital Beltway (I-495)	2	4	2	State	3.53	\$0	\$0
Briggs Chaney Rd	ICC	Prince George's County Line	2	4	2	County	0.63	\$0	\$0
Brink Rd	Frederick Rd	Midcounty Hwy	2	4	2	County	1.07	\$0	\$0
Broadbirch Dr	Cherry Hill Rd	Tech Rd	2	4	2	County	0.68	\$0	\$0
Broadway Ave	Little Seneca Pkwy	West Old Baltimore Rd	2	4	2	County	0.23	\$0	\$0
Burtonsville Blvd	South of Spencerville Rd	Dustin Rd	4	6	2	County	1.14	\$44,542,080	\$73,085
Calverton Blvd	Cherry Hill Rd	Prince George's County Line	2	4	2	County	0.59	\$0	\$0
Capital Beltway	Northwest Branch	Prince George's County Line	8	10	2	State	1.24	\$48,449,280	\$79,496
Centerway Rd	Goshen Rd	Snouffer School Rd	2	4	2	County	0.77	\$0	\$0
Century Blvd	Crystal Rock Dr	Dorsey Mill Rd	2	4	2	County	0.28	\$0	\$0
Cessna Ave	Airpark Rd	1100' west	2	4	2	County	0.21	\$0	\$0
Clopper Rd	Great Seneca Hwy	Great Seneca Creek	2	6	4	State	1.42	\$69,352,800	\$182,072
Clopper Rd	Germantown Road	Great Seneca Hwy	2	6	4	State	0.48	\$23,443,200	\$61,546
Clopper Rd	Longdraft Rd	Great Seneca Creek	2	6	4	State	0.78	\$38,095,200	\$100,012
Clopper Rd	Little Seneca Creek	Germantown Rd	2	6	4	State	1.28	\$62,515,200	\$164,122
Clopper Rd	Clarksburg Rd	Little Seneca Creek	2	6	4	State	1.00	\$48,840,000	\$128,220
Colesville Rd (US 29)	Fenton St	Georgia Ave (MD 97)	5	6	1	BRT	0.12	\$4,688,640	\$3,847
Colesville Rd (US 29)	Sligo Creek Pkwy	Fenton St	5	6	1	BRT	0.80	\$31,257,600	\$25,644
Crystal Rock Dr	Century Blvd	Crystal Rock Trail	2	4	2	County	0.26	\$0	\$0
Crystal Rock Dr	Waters Landing Dr/Kinster Dr	Father Hurley Blvd	2	4	2	County	0.31	\$0	\$0
Crystal Rock Dr	Crystal Rock Trail	Waters Landing Dr/Kinster Dr	2	4	2	County	0.30	\$0	\$0
Dairymaid Dr	Great Seneca Hwy	Materly Rd	2	4	2	County	0.62	\$0	\$0
Darnestown Rd	Muddy Branch Rd	Key West Ave	4	6	2	State	0.42	\$16,410,240	\$26,926
Decoverly Dr	Johns Hopkins Dr	930' east of Johns Hopkins Dr	0	4	4	County	0.18	\$8,602,500	\$22,584
Decoverly Dr	930' east of Johns Hopkins Dr	Great Seneca Hwy (MD 119)	0	4	4	County	0.09	\$4,584,300	\$12,035
Decoverly Dr	930' east of Johns Hopkins Dr	Johns Hopkins Dr	0	4	4	County	0.18	\$8,602,500	\$22,584
Decoverly Dr Extended	Muddy Branch Rd	Johns Hopkins Dr	2	4	2	County	0.47	\$0	\$0
Dixon Ave Extended	Ripley St	Silver Spring Ave	2	4	2	County	0.12	\$0	\$0
Dorsey Mill Rd	Observation Dr	Milestone Center Dr	2	4	2	County	0.18	\$0	\$0
Dorsey Mill Rd (Proposed)	Milestone Center Dr	Crystal Rock Dr	2	4	2	County	0.28	\$0	\$0
East-West Hwy (MD 410)	Waverly St	Pearl St	3	4	1	State	0.09	\$0	\$0
East-West Hwy (MD 410)	Pearl St	Georgetown Branch ROW	2	4	2	State	0.32	\$0	\$0
East-West Hwy (MD 410)	Blair Mill Rd	Georgia Ave	2	4	2	State	0.21	\$0	\$0
Executive Blvd Extended	Woodglen Dr	Rockville Pike (MD 355)	0	4	4	County	0.12	\$5,860,800	\$15,386
Executive Blvd Extended	Woodglen Dr	Nebel St Extended	0	4	4	County	0.33	\$16,117,200	\$42,313
Fairland Rd	East Randolph Rd	Columbia Pike	2	4	2	County	2.30	\$0	\$0
Fairland Rd	Columbia Pike	Prince George's County Line	2	4	2	County	1.24	\$0	\$0
Father Hurley Blvd	Crystal Rock Dr	CSX Tracks	4	6	2	County	1.36	\$53,137,920	\$87,190
Fields Rd	150' West of Omega Dr	Omega Dr	2	4	2	County	0.03	\$0	\$0
Fields Rd	Decoverly Dr	675' West of Washingtonian Blvd	2	4	2	County	0.24	\$0	\$0
Frederick Ave (MD 355)	Gaithersburg City Limits (500' north of I-370)	S Westland Dr	4	6	2	BRT	0.23	\$8,803,040	\$14,444
Frederick Ave (MD 355)	S Westland Dr	Gaithersburg City Limits (N Westland Dr)	4	6	2	BRT	0.19	\$7,423,680	\$12,181
Frederick Rd (MD 355)	Roberts Tavern Dr	Little Seneca Pkwy	2	4	2	BRT	0.96	\$0	\$0
Gaither Rd	Shady Grove Rd	City of Gaithersburg	2	4	2	County	0.50	\$0	\$0
Georgia Ave (MD 97)	Emory Ln	Norbeck Rd (MD 28)	2	6	4	BRT	1.17	\$57,142,800	\$150,017
Georgia Ave (MD 97)	Olney-Laytonville Rd/Olney-Sandy Spring	Prince Philip Rd (North)	2	6	4	BRT	0.45	\$21,978,000	\$57,699
Germantown Rd	Great Seneca Creek (Southern Branch)	Great Seneca Creek (Northern Branch)	2	4	2	State	1.11	\$0	\$0
Germantown Rd	Great Seneca Creek (Northern Branch)	Riffle Ford Rd	2	4	2	State	0.48	\$0	\$0
Germantown Rd	Riffle Ford Rd	Richter Farm Rd	2	4	2	State	0.47	\$0	\$0
Germantown Rd	Darnestown Rd	Great Seneca Creek (Southern Branch)	2	4	2	State	1.28	\$0	\$0
Germantown Rd	Richter Farm Rd	Clopper Rd	2	6	4	State	0.64	\$31,257,600	\$82,061
Goldsboro Rd (MD 614)	Massachusetts Ave	River Rd	2	4	2	State	0.57	\$0	\$0
Goshen Rd	Odendhal Ave	Warfield Rd	2	4	2	County	2.98	\$0	\$0
Gracefield Service Rd	Gracefield Rd	Prince George's County Line	2	4	2	County	0.22	\$0	\$0
Great Seneca Hwy (MD 119)	Dawson Farm Rd	Great Seneca Creek	4	6	2	State	2.07	\$80,879,040	\$132,708
Greencastle Rd	Columbia Pike	Prince George's County Line	2	4	2	County	1.56	\$0	\$0
Hopkins Rd	Clopper Rd	Father Hurley Blvd	2	4	2	County	0.58	\$0	\$0
I-270	Frederick County Line	Clarksburg Rd/Stringtown Rd	4	6	2	State	4.08	\$239,120,640	\$261,569
I-270	Clarksburg/Stringtown Rd	Little Seneca Creek	6	8	2	State	1.89	\$110,769,120	\$121,168
I-270	Great Seneca Creek	Quince Orchard Rd/Montgomery Village Ave	8	12	4	State	1.22	\$89,377,200	\$156,428
I-270	Diamond Ave	I-370	10	12	2	State	1.53	\$89,670,240	\$98,088
I-270	Little Seneca Creek	Great Seneca Creek	8	12	4	State	3.83	\$280,585,800	\$491,083
I-270	Great Seneca Creek	W Diamond Ave	10	12	2	State	1.82	\$106,666,560	\$116,680
Industrial Pkwy	Tech Rd	Approx. 560' south of Tech Rd	2	4	2	County	0.11	\$0	\$0
Industrial Pkwy	Columbia Pike (US 29)	Tech Rd	2	4	2	County	0.26	\$0	\$0
Industrial Pkwy Extended	Approx. 560' south of Tech Rd	FDA Blvd	0	4	4	County	0.61	\$29,984,800	\$78,719
Johns Hopkins Dr	Key West Ave	Decoverly Dr	2	4	2	County	0.12	\$0	\$0
Key West Ave (MD 28)	Darnestown Rd (MD 28)	Shady Grove Rd	6	8	2	State	1.33	\$51,965,760	\$85,266

LOCAL ROAD NAME	FROM LOCATION	TO LOCATION	EXISTING LANES	PLANNED LANES	LANES NEEDED	OWNER	MILES	CAPITAL	O&M
Layhill Rd (MD 182)	Ednor Rd	Norbeck Rd (MD 28)	2	4	2	State	0.48	\$0	\$0
Layhill Rd (MD 182)	Norbeck Rd (MD 28)	230' north of Park Vista Dr	2	4	2	State	1.40	\$0	\$0
Leaman Farm Rd	Kingsview Village Ave	Germantown Rd	2	4	2	County	0.24	\$0	\$0
Leaman Farm Rd	Richter Farm Rd	Schaeffer Rd	2	4	2	County	0.54	\$0	\$0
Leaman Farm Rd Extended	Schaeffer Rd	Germantown Rd	0	4	4	County	0.24	\$11,721,600	\$30,773
Little Seneca Pkwy Extended	I-270	Observation Dr Extended	0	4	4	County	0.44	\$21,489,600	\$56,417
Little Seneca Pkwy Extended	A-307 (Proposed)	I-270	0	4	4	County	0.41	\$20,024,400	\$52,570
Little Seneca Pkwy Extended	Observation Dr Extended	Fairgarden Ln	0	4	4	County	0.13	\$6,349,200	\$16,669
Locbury Dr	Waters Landing Dr	Middlebrook Rd	2	4	2	County	0.64	\$0	\$0
Massachusetts Ave (MD 396)	Sangamore Rd	Goldsboro Rd	2	4	2	State	0.70	\$0	\$0
Mateny Rd	Great Seneca Hwy northeast	Dairymaid Dr	2	4	2	County	0.62	\$0	\$0
Medical Center Way	Shady Grove Rd	Medical Center Dr	2	4	2	County	0.07	\$0	\$0
Mid County Hwy	Shady Grove Rd	Goshen Rd	4	6	2	County	2.50	\$97,680,000	\$160,275
Mid County Hwy	Goshen Rd	Montgomery Village Ave	4	6	2	County	0.56	\$21,880,320	\$35,902
Mid County Hwy (Proposed)	650' west of Watkins Mill Rd	Ridge Rd	0	6	6	County	4.52	\$283,895,062	\$869,332
Mid County Hwy (Proposed)	Shady Grove Rd	Redland Rd	0	6	6	County	0.46	\$28,891,975	\$88,472
Mid County Hwy (Proposed)	Redland Rd	Intercountry Connector (MD 200)	0	6	6	County	1.26	\$79,138,889	\$242,336
Mid County Hwy (Proposed)	Montgomery Village Ave	1700' west of Montgomery Village Ave	0	6	6	County	0.32	\$20,222,479	\$61,924
Mid County Hwy (Proposed)	1200' east of Watkins Mill Rd	Watkins Mill Rd	0	6	6	County	0.23	\$14,274,691	\$43,711
Mid County Hwy (Proposed)	1700' west of Montgomery Village Ave	1200' east of Watkins Mill Rd	0	6	6	County	0.25	\$15,749,743	\$48,228
Mid County Hwy (Proposed)	Watkins Mill Rd	650' west of Watkins Mill Rd	0	6	6	County	0.12	\$7,732,124	\$23,677
Middlebrook Rd	Frederick Rd	Midcounty Hwy	2	6	4	County	0.82	\$40,048,800	\$105,140
Mid-Pike Spine St	Marinelli Rd	Old Georgetown Rd	2	4	2	County	0.34	\$0	\$0
Montrose Pkwy (Proposed)	Montrose Rd	Veirs Mill Rd	0	4	4	County	1.71	\$145,144,000	\$219,256
Montrose Rd	Seven Locks Rd	I-270	4	6	2	Both	0.39	\$15,238,080	\$25,003
Mooney Dr	Snouffer School Rd	Beechcraft Ave	2	4	2	County	0.17	\$0	\$0
Muddy Branch Rd	Decoverly Dr Extended	Darnestown Rd (City of Gaithersburg)	4	6	2	County	0.13	\$5,079,360	\$8,334
Muddy Branch Rd	West Diamond Ave (MD 117)	Great Seneca Hwy (MD 119)	4	6	2	County	2.28	\$89,084,160	\$146,171
Muddy Branch Rd	Great Seneca Hwy (MD 119)	Decoverly Dr Extended	4	6	2	County	0.42	\$16,410,240	\$26,926
Muncaster Mill Rd (MD 115)	Woodfield Rd	Redland Rd	2	4	2	State	1.30	\$0	\$0
Nebel St	Nicholson Ln	Randolph Rd	2	4	2	County	0.66	\$0	\$0
Nebel St Extended	Rockville Pike (MD 355)	Nicholson Ln	0	3	3	County	0.55	\$0	\$0
Norbeck Rd (MD 28)	Layhill Rd	New Hampshire Ave	2	4	2	State	2.50	\$0	\$0
Norbeck Rd (MD 28)	Georgia Ave	Layhill Rd	2	4	2	State	2.52	\$0	\$0
Norwood Rd	New Hampshire Ave	Ednor Rd/Layhill Rd	2	4	2	County	1.97	\$0	\$0
Oakmont Ave	Oakmont St	Washington Grove Ave	0	4	4	County	0.34	\$16,605,600	\$43,595
Observation Dr	Woodcutter Dr	Little Seneca Creek	0	4	4	County	0.20	\$9,768,000	\$25,644
Observation Dr	Germantown Rd	Goldenrod Ln	0	4	4	County	0.47	\$22,954,800	\$60,263
Observation Dr Extended	Little Seneca Creek	West Old Baltimore Rd	0	4	4	County	0.39	\$19,047,600	\$50,006
Observation Dr Extended	West Old Baltimore Rd	Roberts Tavern Dr	0	4	4	County	1.47	\$71,794,800	\$188,483
Observation Dr Extended	Roberts Tavern Dr	Stringtown Rd	2	4	2	County	0.21	\$0	\$0
Observation Dr Extended	Stringtown Rd	Clarksburg Rd	0	4	4	County	0.19	\$9,279,600	\$24,362
Old Georgetown Rd (MD 187)	Wisconsin Ave	Moorland Ln	3	4	1	State	0.20	\$0	\$0
Old Georgetown Rd (MD 187)	Wilson Ln	Cordell Ave	3	4	1	State	0.05	\$0	\$0
Old Georgetown Rd (MD 187)	Nebel St	Rockville Pike	2	4	2	State	0.31	\$0	\$0
Old Georgetown Rd (MD 187)	Moorland Ln	Wilson Ln	3	4	1	State	0.11	\$0	\$0
Olney-Laytonsville Rd (MD 108)	Approx. 250' south of Maple Knoll Dr (Laytonsville south boundary)	Approx. 250' north of Olney Mill Rd	2	4	2	State	4.26	\$0	\$0
Omega Dr	Fields Rd	Key West Ave	2	4	2	County	0.49	\$0	\$0
Plum Orchard Dr	Cherry Hill Rd	Gracefield Rd	2	4	2	County	0.13	\$0	\$0
Prosperity Dr	Industrial Pkwy	Cherry Hill Rd	2	4	2	County	0.73	\$0	\$0
Quince Orchard Rd	Darnestown Rd	Longdraft Rd	4	6	2	State	0.79	\$30,866,880	\$50,647
Quince Orchard Rd	Twin Lakes Dr	Gaithersburg City Limit	4	6	2	State	0.19	\$7,423,680	\$12,181
Redland Rd	Needwood Rd	Crabbs Branch Way	2	4	2	County	0.30	\$0	\$0
Ridge Rd	Mid County Hwy (Proposed)	Brink Rd	2	6	4	State	0.38	\$18,559,200	\$48,724
Ridge Rd	Skylark Rd	Mid County Hwy (Proposed)	2	4	2	State	1.25	\$0	\$0
Riffle Ford Rd	700' north of Woodsboro Dr	220' east of Hallman Ct	2	4	2	County	0.76	\$0	\$0
Riffle Ford Rd	Great Seneca Creek	700' north of Woodsboro Dr	2	4	2	County	0.52	\$0	\$0
Riffle Ford Rd	220' east of Hallman Ct	Darnestown Rd (MD28)	2	4	2	County	0.10	\$0	\$0
River Rd (MD 190)	Little Falls Pkwy	Western Ave (D.C. Line)	4	6	2	BRT	0.69	\$26,959,680	\$44,236
River Rd (MD 190)	Seven Locks Rd	Capital Beltway (I-495)	2	4	2	BRT	0.26	\$0	\$0
River Rd (MD 190)	Capital Beltway (I-495)	Ridgefield Rd	4	8	4	BRT	3.31	\$161,660,400	\$424,408
Roberts Tavern Dr	Latrobe Ln	Observation Dr Extended (A-19)	2	4	2	Both	0.08	\$0	\$0
Roberts Tavern Dr (extended)	Frederick Rd	Latrobe Ln	0	4	4	Both	0.20	\$9,768,000	\$25,644
Scenery Dr	Frederick Rd	Middlebrook Rd	2	4	2	County	0.69	\$0	\$0
Scenery Dr	Middlebrook Rd	Germantown Rd	2	4	2	County	0.75	\$0	\$0
Shady Grove Rd	Mid County Hwy	Muncaster Mill Rd	4	6	2	County	0.60	\$23,443,200	\$38,466
Shakespeare Blvd	Frederick Rd	Germantown Rd	2	4	2	County	0.64	\$0	\$0
Snouffer School Rd	Goshen Rd	Ridge Heights Dr	2	4	2	County	0.77	\$0	\$0
Southlawn Ln	E Gude Dr	Incinerator Ln	2	4	2	County	0.50	\$0	\$0
Southlawn Ln	Incinerator Ln	Avery Rd	2	4	2	County	0.76	\$0	\$0
Spencerville Rd	New Hampshire Ave	Thompson Rd	2	4	2	State	1.11	\$0	\$0
Spencerville Rd	Thompson Rd	360' east of Batson Rd	2	4	2	State	0.23	\$0	\$0
Spencerville Rd	360' east of Batson Rd	Old Columbia Pike	2	4	2	State	1.78	\$0	\$0
Spring St	630' west of Second Ave	First Ave	2	4	2	County	0.21	\$0	\$0
Spring St	Fairview Rd	Cameron St	2	4	2	County	0.08	\$0	\$0
Spring St	Cameron St	Colesville Rd	2	4	2	County	0.10	\$0	\$0

LOCAL ROAD NAME	FROM LOCATION	TO LOCATION	EXISTING LANES	PLANNED LANES	LANES NEEDED	OWNER	MILES	CAPITAL	O&M
Stringtown Rd	Frederick Rd	Overlook Park Dr	2	4	2	County	0.29	\$0	\$0
Stringtown Rd	Overlook Park Dr	Piedmont Rd (Future A-305)	2	4	2	County	0.61	\$0	\$0
Tech Rd	Columbia Pike (US 29)	Industrial Pkwy	2	4	2	County	0.38	\$0	\$0
Towne Rd	Rockville Pike (MD 355)	Executive Blvd / Old Georgetown Rd	2	4	2	Both	0.42	\$0	\$0
Waring Station Rd	Middlebrook Rd	Summer Oak Dr	2	4	2	County	0.80	\$0	\$0
Waring Station Rd	Summer Oak Dr	Wisteria Dr	2	4	2	County	0.39	\$0	\$0
Waring Station Rd	Wisteria Dr	Clopper Rd	2	4	2	County	0.61	\$0	\$0
Watkins Mill Rd	Windbrooke Dr	Watkins Mill Dr	2	4	2	County	0.23	\$0	\$0
West Diamond Ave (MD 117)	Quince Orchard Rd	Muddy Branch Rd	4	6	2	State	0.89	\$34,774,080	\$57,058
Westlake Dr	Westlake Terr	Tuckerman Ln	2	4	2	County	0.70	\$0	\$0
Wisteria Dr	Crystal Rock Dr	Great Seneca Hwy	2	4	2	County	0.32	\$0	\$0
Wisteria Dr	Great Seneca Hwy	Waring Station Rd	2	4	2	County	1.05	\$0	\$0
Woodfield Rd (MD 124)	Fieldcrest Rd	Warfield Rd	2	6	4	State	0.68	\$33,211,200	\$87,190
Woodfield Rd (MD 124)	Lindbergh Dr (N)	Muncaster Mill Rd	4	6	2	State	0.74	\$28,913,280	\$47,441
Woodfield Rd (MD 124)	Muncaster Mill Rd	Emory Grove Rd	2	6	4	State	0.70	\$34,188,000	\$89,754
Grade Separation	US 29	Stewart La				State		\$185,000,000	\$24,284
Grade Separation	US 29	Tech Rd / Industrial Pkwy				State		\$185,000,000	\$24,284
Grade Separation	US 29	Fairland Rd / Musgrove Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 97	MD 28				State		\$185,000,000	\$24,284
Grade Separation	MD 355	Cedar Dr				State		\$185,000,000	\$24,284
Grade Separation	MD 355	Gude Dr				State		\$185,000,000	\$24,284
Grade Separation	MD 28	Shady Grove Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 119	Sam Eig Hwy				State		\$185,000,000	\$24,284
Grade Separation	MD 119	Muddy Branch Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 119	MD 124				State		\$185,000,000	\$24,284
Grade Separation	I-270	Westlake Terr				State		\$185,000,000	\$24,284
Grade Separation	I-270	Wootton Pkwy				State		\$185,000,000	\$24,284
Grade Separation	I-270	Gude Dr				State		\$185,000,000	\$24,284
Grade Separation	I-270	Dorsey Mill Rd				State		\$185,000,000	\$24,284
Grade Separation	I-270	Newcut Rd				State		\$185,000,000	\$24,284
Grade Separation	MD 586	Randolph Rd				State		\$185,000,000	\$24,284

APPENDIX B. List of Community Recreation Centers, Aquatic Centers, and Senior Centers Served by Department of Recreation

	Rec Center(s) Serving Location	Aquatic Center	Senior Center
Large Center			
Friendship Heights	Jane E. Lawton Community Recreation Center (2.1 mi), Wisconsin Place Community Center (0.4 mi)		
Bethesda	Jane E. Lawton Community Recreation Center (.7 mi), Wisconsin Place Community Center (1.9 mi)	Bethesda Outdoor Pool (1 mi)	
White Flint	Twinbrook Community Recreation Center (City of Rockville)(2.0 mi) ; planned combined recreation-aquatic center which is not currently funded (0.3 mi)	Kennedy Shriver Aquatic Center (0.3 mi)	
Rockville	Bauer Drive Community Recreation Center (2.8 mi); Nancy H. Dacek North Potomac Community Center (5 mi), Twinbrook Community Recreation Center (2.6 mi)	Rockville Municipal Pool (City of Rockville)(0.7 mi)	
Gaithersburg/Shady Grove	Upper County Community Recreation Center (2.3 mi), Plum Gar Community Center (3.2 mi)	Upper County Outdoor Pool (2.2 mi)	
Silver Spring	Gwendolyn E. Coffield Community Recreation Center (Rosemary Hills Community)(1.8 mi), Long Branch Community Recreation Center (1.8 mi)	Piney Branch Swim Center, Long Branch Outdoor Pool (1.8 mi), Silver Spring Regional Recreation and Aquatic Center (under construction, open in Spring 2023)	Margaret Schweinhaut Senior Center (2.3 mi)
Wheaton	Wheaton Community Recreation Center (0.5mi), Mid-County Community Recreation Center (3.4 mi)	Sergeant Hector I. Ayala Wheaton/Glenmont Outdoor Pool (1.8 mi)	Holiday Park Senior Center (1.9 mi)
Glenmont	Mid-County Community Recreation Center (2.2 mi)	Sergeant Hector I. Ayala Wheaton/Glenmont Outdoor Pool, Olney Swim Center (0.9 mi)	Holiday Park Senior Center (2.1 mi)
White Oak	White Oak Community Recreation Center (1.3 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (1.6 mi)	
Medium Center			

Grosvenor/Strathmore	Wheaton Community Recreation Center (4.7 mi), Lawton Community Center (5.1 mi)	Kennedy Shriver Aquatic Center (1.9 mi)	
Twinbrook	Twinbrook Community Recreation Center (City of Rockville)(0.4 mi)	Rockville Municipal Pool (City of Rockville)(2.9 mi)	
Rock Spring	Coffield Community Center (6.9 mi)	Kennedy Shriver Aquatic Center (2 mi)	
Germantown	Germantown Community Recreation Center (1.4 mi), Plum Gar Community Recreation Center (2.8 mi)	Germantown Indoor Swim Center (2.7 mi)	
Clarksburg	Germantown Community Recreation Center (7.4 mi), Plum Gar Community Recreation Center (6.7 mi)	Germantown Indoor Swim Center (8.4 mi)	
Olney	Olney Swim Center (1.8 mi), Longwood Community Center (1.7 mi)	Olney Swim Center (1.8 mi)	
Burtonsville	Marilyn J. Praisner Community Recreation Center (1.3 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (6.1 mi)	
Small Center			
Forest Glen	South County Regional Recreation and Aquatic Center (under construction, open in Spring 2023)	South County Regional Recreation and Aquatic Center (under construction, open in Spring 2023)	Margaret Schweinhaut Senior Center (1.0 mi)
Kensington	Leonard D. Jackson Ken Gar Center (0.6 mi)	Kennedy Shriver Aquatic Center (3.1 mi)	
Aspen Hill	Bauer Drive Community Recreation Center (2.7 mi)	Olney Swim Center (3.5 mi)	
Montgomery Village	Upper County Community Center (3 mi), Plum Gar Community Center (3.2 mi)	Upper County Outdoor Pool (2.9 mi)	
Poolesville	Currently in facility planning for Poolesville. The closest Rec Centers include the Germantown Community Center (11.7 mi), Plum Gar (15.2 mi) or Damarscus (17.4 mi), which all within 20 miles of the community.	Sarah E. Auer Western County Outdoor Pool (0.4 mi)	
Damascus	Damascus Community Recreation Center (3.7 mi)		
Hillandale	White Oak Community Recreation Center (2.6 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (3 mi)	
Villages and Neighborhood Center			
Potomac Village	Potomac Community Recreation Center (2 mi), Bette Carol		

	Thompson Scotland Neighborhood Recreation Center (3.7 mi)		
Darnestown	Nancy H. Dacek North Potomac Community Center (4.4 mi)	Germantown Indoor Swim Center (4.1 mi)	
Cabin John	Clara Barton Neighborhood Recreation Center (0.4 mi)	Bethesda Outdoor Pool (4 mi)	
Sandy Spring	Ross Boddy Neighborhood Recreation Center (1.1 mi), Longwood Community Center (3.9 mi)	Olney Swim Center (3.4 mi)	
Ashton	Ross Boddy Neighborhood Recreation Center (2.1 mi), Longwood Community Center (4.5 mi)	Olney Swim Center (4.4 mi)	
Cloverly	Good Hope Neighborhood Recreation Center (1.4 mi), East County Community Recreation Center (4 mi), Marilyn J Praisner Community Recreation Center (4.5 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (4.6 mi)	
Colesville	East County Community Recreation Center (4 mi), Good Hope Neighborhood Recreation Center (1.9 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (2 mi)	
Layhill	Mid-County Community Recreation Center (0.4 mi), Wheaton Community Recreation Center (3.3 mi)	Martin Luther King Jr. Indoor/Outdoor Swim Center (5.7 mi)	
Redland	Upper County Community Recreation Center (1.8 mi)	Olney Swim Center (5 mi)	

APPENDIX C. List of Montgomery County Public Libraries near Centers of Activity

Centers of Activity	Library(ies) Serving Location
Large Center	
Friendship Heights	Connie Morella Library (2.3 mi)
Bethesda	Connie Morella Library (0.3 mi)
White Flint	Kensington Park Library (2.4 mi), Davis Library (2.1 mi)
Rockville	Rockville Memorial Library (0.3 mi)
Gaithersburg/Shady Grove	Gaithersburg Library (1.5 mi)
Silver Spring	Long Branch Library (1.8 mi), Silver Spring Library (0 mi)
Wheaton	Wheaton Library (0.5 mi)
Glenmont	Wheaton Library (1.7 mi)
White Oak	White Oak Library (0.8 mi)
Medium Centers	
Grosvenor/Strathmore	Kensington Park Library (2 mi)
Twinbrook	Twinbrook Library (0.1 mi)
Rock Spring	Davis Library (0.7 mi)
Germantown	Germantown Library (0.8 mi)
Clarksburg	Germantown Library (6.8 mi), Clarksburg Library (slated for construction in 2026)
Olney	Olney Library (0.1 mi)
Burtonsville	Marilyn Praisner Library (1.2 mi)
Small Centers	
Forest Glen	Silver Spring Library (1.8 mi)
Kensington	Kensington Park Library (0.5 mi)
Aspen Hill	Aspen Hill Library (0.9 mi)
Montgomery Village	Gaithersburg Library (1.2 mi)
Poolesville	Maggie Nightingale (Poolesville Library) (0.4 mi)
Damascus	Damascus Library (0.2 mi)
Hillandale	White Oak Library (2.2 mi), Long Branch Library (3.2 mi)
Villages and Neighborhood Centers	
Potomac Village	Potomac Library (0.1 mi)
Darnestown	Quince Orchard Library (2.7 mi)
Cabin John	Little Falls Library (3.5 mi)
Sandy Spring	Olney Library (2.5 mi)
Ashton	Olney Library (2.4 mi)
Cloverly	White Oak Library (4.7 mi), Olney Library (5.5 mi)
Colesville	White Oak Library (2.1 mi)
Layhill	Wheaton Library (3.4 miles), Aspen Hill (3.1 miles)
Redland	Gaithersburg Library (4 mi), Rockville Library (4.8 miles)

APPENDIX D. Park Locations within One Mile from Centers of Activity

Category of COA	Center of Activity (COA)	Total Number of Parks	Total Number of Acres	Average Acre Per Park
Large Center	Bethesda	17	151	9
	Friendship Heights	24	251	10
	Gaithersburg / Shady Grove	25	459	18
	Glenmont	7	614	88
	Rockville	34	169	5
	Silver Spring	29	168	6
	VIVA White Oak / FDA	7	474	68
	Wheaton	16	714	45
	White Flint	7	267	38
	White Oak	5	816	163
Medium Center	Burtonsville	7	2977	425
	Clarksburg	9	4160	462
	Germantown	7	1680	240
	Grosvenor/Strathmore	13	488	38
	Olney	3	59	20
	Rock Spring	4	596	149
	Twinbrook	7	515	74
Small Center	Aspen Hill	10	211	21
	Damascus	7	1028	147
	Forest Glen	12	342	29
	Hillandale	4	522	131
	Kensington	24	620	26
	Montgomery Village	8	419	52
	Poolesville	14	103	7
Village and Neighborhood Center	Ashton	1	232	232
	Cabin John	11	4816	438
	Cloverly	8	1606	201
	Colesville	7	1258	180
	Darnestown	4	6701	1675
	Layhill	8	988	124
	Potomac Village	2	179	89
	Redland	11	2673	243
	Sandy Spring	1	232	232
Total		353	36487	103

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Re zoning of Single Family Homes - THRIVE - Submitted By:Ms Barbara Sullivan - (Attn: All CMs, Council Webform)
Date: Sunday, September 26, 2021 1:33:27 PM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Barbara</FIRST>
<MIDDLE></MIDDLE>
<LAST>Sullivan</LAST>
<SUFFIX></SUFFIX>
<ADDR1>11609 Parkedge Drive</ADDR1>
<ADDR2></ADDR2>
<CITY>North Bethesda</CITY>
<ZIP>20852</ZIP>
<EMAIL>Lsullivan007@gmail.com</EMAIL>
<PHONE_H>301-529-3303</PHONE_H>
<SUBJECT>Re zoning of Single Family Homes - THRIVE - Submitted By:Ms Barbara Sullivan - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I am opposed to this. Our infrastructure in North Bethesda (schools, transportation, parkland, etc) is simply not adequate to handle the burdens this will create. Additionally, the property tax implications are frightening. As someone who is a senior citizen, this seems to be almost discriminatory; providing multiplex housing for young professionals replacing the well-loved homes and neighborhoods of seniors on fixed income who will be unable to sustain the additional tax burden. Please vote this down!
Thank you,
Barbara Sullivan</MSG>
</APP>

5127586

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: NO & postpone Thrive 2050 vote for 1 year to get REAL FEEDBACK - Submitted By:Ms Sharon Campbell - (Attn: All CMs, Council Webform)
Date: Sunday, September 26, 2021 1:52:43 PM

<APP>CUSTOM
 <PREFIX>Ms</PREFIX>
 <FIRST>Sharon</FIRST>
 <MIDDLE></MIDDLE>
 <LAST>Campbell</LAST>
 <SUFFIX></SUFFIX>
 <ADDR1>3330 N Leisure World Blvd</ADDR1>
 <ADDR2>Apt 810</ADDR2>
 <CITY>Silver Spring</CITY>
 <ZIP>20906</ZIP>
 <EMAIL>scampbell.lw@gmail.com</EMAIL>
 <PHONE_H>3015205526</PHONE_H>
 <SUBJECT>NO & postpone Thrive 2050 vote for 1 year to get REAL FEEDBACK - Submitted By:Ms Sharon Campbell - (Attn: All CMs, Council Webform)</SUBJECT>
 <MSG>Very few "ordinary" citizens know about this and many would be against it IF we were informed of all the pros and cons, including what has and has not been done to support whatever it is. In this case the wide variety of infrastructure, environmental and community requirements and resources seem not to have been ensured--if even measured.

Almost no one except those who closely follow MoCo politics even know about Thrive 2050. I only learned of it a couple of weeks ago.

Is THIS what we get from "Democrats?" If so, we have reached a very sad point...or perhaps some sign up as Democrat just to get elected?

</MSG>
 </APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Submitted By:Mrs Maria Luchetti Non - (Attn: All CMs, Council Webform)
Date: Monday, September 27, 2021 6:16:02 PM

5127659

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Maria</FIRST>
<MIDDLE></MIDDLE>
<LAST>Luchetti Non </LAST>
<SUFFIX></SUFFIX>
<ADDR1>2714 Terrapin Rd</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring </CITY>
<ZIP>20906</ZIP>
<EMAIL>Mialucia1@gmail.com</EMAIL>
<PHONE_H>571-340-5645</PHONE_H>
<SUBJECT>Thrive 2050 - Submitted By:Mrs Maria Luchetti Non - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>Dear Council Members:

I love my Glenmont West neighbors: we have an eclectic group of people here. One of my neighbors just brought a winter squash from their garden to us this morning: she's a Grandma who helps watch over her grandkids. Another neighbor is signed up with the Navy after graduation. An active public transportation user, just retired after the pandemic killed his job as a medical tech but he's 89 so he's going to semi-retire. The nice new couple near us has a son that's attending Montgomery College. Among the many neighbors we have in our single family neighborhood are from Olney, NJ, the Philippines, Jamaica, Pakistan, India, China, El Salvador. Some are electricians, locksmiths, fire fighters, military, health workers, professors, retired government workers etc. We get along very well & watch over each other. We plant native flowers and send our neighbors gifts. This neighborhood was always designed for single family middle class or lower income homes for government workers & supporting trade, medical, and retail workers. I don't want Glenmont to become a high rise or middle box developer's dream so that you can disrupt this neighborhood for 30-40 affordable apartments to 400 luxury boxes. Here's an interesting article on the environmental impact of high rises in creating urban heat & wind islands. The psychological impact of living in small apartments for obscene rents and concrete islands is devastating to diverse and unique neighborhoods. Please leave our single family homes alone there's no where within a 50 mile radius to go:

<https://www.google.com/amp/s/grist.org/buildings/ipcc-urban-heat-islands-tall-buildings-housing-crisis/amp/>

All my best,

Maria

</MSG>
</APP>

From: [Naomi F. Collins <ncollins99@aol.com>](mailto:ncollins99@aol.com)
To: County.Council@MontgomeryCountyMD.gov
Cc: [Naomi F. Collins; jfcollins@aol.com](mailto:Naomi.F.Collins;jfcollins@aol.com)
Subject: County Rezoning Plan 2050
Date: Tuesday, September 28, 2021 7:47:26 PM

5127701

Dear Members of the Montgomery County Council:

The Bethesda Metro station stop area already has one of the most dense residential occupancy of any station in Montgomery County. It also already has enormous traffic and parking issues and congestion.

The road network, designed for single family dwellings, is already overtaxed and overused.

The area is already filled with hugely densely populated high rise and low rise multi-family buildings, with a stream of plans already in the pipeline to increase that number further. Therefore, we strongly oppose any blanket rezoning of residential areas surrounding this Metro stop.

Respectfully submitted,

The Honorable James F. Collins

Dr. Naomi F. Collins

5125 Edgemoor Lane
Bethesda 20814

From: [Lynne Ford <lford14@gmail.com>](mailto:lford14@gmail.com)
To: County.council@montgomerycountymd.gov
Subject: I oppose current Thrive zoning approach - pls stick to Master plan
Date: Tuesday, September 28, 2021 9:42:41 PM

5127702

Dear Councilman;

- Why is the Council addressing these matters so quickly, sidestepping the normal Master/Sector planning process, which would ensure adequate public input and a more thorough review of the proposals?
- Why is the Council supporting drastic changes to zoning rules with no pilot testing, no evidence that the changes will accomplish their goals, and no investigation into the possible unintended consequences? Where is the evidence to justify these changes?
- Why is the Council considering one-size-fits-all zoning changes that don't consider the different circumstances of each community, and don't require any consideration compatibility with existing residences?
- Why has the Council abandoned the goal of increasing the supply of affordable housing in favor of encouraging more market-rate housing?
- Why is the Council abandoning the commitments made in the Bethesda Downtown Plan to preserve and protect the surrounding single family neighborhoods by allocating additional density within downtown Bethesda?

Your consideration is appreciated. Lynne Ford

Lynne Ford
5114 Elm Street
Bethesda MD 20814

Lynne Ford
Sent from my iPhone

PH 6-17-21 THRIVE MONTGOMERY 2050

From: [Joseph Zengerle <zen_3@verizon.net>](mailto:zen_3@verizon.net) 5127737
To: County.Council@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov;
Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov
Cc: "Lynda zengerle"
Subject: RE: Vietnam-veteran and first-generation American opposition to ZTA 20-07
Date: Wednesday, September 29, 2021 5:33:01 PM

Dear Council Members,

Nearly eight months ago, I emailed (copy below) an expression of concern my wife Lynda and I share about Thrive Montgomery 2050 as it would affect our neighborhood, offering some facts about our background to suggest that we are sympathetic to the goals of the current plan, but have serious doubts about its development and content.

Since then, we have read the smart, detailed, and we think compelling procedural and substantive criticisms of that plan by Montgomery County Executive Marc Ehrlich to Council President Tom Hucker dated June 10, 2021. We bring to our appreciation of Mr. Ehrlich's comments the further facts that I was a law clerk for the Chief Justice of the U.S., and Lynda's first job out of law school was for Nino Scalia before he became a judge, so we both have a general sense of sound legal and policy arguments.

We don't wish to belabor our concerns, but simply repeat them here along with our agreement with the County Executive's sound reasons urging the Council to start afresh, since we will be on the road out of town and unable to attend the virtual Town Hall Meeting on the subject tonight to state our position personally. We hope this letter will establish our deep and continuing concern with this flawed County undertaking. Thank you for your consideration.

Respectfully,

Joseph C. Zengerle
5108 Moorland Lane
Bethesda, MD 20814

From: Joseph Zengerle [mailto:zen_3@verizon.net]
Sent: Tuesday, February 9, 2021 9:41 PM
To: 'County.Council@montgomerycountymd.gov' <County.Council@montgomerycountymd.gov>;
Subject: Vietnam-veteran and first-generation American opposition to ZTA 20-07

Dear Members of the Council,

I am a disabled Vietnam veteran; my father was a sergeant in the Army during WWII. Neither of my parents graduated from college. My wife is a first generation American. Her father was born in Russia, and remembered running from Cossacks on horseback with sabers raised during the pogroms. We consider ourselves extremely lucky to be living in Edgemoor, on Moorland Lane approximately three blocks from the Bethesda Metro.

We are also committed to racial and social justice. For five years, I was executive director of the Legal Aid Society in DC, which provides free legal services to impoverished members of the community. My wife Lynda devoted a significant portion of her legal career to *pro bono* representation of immigrants high and low, like the Federation of Chinese Students and Scholars in the U.S. after Tiananmen Square.

Our personal experience and values allow us to appreciate the goals of the ZTA 20-07. As residents and taxpayers affected by the proposal, we nevertheless strongly support a delay to permit more thoroughgoing consideration of the proposed zoning. Among the many factors that deserve further consideration, we have witnessed over our 30 years of residence here the highly aggressive conduct of real-estate developers in the Edgemoor neighborhood, keen to maximize profit in this attractive area and push to their maximum, limits such as lot-use, setback, height and construction-noise restrictions, giving every indication that their profit motivation will be catalyzed by open-ended opportunities offered by the current zoning plan. The freedom of lot owners under the proposed plan to construct new buildings by right with minimum limitations is an invitation to developers to take utmost advantage of this new potential with the very likely outcome that the ultimate goal of the plan for the missing middle will be frustrated.

We respectfully request you support the Planning Board's recommendation for the ZTA proposal to be considered with the Montgomery 2050 plan still being worked out. Thank you for your consideration.

Joseph C. Zengerle
5108 Moorland lane
Bethesda, MD 20814

From: [Hucker's Office, Councilmember](#)
To: [Council President](#)
Subject: Fwd: Questions about Thrive 2050
Date: Thursday, September 30, 2021 11:20:34 PM

5127794

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

From: comets82nshs@gmail.com
Date: Thu Sep 30 2021 04:00:41 GMT+0200 (Central European Summer Time)
Subject: Questions about Thrive 2050
To: councilmember.riemer@montgomerycountymd.gov,
councilmember.hucker@montgomerycountymd.gov

[EXTERNAL EMAIL]

Good evening and thank you for hosting the Virtual Town Hall! I am happy for the opportunity to have participated.

Please forgive me if my questions seem a little basic; we just moved to MoCo a few years ago after a 25-year absence (when the ICC was still in planning), and are trying to catch up with current events! I would like to ask a few questions in relation to Thrive 2050 and the greater General Plan. I did look at most of the Thrive 2050 materials and I have read most of the general plan from the 1960s but have not seen the 1993 plan or the current draft. If the new General Plan or any of the Master Plans address these concerns I would be grateful to know.

1. I understand you expect that a quarter million new residents will call MoCo home over the next few decades. I would like to know what the County Council's plans are regarding increased power generation, as currently Maryland does not produce enough electricity to meet state demand and most all coal plants have closed or are closing, there is reluctance to increase natural gas, nuclear is at a standstill (we lived near CCNPP for 20 years and were disappointed to not see a third reactor built), and large-scale wind and solar are in their infancy and present their own problems and community reluctance. I would like to know how many, if any, of the existing coal-fired power plants still standing are going to be converted to natural gas full cycle and gas/oil turbine and if there are discussions in expanding Calvert Cliffs or introducing micro or small scale nuclear power. Or does the County (and the State by extension) expect to continue to purchase power off the grid generated from other states? It would seem that if we are going to continue to grow as a county, we must meet our electrical and other utility needs first; we cannot build new structures without the electricity, water, and sewer services to support them.

2. I understand that the County intends to generally stick to the Corridor Cities concept using the major corridors radiating out of Washington DC, and did note your discussion (and also saw mention) of prior lack of development along US 29 and MD 97/Georgia Avenue. I would like to know what your plans are for continued development on both sides of MD 200 (the ICC) and for development along MD 198, MD 28 outside of the Rockville Town Center, and MD 189. Going up and down the classic corridors is similar to going up and down the Metro Red Line - there should be more cross-county radial connection in an east-west direction to bypass the Beltway, Montrose Road and Viers Mills Road, connecting Sam Eig Hwy directly to MD 28 and so on so major throughput of automobiles and buses is directed away from going through residential areas and so that some of the traffic load on roads like Viers Mill Road (which I understand has an ambitious redesign in the works that will not be conducive to

higher-speed travel) is alleviated. Is there also discussion of widening of MD 28 up to US 15 or even another Potomac River crossing somewhere between US 15 and the Beltway?

3. I would like to know about future expansion of manufacturing and industrial zoning. As big as Montgomery County is, it is highly dependent on Federal employment, the medical and pharmaceutical community, and computer/IT/cyber. What plans are there to bring in other manufacturers and large-scale employers (I realize the County had hoped to bring Amazon HQ2 here), especially to provide employment for those skilled in engineering technology, machining and manufacturing in medium and heavy industrial manufacturing? These companies require more than a high school diploma but less than a full college degree and can lead to specialized apprenticeship and trained artisan opportunities. Though our high schools and Montgomery College offer many educational opportunities for our young men especially, this area is one that appears could use a little more focus.

Thank you for any information you can provide! If most of these questions can be addressed by reading the General Plan draft or the Master Plans, I would be grateful to know. Also, if the Planning Department has a "viewing library" of sorts, or if copies of all these documents are available in the Public Libraries in the Reference Sections for public viewership, I would also welcome knowing.

Thank you again for the Virtual Town Hall this evening. I look forward to hearing from you!
Respectfully,
June Nicholas



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

From: [Peggy Alpert GMAIL <elefinch93@gmail.com>](mailto:Peggy.Alpert@gmail.com)
To: County.Council@MontgomeryCountyMD.gov
Subject: Concerns about Thrive Montgomery 2050
Date: Monday, October 4, 2021 10:03:16 AM

5127852

Thrive does not appear to be the road to we want to follow

<https://epicofmoco.com/> [<epic@epicofmoco.com>](mailto:epic@epicofmoco.com)

Thrive Montgomery 2050 Will Cost Taxpayers a Bundle

It's official! The 30-year plan now before the County Council will cost at least \$8.16 billion, according to a recent fiscal impact statement (FIS) from the County's Office of Management and Budget. Thrive will also cost more than \$12 billion in operating expenses to implement the plan.

Average Thrive-related income taxes for individuals could double, from \$3,571 in 2020 to \$7,202 in 2050, according to the report. Property taxes could also skyrocket if, as predicted, the Council passes zoning text amendments to allow three or more (triplex and quadruplex) units to be built on single-family lots in most zones countywide. Assessments would likely increase because the state can value land according to its "highest and best use," which is defined as "that use which results in the highest present land value." So, if a neighbor builds three units on a once single-family lot, the property taxes for ALL comparable properties (not just that one house) could rise dramatically, depending on how the state applies the valuations it is entitled to apply (Maryland Assessment Procedure Manual: <https://bit.ly/3ulVM9Q>).

To justify this steep spending, the Planning Board cites the need to accommodate 200,000 new residents in the next 30 years. But, they don't explain why the 44,383 units already approved and the other 85,946 potential units would not come close to meeting this need. In other words, why wouldn't these 130,329 units alone house the entire 200,000 expected new residents, given that 76 percent of households now include more than one person? The Planning Board has yet to explain why they don't count units in the pipeline as part of its estimates.

Also, the estimate that the County must accommodate 200,000 new residents is subject to debate. Recent Census figures show a growth rate for the past three years as less than a quarter of a percent per year (.21%): <https://worldpopulationreview.com/us-counties/md/montgomery-county-population>). So, why is it inevitable, given these figures, that the County must prepare to accommodate this number of new residents? And, even if that estimate were accurate, why do we need to rezone the entire county to accommodate such a modest change over 30 years? The onus is on the Planning Board, not its critics, to produce data to justify new need for these sweeping changes.

Unlike Thrive, the FIS provides a list of specific projects (and estimated costs) needed to meet the recommendations in the Thrive plan. It also estimates the costs of expected zoning changes and related infrastructure that Thrive does not consider. In response, the Planning Board made a number of unsubstantiated claims:

- (1) that Thrive may not increase the cost of accommodating new residents over 30 years, as compared to the current trajectory;
- (2) that potential tax-base increases would offset these costs;
- (3) that the densification will produce substantial savings in infrastructure costs, and
- (4) that cited costs are irrelevant because critics do not document the difference between Thrive and non-Thrive construction costs.

As to #3, the FIS noted, “it is not always true that more dense infill development is cheaper than sprawl infrastructure. For example, in densely developed areas, there may be additional costs for expensive right of way, utility relocations, and investments needed to increase water and sewer capacity.” Surprisingly, Thrive provides no data on any of these issues and therefore, the Planning Board has no factual basis to counter FIS findings.

Furthermore, the Planning Board did not address why increasing tax burdens from Thrive might not intensify the flight of wealth from Montgomery County. Maryland ranks #2 in per-capita state and local income taxes. If Thrive drives local income and property taxes through the roof, why shouldn't massive numbers of wealthy people simply move to nearby tax-friendly states, causing major income and property tax losses to Montgomery County? And, if, as estimated, 50% of expected new residents will have annual incomes of less than \$50,000, how will the County compensate for this lost revenue? (Planning Board Draft/April 2021)

In response to the FIS study, Silver Spring business leader Bruce Hatch Lee wrote, “Folks need to pay attention to this...Mind blowing how much is being done and implemented in the middle of a Pandemic.” Indeed!

We can make a difference, but not without you! This is how you can help.

-Sign the petition

-Follow us on Facebook

-Donate <https://gofund.me/0b68e2c8>

Share This



From: [Tame Coalition <tamecoalition@gmail.com>](mailto:tamecoalition@gmail.com)
To: [Hans Riemer](#); [Andrew Friedson](#); [Will Jawando](#); [Gabe Albornoz](#); [Evan Glass](#); [Sidney Katz](#); [Montgomery County Council](#); [Tom Hucker](#); [Nancy Navarro](#); [Craig Rice](#); [Wellington, Meredith](#)
Cc: [Diane Cameron](#); [Jane Lyons](#); [Tame Coalition](#); [Caroline Taylor](#); [Shruti Bhatnagar](#); [Tina Slater](#); [Denisse Guitarra](#); [Eliza Cava](#); [Paul Goldman](#); [Iseli, Claire](#); [Tibbitts, Dale](#); [Debbie Spielberg](#)
Subject: Challenges to Glenn Orlin & Gwen Wright Changes for Thrive 2050 - Transportation Section
Date: Monday, October 4, 2021 11:11:56 AM
Attachments: [TAME Coalition Update on Thrive Montgomery 2050_10042021.pdf](#)

Dear PHED Committee and County Council Members,

Please find attached TAME Coalition's challenge to Glenn and Gwen's changes to Thrive 2050 Transportation Section. We ask for your consideration of our comments. Thank you.

Respectfully,
Margaret Schoap

Diane Cameron, Director
301-655-6049 cell
Margaret Schoap, Organizer
240-581-0518 cell
<http://www.tamecoalition.org/>





Glenn Orlin's and Gwen Wright's Unacceptable Changes

to Transportation Section of Thrive Montgomery 2050

We are disappointed in the changes just submitted by Glenn Orlin and Gwen Wright to the PHED Committee on the Transportation Section of Thrive 2050 regarding keeping in unbuilt highways like Midcounty Highway Extended M83 alive (though, of course not mentioned by name). M83 Highway is a long-standing issue, and uncomfortable to talk about publicly by Council and Council Staff.

Please stop planning or constructing new highways or major road widenings for cars.

Coupled with this No New Highways policy, is the need to build and maintain a world-class transit system, including for the Upcounty: rail, bus rapid transit, and bus systems that are safe and reliable for all.

We also urge your support to:

“Remove master-planned but unbuilt highways and road widenings...”

TAME requests that proposed M-83 highway, Mid-County Highway Extended, be explicitly included as one of the master-planned-but-unbuilt highways to be removed from all of the master plans in which it appears. These include the Master Plan of Highways and Transitways, and the local plans for Montgomery Village; Shady Grove; City of Gaithersburg; and Upper Rock Creek.

Our allies including Coalition for Smarter Growth; Sierra Club; Action Committee for Transit; Audubon Naturalist Society; Montgomery Countryside Alliance; and the Climate Action Plan Coalition, have joined with the TAME Coalition in calling for M-83 highway to be removed from all the master plans as a climate justice and smart growth action.

MCDOT Director Conklin has asked the Transportation Planning Board to remove M83 from its project list. With the Planning Board and Thrive 2050 shifting to people-centric transportation, it's now up to this Council to remove M-83 from the Master Plans -- freeing up needed resources for transit and safe streets.

In December 2017, [**Montgomery County Council passes Resolution 18-957 prohibiting use of M-83 Highway in future master plans.**](#) The Resolution is a victory for transit alternatives to the proposed Midcounty Highway Extended (M-83). This Resolution, *Transportation Solutions for Northwest Montgomery County*, prohibits decisionmakers from using the proposed M-83 Highway in future master plans for transportation planning.« The Council directs the Montgomery County Planning Board not to assume additional road capacity from the northern extension of Midcounty Highway when calculating the land use – transportation balance in future master plans, including but not limited to the upcoming Gaithersburg East Master Plan and the Germantown Plan for Town Sector Zone. This step ensures that any new development

The logo for TAME (Transit Alternatives to Mid-County Highway Extended) features the word "TAME" in a bold, green, italicized sans-serif font.

Transit Alternatives to Mid-County Highway Extended

allowed under these plans does not rely on the northern extension of Midcounty Highway, while retaining the right-of-way for this extension in these plans. »

Though no specific roads are mentioned in Thrive 2050, *as long as you allow M-83 to remain in the Master Plans, it can be revived and built at any time.* If built, M-83 will destroy over 100 acres of our Climate Resilience Forest in the Upcounty, exposing hundreds of families to increased heat emergencies, and increased cases of lung and heart disease and childhood asthma. You -- our councilmembers -- have the authority and the necessity -- to act now to remove M83 from the master plans in order to prevent this health disaster and climate in-justice.

TAME Coalition was founded over a decade ago, we work for transit alternatives for the Upcounty that are people-centric, equitable, and climate-friendly.

Respectfully,

Margaret Schoap

Organizer

tamecoalition@gmail.com

tamecoalition.org

From: [Louis Wilen <louiswilen@gmail.com>](mailto:louiswilen@gmail.com) 512955
To: County.Council@montgomerycountymd.gov; katherine.thompson@maryland.gov; [Wellons, Christine](#); [Marc Elrich](#); mcgatty@montgomerycountymd.gov; MCP-Chair@mncppc-mc.org; [Anderson, Casey](#)
Subject: Thrive Montgomery 2050 -- request for document retention and insertion into the public record
Date: Thursday, October 7, 2021 3:17:54 PM
Attachments: [liiaqjikeagiqki.png](#)
[ejbaiimdplllpoep.png](#)
[casey anderson thrive letter.pdf](#)

Please see the attached PDF file for a formal copy of the letter below. This letter should be recorded into the Planning Department files, Montgomery County Government public files and Montgomery County Council public files.

17101 Macduff Avenue
Olney, MD 20832-2960
301-551-3636

October 7, 2021

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

Dear Mr. Anderson:

We recently conversed on Facebook regarding the Thrive Montgomery 2050 initiative and Attainable Housing. Pursuant to state law, please treat all of your social media conversations about Thrive Montgomery 2050 as part of the Public Record. As such, these conversations should be retained and made available to the public upon request. They should also be shared with federal, state and local public officials whose jurisdictions are likely to be impacted by Thrive Montgomery 2050.

In particular, I suggested in our Facebook conversation that you obtain a letter from the chief of assessments at SDAT and an official Opinion from the Maryland Attorney General to determine how changing the types of housing allowed in areas zoned for detached, single-family home would impact SDAT assessments. You declined my request, writing "I'm not taking homework assignments from someone who has provided no reason to doubt that the answer we received is accurate ...". A portion of that conversation is below.



Thank you for your anticipated compliance with this request.

Sincerely,



Louis Wilen

CC: **Montgomery County Council**
Montgomery County Attorney
Montgomery County Legislative Attorney
Ms. Katherine Thompson - Ethics Board



Thank you,
Louis Wilen

17101 Macduff Avenue
Olney, MD 20832-2960
301-551-3636

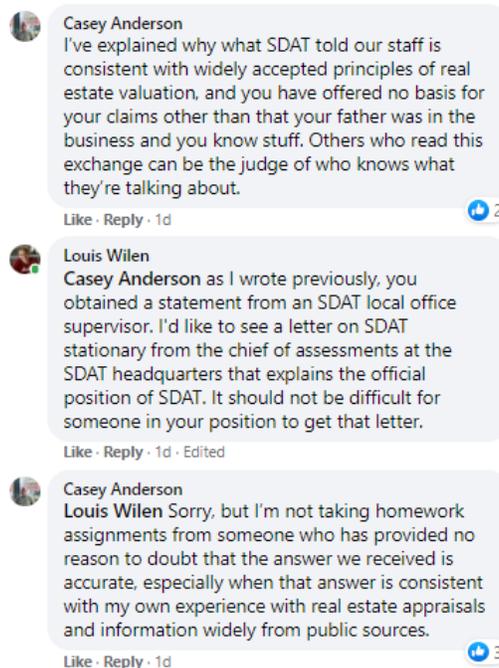
October 7, 2021

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

Dear Mr. Anderson:

We recently conversed on Facebook regarding the Thrive Montgomery2050 initiative and Attainable Housing. Pursuant to state law, please treat all of your social media conversations about Thrive Montgomery 2050 as part of the Public Record. As such, these conversations should be retained and made available to the public upon request. They should also be shared with federal, state and local public officials whose jurisdictions are likely to be impacted by Thrive Montgomery 2050.

In particular, I suggested in our Facebook conversation that you obtain a letter from the chief of assessments at SDAT and an official Opinion from the Maryland Attorney General to determine how changing the types of housing allowed in areas zoned for detached, single-family home would impact SDAT assessments. You declined my request, writing "I'm not taking homework assignments from someone who has provided no reason to doubt that the answer we received is accurate ...". A portion of that conversation is below.



Thank you for your anticipated compliance with this request.

Sincerely,

A handwritten signature in cursive script that reads "Louis Wilen".

Louis Wilen

CC: Montgomery County Council
Montgomery County Attorney
Montgomery County Legislative Attorney
Ms. Katherine Thompson – Ethics Board

From: [Judith McGuire <judithsmcquire@gmail.com>](mailto:judithsmcquire@gmail.com)
To: county.council@montgomerycountymd.gov; Marc.Elrch@montgomerycountymd.gov
Subject: Thrive 2050 - Staff Report to PHED is biased
Date: Saturday, October 9, 2021 1:00:30 PM

5128005

The Staff Report to PHED dated Sept. 30, 2021 gives privileged status to the comments of the Coalition for Smarter Growth which is one organization among many that have communicated with the County Council. I strongly object to that organization's suggestions getting priority attention over those of other community based organizations and individual citizens. CSG positions itself as a non-biased organization but a quick look at its financial backers shows it is heavily supported by developers, many of whom will profit enormously from Thrive 2050. It's time you listened to citizens and local organizations rather than developers.

Judith McGuire
Chevy Chase, MD

5128011

From: [Kathy Josh Silver <kathyjosh@comcast.net>](mailto:kathyjosh@comcast.net)
To: County.Council@MontgomeryCountyMD.gov
Cc: Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov
Subject: Support the County 2050 plan
Date: Saturday, October 9, 2021 6:09:06 PM

Dear Member of the Montgomery County Council:

I am writing to support important goals and principles in the [Thrive Montgomery County 2050 document](#) prepared by the Montgomery County Park and Planning Commission and to be considered by the county council this October. The plan is correct that if we do not change our planning approach we will continue to be economically disadvantaged relative to other counties in the DC region with continued slow job growth.

The concepts and objectives in the plan will help the County better achieve the goals of reduction in congestion, pollution, segregation and inequality. The plan emphasizes amending land use and zoning requirements to deter sprawl and to promote more livable and walkable cities and neighborhoods. The plan astutely identifies various tools such infill development, value capture taxation, mixing commercial and residential uses, mixed-income housing, development near transit and increasing density as a means to attract more employers and jobs near desirable and safe communities.

The previous model of development that focused on cars created wide streets, dominance of parking and little or no sidewalks that made alternatives to driving either difficult or life-threatening. The Thrive 2050 plan appropriately emphasizes re-purposing streets to remove car lanes and increase bicycle and pedestrian lanes. It also states that no new highways or major thoroughfares should be planned and built. Pricing signals such as congestion pricing should be implemented to encourage alternatives to driving.

Regarding housing, the plan is correct that we need to increase housing supply and build more alternatives to single family housing in order to promote affordability and attract workers and households so that more employers can be located in Montgomery County. I am strongly in favor of rescinding single family zoning limitations and promoting the construction and creation of duplexes, triplexes, multifamily housing and accessory dwelling units. All of these housing types can co-exist in an attractive manner in neighborhoods and can help break down racial and economic segregation.

In response to criticism by Not-in-My Backyard (NIMBY) activists, the Thrive 2050 plan states that guidelines and models of mixed use and mixed income and higher density development should be developed and disseminated. If people saw how attractive and viable this approach is, the amount of NIMBYism would decrease. I encourage the Planning Commission to take more pictures and develop testimonials of people that live in communities that are more mixed by form, use and race and economic status.

Some statistics that the Thrive 2050 plan describes are horrifying. For example 32% of owner-occupants are over-housed or have more housing than they need. One third of the land is zoned for single family housing, more than 10 times the amount zoned for mixed-use development. Only 1.9% of the housing stock is multifamily. About two thirds of workers drive alone to work, more than in contiguous counties in the DMV.

On a personal note, I bike to work and have been hit by a car. I ride up River Road and have "eyes in the back of my head" to make sure no car is attempting a right turn into an intersection I am passing or going up the shoulder lane too fast behind me. I have to constantly make eye contact with drivers that are sitting at intersections who want to turn into my lane. This is hard work. It can be terrifying when it should be pleasurable. Once I get to the Capital Crescent Trail, I can relax and enjoy nature. The two experiences in close proximity to each other illustrate the terrifying past and a possible future that is not only more pleasant, ecologically sound, healthier but is also safer.

Sometimes, I meet friends at a pub about 1.5 miles from my house. At night, I occasionally walk at risk to life and limb because the major street going to the pub has little or no shoulder, no sidewalk and poor lighting. This is irrational and dangerous. It limits the number of times I walk.

My neighborhood suffers from a lack of diversity. We have diplomats and professionals that work in

prominent institutions such as the World Bank. That attracts some racial diversity. But the number of African Americans and Hispanics that have lived in the DMV in generations but live in my neighborhood is tiny. I simply find this wrong and constraining in my enjoyment of diverse views and cultures.

If we do not adopt the vision, planning and tools outlined in Thrive 2050 in an aggressive manner, we will be a poorer county economically, culturally and ecologically. Our quality of life and our life expectancy will decline. Stress and health disorders will increase. It is not only an altruistic thing to do --- to adopt the goals in Thrive 2050 – it is the self-interested thing to do.

Thank you for consideration of my views.

Sincerely,

Josh Silver

Bethesda, MD

PH 6-17-21 THRIVE MONTGOMERY
2050

PD

From: [Judith Lantz <jrlantz1@gmail.com>](mailto:jrlantz1@gmail.com)
To: [Montgomery County Council](#)
Subject: Thrive 2050
Date: Tuesday, October 12, 2021 10:33:59 AM

5128069

I object strenuously to the proposed legislation.

-

Judith Lantz
2009 Hermitage Avenue
Silver Spring, MD 20902

PH 6-17-21 THRIVE MONTGOMERY
2050

5128086

PD
CC
LN

From: [Alan Bowser <alan.bowser@gmail.com>](mailto:alan.bowser@gmail.com)
To: councilmember.hucker@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; [Councilmember Glass](#); councilmember.albornoz@montgomerycountymd.gov; [Rierner's Office, Councilmember; Katz's Office, Councilmember](#); councilmember.friedson@montgomerycountymd.gov; [Nancy Navarro](#); [Rice's Office, Councilmember](#); county.council@montgomerycountymd.gov; [Michaelson, Marlene](#); craig.howard@montgomerycountymd.gov; pamela.dunn@montgomerycountymd.gov; linda.mcmillan@montgomerycountymd.gov
Cc: [Alan S. Bowser](#)
Subject: Resolution - Upzoning Residential Neighborhoods - Montgomery County Civic Federation - October 11, 2021
Date: Tuesday, October 12, 2021 1:56:42 PM
Attachments: [MCCF Resolution on Montgomery County Housing Policy.pdf](#)

At its October 11, 2021 General Meeting, the Montgomery County Civic Federation, Inc. passed the following Resolution on proposed upzoning of residential neighborhoods in Montgomery County.

**RESOLUTION OF THE MONTGOMERY COUNTY CIVIC
FEDERATION, INC
ON PROPOSED REZONING OF RESIDENTIAL
NEIGHBORHOODS**

Whereas, the Montgomery County Civic Federation, Inc. (Civic Federation) has been proud to represent civic associations and homeowners' associations throughout the County for nearly 100 years; and

Whereas the Civic Federation has expressed concern that current proposals may not lead to desired outcomes for improvements in meeting affordable housing targets set by the Council of Governments; and

Whereas, the Civic Federation has expressed concern about the emphasis on upzoning residential neighborhoods in the Montgomery County Planning Board's Thrive 2050 Draft Plan currently before the Montgomery County Council; and

Whereas, the Civic Federation remains greatly concerned about the accelerated time frame established for the development and approval of these drastic and unprecedented changes in County zoning policies affecting residential neighborhoods; and

Whereas, the Civic Federation has previously expressed its view that there needs to be a substantially expanded process of community engagement and

discussion about the proposed changes; and

Whereas, the members of the Civic Federation have many substantive concerns about the impact of the proposed Planning staff recommendations on the quality of life in the County's residential neighborhoods, that include likely residential tax increases, the growing inadequacy of public facilities available to residents, gentrification, and likely serious environmental impacts associated with reduction of tree canopy and the increase in impervious surfaces; and

Whereas, the Civic Federation has serious reservations about permitting less-regulated residential building construction in single-family neighborhoods "by right," with little, if any, regard to prevailing size, massing and architectural styles; and

Whereas, the Civic Federation notes that the Planning Department staff has continued to redefine the goals of a new housing strategy away from affordability toward "attainability"; and

Whereas, Civic Federation notes that some jurisdictions around the United States have pursued and regretted similar upzoning development strategies that have had unintended negative consequences for their communities and, particularly adverse impacts for low-income residents and communities of color; and

Whereas, the Civic Federation, recognizing the critical need to provide suitable housing for tens of thousands of future residents, believes that Montgomery County must adopt an aggressive strategy for truly affordable housing that would serve the needs of working families;

THEREFORE BE IT RESOLVED THAT THE MONTGOMERY COUNTY CIVIC FEDERATION INC.

1.

Does not support the Montgomery County Planning Department's preliminary recommendations to eliminate zoning regulations affecting established single-family neighborhoods throughout the

County through a global Zoning Text Amendment (ZTA) to the County Zoning Ordinance; and be it further resolved,

2. Does not support allowing new residential construction in single-family neighborhoods “by right,” with no review and approval by appropriate County development authorities; and be it further resolved,
3. Calls upon the Montgomery County Council to examine, refine and make broadly available to the public
 - (1) a fiscal impact statement describing the expected consequences of Countywide upzoning for Montgomery County annual revenues and expenditures;
 - (2) clarification of details regarding any possible residential tax increases associated with the upzoning proposals; and
 - (3) a racial equity and social justice impact statement regarding the proposed ZTA; and
 - (4) detailed information regarding the likely environmental impacts of the upzoning proposals; and be it further resolved,
4. Calls upon the County Council to develop and propose a significant new affordable housing strategy that will provide suitable accommodations for Montgomery County’s low- and middle-income residents and families to meet the Council of Government's targets for the net number of affordable units needed; and be it further resolved,
5. Calls upon the County Council to establish metrics for success for tracking and meeting the Council of Government's targets for net additional affordable units; and further be it resolved,
6. Calls upon the Montgomery County Government to establish a policy

of no net loss of naturally occurring affordable housing through new development; and be it further resolved,

7.

Calls upon the Montgomery County Government to ensure that master and sector planning is used to modify existing zoning in single-family neighborhoods, rather than by global zoning text amendments; and be it further resolved,

8.

Calls upon the Montgomery County Government to require that a property being converted from a single residential unit to a multi-plex be the primary residence of the owner and be it further resolved,

9.

Calls upon the Montgomery County Council to undertake a broad public engagement and consultation process necessary to secure community ownership of any new upzoning policy, along with additional public hearings to solicit community input.

Approved this 11th day of October 2021

Karen Cordry, Secretary

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Margaret Ayres <ayres@casemail.net>](mailto:ayres@casemail.net)

To: county.council@montgomerycountymd.gov

5128092

Subject: Letter re: comments on Thrive Maryland 2050, as explained in recent County Council meeting

Date: Tuesday, October 12, 2021 3:39:18 PM

Attachments: [20211012_151707_000036.pdf](#)

Council Members,

I thank you for your willingness to allow us to participate in the recent Council meeting by Zoom call. I'm sure all participants were grateful for that opportunity. There was a lot to learn on that call and I wanted to share with you my comments on what I heard, a copy of which is attached. If you'd rather I printed out the letter in the body of an email, just let me know and I'll try to see if I can.

Thank you again for the Zoom call, and thank you again for all the thought and time you put in through the year as members of the City Council.

Best wishes,
Margaret Ayres

7200 Glenbrook Road
Bethesda MD 20814

October 11, 2021

The Montgomery County Council (via email)
100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850

Dear Council Members,

Thank you for inviting Montgomery County residents to listen in on the recent Council meeting by Zoom call. In that meeting the proposed Thrive Montgomery 2050 framework and the Attainable Housing Strategies which would produce specific zoning changes were discussed at some length.

Members of the Council emphasized several times that the Master Plans are the documents that will focus on the details, and so we needn't worry yet. I hope you will forgive me for saying that it seems to me to be misleading and disingenuous not to go on and explain the zoning changes that Thrive sets the stage for. I am aware that Thrive doesn't make zoning changes, but I am also aware that the Planning Department is currently working on specific zoning change proposals (at the request of the County Council), expected to be completed soon. The Master Plans will have to conform to guidance adopted in this process.

All of this leads me to wonder why the Council is preparing to consider one-size-fits-all zoning rules being drafted in Planning at the same time the /council reviews Thrive. That seems to be procedure designed to avoid the Master Plan process. In addition, according to the Attainable Housing Initiatives staff, these zoning rules are not going to consider the different circumstances of each rural area, as compared to the various high-density neighborhood (or even each street in a particular neighborhood) and won't require any consideration of compatibility with existing surroundings.

It would be a very serious mistake to approve "one-size fits-all" zoning rules that ignore differences between different communities. Zoning rules that might work in rural areas or areas with wide roads will NOT work in dense areas or ones with narrow streets, or both. As a resident of Edgemoor for many years, I can say with confidence that zoning rules that might work for some Edgemoor streets will not even work for others. High density housing may work on some streets but not others, and a failure to require off-street parking for new high-density housing would be a serious mistake on ANY Edgemoor street.

One must drive in Edgemoor with care and caution when cars are parked on ONE side of the street, let alone TWO. Streets with parking on both sides would be reduced to one lane, stopping car and bicycle traffic, sometimes for blocks. And, to make matters worse, while some streets have sidewalks, others don't, so pedestrians walk in the road, slowing down or stopping cars, trucks and bikes even more.

Some streets, like Glenbrook Road are designed (thanks to County planning and costly changes made by the County over the years) to accommodate not only pedestrians (often with friends or animals or both), but joggers and people using the Elm Street walkway who need to cross the road, as well as bicyclists. Since Glenbrook

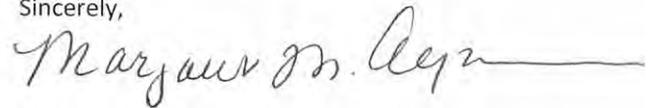
Road is the established, and most direct, and straight, route from Wilson Lane to Bradley Blvd, and to the bikeway on Little Falls Parkway and beyond, some changes have focused on safety for bicyclists. As a daily observer I know that Glenbrook is heavily used, morning, noon at night by pedestrians, joggers and bikers. It is also heavily traveled by cars (except when prohibited during specific hours in the morning and late afternoon and except for certain large trucks all the time).

There is no question that vehicular traffic in Edgemoor would not be able to travel in both directions, much less take adequate care to avoid bikers, if the cars of residents were parked on both sides of most any street. Today, vehicles slow to a near halt when trucks of construction workers' or other service providers are parked even on ONE side.

Because of this, and more, the Council should not be adopting changes to zoning rules (or adopting long-term plans that propose such changes) without: (1) soliciting comments and ideas from residents in both the rural and the high-density areas in the County and carefully considering and analyzing those comments; (2) collecting, if possible, evidence that any changes under consideration will accomplish their intended results instead of making things worse; (3) pilot testing in various areas, rural and high-density, in the County; and (4) researching and investigating ways to avoid unintended consequences on any street or in any area.

I look forward to your reply.

Sincerely,

A handwritten signature in cursive script that reads "Margaret M. Ayres". The signature is written in black ink and extends across the width of the page.

Margaret M. Ayres

PH 6-17-21 THRIVE
MONTGOMERY 2050

From: [j <sumax@verizon.net>](mailto:j<sumax@verizon.net>)
To: gwen.wright@montgomeryplanning.org; mcp-chair@mncppc-mc.org
Cc: marc.elrich@montgomerycountymd.gov; dale.tibbitts@montgomerycountymd.gov;
county.council@montgomerycountymd.gov
Subject: Annexation in Silver Spring & Thrive 2050 opposition
Date: Thursday, October 14, 2021 2:49:04 PM

5128172

NAN
CC
PD
LN

Hello Gwen & Casey,

A letter from the Woodside community to the Council dated July 9, 2021, referred to an annexation of a portion of Woodside into an adjoining master plan area. I wondered whether annexation was the correct term or whether boundary change was more correct. Additionally, if what the letter alleges in regard to the change being made arbitrarily by the Board without sufficient neighborhood/community input, if correct, is troubling.

Please inform me as to whether the letter has any validity in part or in whole. If you are unfamiliar with the letter, I will forward it to you.

Further, I, and many informed residents plus many civic associations have found many troubling portions in the Thrive 2050 plan.

Please inform me also in regard to your answers to the complaints raised against Thrive 2050. Planning with a few colleagues for lunch a week hence has its challenges, so we all know how much more difficult it is to chart a course for a county of 1 million+, 30 years into the unknown.

As is written in the Scriptures, "Come let us reason together so that we may attain hearts of wisdom."

Let's do that & I will share the wisdom & information you provide, far & wide. More sincere dialogue & more listening to the positions of many will move us forward in the best way & really lead to a county that thrives as we all move into the future.

Sincerely,

Max Bronstein

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [HH. Jay Sommerkamp <jsommerkamp@gmail.com>](mailto:jsommerkamp@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Friday, October 15, 2021 9:21:00 PM

5128211

Do everything in your power to defeat this plan

Sent from my iPhone
Jay

From: Denise Kearns <kearns67@verizon.net>
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: No M83 Highway! - Support "No New Highways" Policy
Date: Monday, October 18, 2021 9:53:24 AM

5128243

Dear Council President Hucker and Councilmembers,

I am writing to you in support of the transportation element of the Planning Board's draft of Thrive 2050, and to urge you to maintain its vision for a world class transit system that serves all of Montgomery County. County residents, including those in Upcounty, deserve to be connected to job centers with frequent, reliable transit, and to live in communities where the roads are safe for pedestrians and cyclists.

Our future is **not in more pavement for roads**, but in using our existing road space to move more people efficiently and sustainably. So, I ask you to support the people-centric transportation shift in Thrive Montgomery 2050.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect and expand our public green spaces - our parks, streams, wetlands, agricultural land, and other natural resources for current and future generations.

This issue is important to me, because it will improve my quality of life while also improving climate justice and transit equity. Therefore, I urge you to support the transportation element of the Planning Board's draft of Thrive 2050.

Thank you,

Denise Kearns

20004 Yellow Leaf Terrace, Germantown, MD20876

From: [Nat Reid <nat.f.reid@gmail.com>](mailto:nat.f.reid@gmail.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; [Hans Riemer, Councilmember](mailto:Hans.Riemer.Councilmember@montgomerycountymd.gov); councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: No new highways in Montgomery County!
Date: Monday, October 18, 2021 3:15:05 PM

Dear Council President Hucker and Councilmembers,

I am writing to you in support of the transportation element of the Planning Board's draft of Thrive 2050, and to urge you to maintain its vision for a world class transit system that serves all of Montgomery County. County residents, including those in Upcounty, deserve to be connected to job centers with frequent, reliable transit, and to live in communities where the roads are safe for pedestrians and cyclists.

Our future is not in more pavement for roads, but in using our existing road space to move more people efficiently and sustainably. So I ask you to support the people-centric transportation shift in Thrive Montgomery 2050.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect and expand our public green spaces - our parks, streams, wetlands, agricultural land, and other natural resources for current and future generations.

This issue is important to me, because it will improve my quality of life while also improving climate justice and transit equity. Therefore, I urge you to support the transportation element of the Planning Board's draft of Thrive 2050.

Thank you,

Nat Reid
11301 Neelsville Church Rd.
Germantown, MD 20876

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Judith McGuire <judithsmcquire@gmail.com>](mailto:judithsmcquire@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive is incomplete
Date: Monday, October 18, 2021 3:48:00 PM

5128270

Without attention to school equity (MCPS), public safety issues (police, fire, water infrastructure), and a big picture (e.g. watershed) view of environmental issues, Thrive is incomplete and could easily fail to address the very issues it purports to address. It could even exacerbate them. The inequities between east county and west county continue to be sidelined as well. Back to the drawing boards.

Judith McGuire
Chevy Chase, MD

From: [Kenneth Landon](mailto:Kenneth.Landon@montgomerycountymd.gov)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: People-centric transportation vision
Date: Monday, October 18, 2021 3:59:07 PM

Dear Council President Hucker and Councilmembers,

I am writing to you in support of the transportation element of the Planning Board's draft of Thrive 2050, and to urge you to maintain its vision for a world class transit system that serves all of Montgomery County. County residents, including those in Upcounty, deserve to be connected to job centers with frequent, reliable transit, and to live in communities where the roads are safe for pedestrians and cyclists.

Our future is not in more pavement for roads, but in using our existing road space to move more people efficiently and sustainably. So I ask you to support the people-centric transportation shift in Thrive Montgomery 2050.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect and expand our public green spaces - our parks, streams, wetlands, agricultural land, and other natural resources for current and future generations.

This issue is important to me, because it will improve my quality of life while also improving climate justice and transit equity. Therefore, I urge you to support the transportation element of the Planning Board's draft of Thrive 2050.

Thank you,

Kenneth Landon

10000 Raynor Road

Silver Spring MD 20901

From: [Anne Sturm <annets1@aol.com>](mailto:annets1@aol.com)
To: county.council@montgomerycountymd.gov
Subject: M83 and Thrive don't JIVE
Date: Monday, October 18, 2021 4:13:50 PM

Dear Council President Hucker and Councilmembers,

I am writing to you in support of the transportation element of the Planning Board's draft of Thrive 2050, and to urge you to maintain its vision for a world class transit system that serves all of Montgomery County. County residents, including those in Upcounty, deserve to be connected to job centers with frequent, reliable transit, and to live in communities where the roads are safe for pedestrians and cyclists.

Our future is not in more pavement for roads, but in using our existing road space to move more people efficiently and sustainably. So I ask you to support the people-centric transportation shift in Thrive Montgomery 2050.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect and expand our public green spaces - our parks, streams, wetlands, agricultural land, and other natural resources for current and future generations.

This issue is important to me, because it will improve my quality of life while also improving climate justice and transit equity. Therefore, I urge you to support the transportation element of the Planning Board's draft of Thrive 2050.

Thank you,

Anne Sturm,

P.O. Box 341

Barnesville, MD. 20838

PH 6-17-21 THRIVE
MONTGOMERY 2050

5128286

GO
PD

From: [Merikay Smith <merikays@verizon.net>](mailto:Merikay_Smith<merikays@verizon.net>)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: Thrive 2050 transportation
Date: Monday, October 18, 2021 8:42:23 PM

Dear Council President Hucker and Councilmembers,

I am writing to you in support of the transportation element of the Planning Board's draft of Thrive 2050. By ceasing to build new highways, and shifting to people-centric transportation, we can protect and expand our public green spaces - our parks, streams, wetlands, agricultural land, and other natural resources for current and future generations.

I urge you to create a transit system that serves all of Montgomery residents with frequent, reliable transit in communities where the roads are safe for pedestrians and cyclists. COVID has taught us that more people can effectively work remotely which should be encouraged -- reducing demand, particularly at peak hours, on our roads. Climate change and the negative impacts of excess development on our natural systems must be given greater priority!

Our future is not in more pavement for roads, but in using our existing road space to move more people efficiently and sustainably. So I ask you to support the people-centric transportation shift in Thrive Montgomery 2050.

This issue is important to me, to those in my community, and to future generations.

Thank you for your service,

Merikay Smith

14909 Spring Meadows Drive

Germantown, MD 20874

PH 6-17-21 THRIVE
MONTGOMERY 2050

GO
PD

From: [Frank MARKUS <f4307m@aol.com>](mailto:Frank.MARKUS<f4307m@aol.com>)
To: county.council@montgomerycountymd.gov
Subject: No m83
Date: Tuesday, October 19, 2021 10:46:58 AM

5128308

Dear Council President Hucker and Councilmembers,

I am writing to you in support of the transportation element of the Planning Board's draft of Thrive 2050, and to urge you to maintain its vision for a world class transit system that serves all of Montgomery County. County residents, including those in Upcounty, deserve to be connected to job centers with frequent, reliable transit, and to live in communities where the roads are safe for pedestrians and cyclists.

Our future is not in more pavement for roads, but in using our existing road space to move more people efficiently and sustainably. So I ask you to support the people-centric transportation shift in Thrive Montgomery 2050.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect and expand our public green spaces - our parks, streams, wetlands, agricultural land, and other natural resources for current and future generations.

This issue is important to me, because it will improve my quality of life while also improving climate justice and transit equity. Therefore, I urge you to support the transportation element of the Planning Board's draft of Thrive 2050.

Thank you,

Frank Markus

10758 Wayfarer Road

Germantown, Md 20876

Sent from my iPad

From: [JJane Lyder <jane20816@gmail.com>](mailto:JJaneLyder@jane20816@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive, AHS and the ZTA SUPPORT
Date: Thursday, October 21, 2021 4:37:35 PM

5128476

I have lived in Glen Echo Heights, Bethesda, Montgomery County for 43 years. I strongly support the efforts by the Planning Board and its staff to provide for more housing and more affordable housing in the 20816 and 20817 zipcodes. Neighbors are circulating a petition urging reconsideration of these proposals. Some are accusing Montgomery County of rushing into this. We have known for well over a decade that more housing is needed. We have commissioned study after study that tells us the same thing. I do not believe the residents of today should dictate the future of our area. They didn't back in the 1940s when much of southwest Bethesda was developed. I heard stories from people in my neighborhood when I moved here in 1978 that they didn't like those developments of former more open space. It is up to the Planners to listen to neighbor concerns but not give them a veto. Please don't let that happen.

Jane Lyder
5104 Wehawken Road
Bethesda MD 20816
jane20816@gmail.com

From: [BALA PILLAI <balavp2000@yahoo.com>](mailto:BALA.PILLAI<balavp2000@yahoo.com>)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: No New Highway - M83
Date: Friday, October 22, 2021 5:29:44 AM

Dear Council President Hucker and Councilmembers,

I am writing to you in support of the transportation element of the Planning Board's draft of Thrive 2050, and to urge you to maintain its vision for a world class transit system that serves all of Montgomery County. County residents, including those in Upcounty, deserve to be connected to job centers with frequent, reliable transit, and to live in communities where the roads are safe for pedestrians and cyclists.

Our future is not in more pavement for roads, but in using our existing road space to move more people efficiently and sustainably. So I ask you to support the people-centric transportation shift in Thrive Montgomery 2050.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect and expand our public green spaces - our parks, streams, wetlands, agricultural land, and other natural resources for current and future generations.

This issue is important to me, because it will improve my quality of life while also improving climate justice and transit equity. Therefore, I urge you to support the transportation element of the Planning Board's draft of Thrive 2050.

Thank you,

Bala. Velauthapillai

11031 Grassy Knoll Terrace

Germantown, MD 20876

From: [Julie Super <superjdesign@gmail.com>](mailto:superjdesign@gmail.com) 5128632
To: [Montgomery County Council](#)
Subject: STOP planning or constructing new highways or major road widenings for cars
Date: Friday, October 22, 2021 6:41:01 AM

Dear Council President Hucker and Councilmembers,

I am writing to you in support of the transportation element of the Planning Board's draft of Thrive 2050, and to urge you to maintain its vision for a world class transit system that serves all of Montgomery County. County residents, including those in Upcounty, deserve to be connected to job centers with frequent, reliable transit, and to live in communities where the roads are safe for pedestrians and cyclists.

Our future is not in more pavement for roads, but in using our existing road space to move more people efficiently and sustainably. So I ask you to support the people-centric transportation shift in Thrive Montgomery 2050.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect and expand our public green spaces - our parks, streams, wetlands, agricultural land, and other natural resources for current and future generations.

This issue is important to me, because it will improve my quality of life while also improving climate justice and transit equity. Therefore, I urge you to support the transportation element of the Planning Board's draft of Thrive 2050.

Thank you,

Julie Super and Mark Torrey

Barnesville, MD

From: [Wright, Gwen <gwen.wright@montgomeryplanning.org>](mailto:Gwen.Wright@montgomeryplanning.org) 5128664
To: [j; MCP-Chair](#)
Cc: marc.elrich@montgomerycountymd.gov; dale.tibbitts@montgomerycountymd.gov; county.council@montgomerycountymd.gov; [Anderson, Casey](#); [Afzal, Khalid](#); [McCarthy, Caroline](#); [Stern, Tanya](#); [Broullire, Bridget](#)
Subject: RE: Annexation in Silver Spring & Thrive 2050 opposition
Date: Friday, October 22, 2021 10:41:27 AM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)

Dear Max,

Thank you for reaching out...I appreciate your effort to ask questions and get factual information before coming to conclusions. I very much agree with the quote you cite below: "Come let us reason together so that we may attain hearts of wisdom."

Regarding the letter from residents in the Woodside Park neighborhood dated July 9, 2021, here are some responses to the main points raised in the letter.

Comment:

Woodside Park has been split into three parts for future planning and development. These changes were arranged arbitrarily by the Planning Board between 2017 and June 2020, with little to no public notice given to Woodside Park's civic organization or to the households that are now affected.

Response:

I believe your understanding was correct that "annexation" was the wrong term for the "boundary changes" mentioned in the letter. As the letter indicates, the Planning Board included parts of the Woodside Park neighborhood in the Forest Glen/Montgomery Hills Sector Plan and in the Silver Spring Downtown and Adjacent Communities Plan (SSDAC). Please note that this is not the first time a master plan or sector plan boundaries were expanded to include the adjacent areas in a master plan update. Every master plan update starts with a review of its boundaries and whether they need to be revised to reflect the past changes and what the plan update aims to accomplish.

Including parts of the Woodside Park neighborhood in Forest Glen/Montgomery Hill Sector Plan and the SSDAC plan does not take them out of Woodside Park neighborhood or "officially" amend the boundaries of Woodside Park. And it does not impact zip code, census tract, school service area or other boundaries that Woodside Park is a part of. The local civic association and the general public will continue to refer to the boundaries for Woodside Park neighborhood as the community defines itself. For example, the county's data base of civic association boundaries, google maps or other web-based search engines used for real estate or other purposes will not be affected by these plan

boundary changes.

The only zoning change for Woodside Park properties included in the Forest Glen/Montgomery Hills Sector Plan (which is complete) was the conversion of an older/no longer existing zone to a current zone for a small existing townhouse project at the northeast corner of Georgia and Spring Street – with no change in density. No other zoning was changed.

The SSDAC plan is still in progress. There are approximately 16 houses and one church in Woodside Park that are included in the plan boundary. They were included because they are in the walkshed for either a Metrorail or a Purple Line transit stop. These properties are being considered in the context of how to provide more attainable housing near transit. The SSDAC plan is awaiting further recommendations from the Attainable Housing Strategies study before making any recommendations on these 16 houses and one church property.

Comment:

Thrive Montgomery 2050, as an aspirational blueprint, seems almost wholly focused on population growth and the need for housing close to transit. Under the draft plan, the County will be reshaped to address projected population growth--and housing needs-- by eliminating all single family zoning for more dense development; new, denser development along selected major corridors, including two that border our neighborhood, Georgia Avenue and Colesville Road; a new, not-yet-defined "vocabulary" of building types to achieve equitable housing for all; and the creation of 32 "complete communities" that make it possible to shop and live within a 15 minute walk.

Response:

General plans are generally focused on how an area or jurisdiction should grow and accommodate new population growth. However, Thrive Montgomery 2050's recommendations go beyond this to do a number of key things related to economic health, community equity and environmental sustainability:

- Reintroduce East County growth corridors as key to racial equity and economic competitiveness;
- Place an emphasis on East/West growth corridors with transit;
- Protect the Agricultural Reserve and make it more accessible and relevant to the whole County; and
- Look for new ways of thinking about growth such as Parking Lots to Places, Complete Communities, and 15-Minute Living.

Please understand that Thrive Montgomery 2050 **does not recommend eliminating all single family zoning** – this is a mistruth that is being promoted by opponents of the plan. Thrive Montgomery does suggest that the county – in addition to many housing

policies dealing with affordable housing and other types of housing – does need to promote a diversity of housing types and housing choice. This policy, if embraced, will eventually lead to some zoning changes in different parts of the county but these changes would only happen through master plans or through changes to the zoning code that would be carefully reviewed by and voted on by the County Council.

You may know that Councilmember Will Jawando did introduce a Zoning Text Amendment nearly one year ago (ZTA 20-07) that suggested changes to single-family zoned properties near transit. In March 2021, the Council asked the Planning Department and Planning Board to study this issue. It has been under study – with community outreach – since that time and is part of what is called the Attainable Housing Strategies (AHS) study. For more details of AHS study and analysis, see <https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/>. Clearly, since this one ZTA has been under discussion for nearly one year, no change is going to happen quickly or without citizen input.

Comment:

Several of plan's elements deeply undermine the character, natural assets and future stability of Woodside Park, with extreme levels of density.

Response:

This comment appears to be based on gross misinformation, not on any facts. As I mentioned earlier, Thrive does not recommend any specific zoning, densities or other changes that could lead to this comment. Thrive is only proposing broad ideas and concepts about where most of our future growth should be accommodated in a balanced, sustainable manner. Even the concepts being discussed in the AHS study – if this is what the Woodside Park community is referring to – do not constitute extreme levels of density. AHS is studying duplexes, triplexes and quadriplexes in neighborhoods and small increases in density along corridors – much like the project already existing in Woodside Park that was mentioned above as being rezoned as part of the Forest Glen/Montgomery Hills Sector Plan.

Comment:

Some crucial underpinnings of TM2050 have been eliminated or ignored. The much-needed chapter on economic development was removed from the draft. Neighborhood compatibility—a longtime component of County master plans and zoning— has been redefined as “vague” and to be eliminated. Climate change as a critical aspect of the County’s sustainability gets short shrift in this draft

Response:

Thrive identifies economic health, community equity, and environmental resilience as the top three outcomes of the plan. These three outcomes are incorporated into every

chapter of the plan. For example, many of the plan's transportation related recommendations will have a huge impact on vehicle miles travelled, which in turn will help reduce greenhouse gas emissions in combating climate change. Not having a separate chapter on equity, environment or economy, has not diminished the plan's focus on these elements; it is just a different way to organize the plan. In fact, in working with the PHED Committee of the Council, we have been strengthening the ways in which economy, equity and environment are communicated in every chapter of the plan by including specific sections on these elements in every chapter.

Compatibility is not defined in the Zoning Ordinance or other regulations, but the term is part of necessary findings either the Planning Board or the Hearing Examiner must make in certain regulatory cases. Over the years, compatibility for individual development applications has been interpreted in many ways. Thrive does not propose to eliminate the idea of compatibility. Instead, it advocates the use of more objective standards – such as form-based codes – to ensure that new development is in harmony with its surroundings and to facilitate high-quality infill and redevelopment. These objective standards are good for the community and for the developer because everyone knows the “rules” going in, even before a new development is proposed. Thrive actually promotes more specificity and accountability, rather than vague terms such as compatibility that can be interpreted in many ways.

Comment:

The policies recommended in TM2050 will destroy the character of Woodside Park—and the future of every home in the neighborhood by adding extreme density to the perimeter and the interior.

Response:

Again, this comment appears to be based on gross misinformation instead of facts. Thrive does not recommend any specific zoning, densities or other changes that could lead to this comment. Thrive is only proposing broad ideas and concepts about where most of future growth should be accommodated in a sustainable manner. The details of density, location, compatibility and other details will be analyzed and discussed in subsequent master plan, zoning code discussions and studies.

Comment:

Reasonable people agree – as we do-- that affordable/or attainable housing would allow singles, empty nesters and first-time buyers to have housing that is appropriate to their needs and incomes. The question is: Where to situate and build substantial new housing, with equitable opportunities at various (and even subsidized) price points?

(The letter then talks about how there is plenty of capacity in the original Silver Spring Downtown core, Fenton Village, The Silver Spring Downtown Parking District, and Percontee's White Oak development area. It implies that all the new development should be directed to

these areas before exploring single-family transit-oriented neighborhoods.

Response:

The county already allows, and even encourages, more housing in Silver Spring's downtown and other areas mentioned in the letter. The current Silver Spring Plan and the White Oak Science Gateway Master Plan allow additional housing in Silver Spring and the Percontee property, respectively. However, these areas alone will not produce the diversity of housing types that is needed to address our housing needs for the next 30 years. As a long-term general plan, Thrive proposes that we should explore other options to meet our housing needs – the title of the housing chapter is "Housing for All: More of Everything". We need to plan ahead and explore all other options to create all types of housing to meet our future needs.

Comment:

Mandate the use of the traditional master and sector planning processes to specify zoning changes that will achieve both public buy-in and avoid a one-size-fits-all approach now proposed in the draft TM2050 plan.

Response:

Master and sector plans are the key tools for implementing many of the Thrive's recommendations. The letter is confusing Thrive with the AHS study, which is a separate, County Council initiative to explore additional housing opportunities in certain single-family zones. The County Council or the Planning Board are not be prohibited from exploring other mechanisms to achieve the county's housing goals but it is important to note that, in the study that we are doing as part of the AHS initiative, we expect to recommend that attainable housing should be achieved in a variety of ways – including master plans.

Comment:

Neighborhood compatibility standards referred to in the Neighborhood Coalition letter must be reinstated in the final TM2050 plan. These would be created for each community and frame what happens in terms of density, maximum height, setbacks, side and rear lines, materials and styles keeping with the character of our neighborhood.

Response:

Thrive is neither designed to, nor is it an appropriate tool to include such detailed requirements and standards. This will be done through subsequent master plans and zoning text changes with adequate public feedback. Please see the previous response about form-based codes. These types of form-based codes will be considered in the future and are not appropriate to specify in detail as part of a general plan.

Comment:

Aggregation of land or properties: Quantifiable and enforceable process and limits need to be set for developers and all aggregators (lawyer front men, real estate companies and landowners) on how they acquire and aggregate land or property in Woodside Park (and elsewhere).

Response:

The county's subdivision ordinance already regulates how land assembly and subdivision should occur for land development purposes. These rules can be reviewed in the future as needed. As mentioned in the response above, Thrive is not the appropriate way to address these concerns. If the Woodside Park community is concerned about aggregation of land as part of the AHS study, please note that the current recommendation is not to allow more than the equivalent of two lots to be aggregated for attainable housing in single-family zones.

Comment:

Housing is NOT home ownership. Are you serious about solving inequity? Look to the Philadelphia Accelerator Fund -- public-private partnership designed to provide flexible funds to minority developers facing systemic barriers to traditional bank financing—with a goal of \$100 million by the end of 2021.

Response:

Thrive is proposing to explore all options to address the housing affordability issues including different financing mechanisms. Thrive specifically mentions that we need to look at innovative financing mechanisms as well as support the existing HIF and other affordable housing programs.

I hope this addresses the concerns raised in the Woodside Park neighborhood letter. There is a lot of misinformation out there about Thrive which, in some ways, is preventing the real discussion that should be happening about how to prepare for future challenges and become a more equitable, prosperous and sustainable place. We appreciate your taking time to look into these issues and get a deeper understanding of the issues. Please feel free to contact Khalid Afzal if you need further assistance about Thrive.

All the best,
Gwen



Gwen L.M. Wright
Planning Director

Montgomery County Planning Department
2425 Reedie Drive, 14th Floor, Wheaton, MD
20902

Gwen.Wright@montgomeryplanning.org

c: 571-329-3053 | o:301-495-4500





WE'VE MOVED!

THE NEW PARK AND PLANNING HEADQUARTERS IS NOW LOCATED AT
2425 REEDIE DRIVE, WHEATON, MD 20902

From: i <sumax@verizon.net>

Sent: Thursday, October 14, 2021 2:49 PM

To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>

Cc: marc.elrich@montgomerycountymd.gov; dale.tibbitts@montgomerycountymd.gov; county.council@montgomerycountymd.gov

Subject: Annexation in Silver Spring & Thrive 2050 opposition

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

Hello Gwen & Casey,

A letter from the Woodside community to the Council dated July 9, 2021, referred to an annexation of a portion of Woodside into an adjoining master plan area. I wondered whether annexation was the correct term or whether boundary change was more correct. Additionally, if what the letter alleges in regard to the change being made arbitrarily by the Board without sufficient neighborhood/community input, if correct, is troubling.

Please inform me as to whether the letter has any validity in part or in whole. If you are unfamiliar with the letter, I will forward it to you.

Further, I, and many informed residents plus many civic associations have found many troubling portions in the Thrive 2050 plan.

Please inform me also in regard to your answers to the complaints raised against Thrive 2050. Planning with a few colleagues for lunch a week hence has its challenges, so we all know how much more difficult it is to chart a course for a county of 1 million+, 30 years into the unknown.

As is written in the Scriptures, "Come let us reason together so that we may attain hearts of wisdom."

Let's do that & I will share the wisdom & information you provide, far & wide. More sincere dialogue & more listening to the positions of many will move us forward in the best way & really lead to a county that thrives as we all move into the future.

Sincerely,

Max Bronstein

5128673

From: [Jake J <jjakubek@gmail.com>](mailto:jjakubek@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive2050
Date: Friday, October 22, 2021 11:55:35 AM

Dear Montgomery County Council,

My name is Jake Jakubek and I live with my wife at 319 Grandin Avenue in Rockville. We moved to the county almost a year ago and are enjoying our new home.

I want to send a brief note voicing mine and my wife's support for the goals of Thrive2050. We support building more housing in the county, better transit, better walking conditions, and better cycling infrastructure in the county. It is our duty as residents and representatives to claw back the racist covenants which were in place when the county was developed and to give all people who wish to live here the opportunity to do so.

We support greater density around transit hubs, rezoning single family home land for multi family residential use, safer streets for all users, and the idea of 15 minute living. With climate change being a major challenge to our way of life, adapting to these conditions will be paramount.

In short, we support Thrive 2050 and we hope you do the same.

Thank you for listening. Have a lovely weekend.

Jake Jakubek

From: [Ben Ross <ben@imbenross.com>](mailto:ben@imbenross.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Saturday, October 23, 2021 12:21:41 PM

5128717

Dear Council President Hucker and Council Members:

I strongly urge you to approve Thrive 2050 as our new General Plan without weakening amendments.

While the Wedges and Corridors Plan was advanced for its time, and has left the Ag Reserve as a precious resource, it was imbued with the misguided planning theories of that era. 60 years have now passed and we suffer greatly from that plan's defects. Our residents are condemned to sit in traffic jams by automobile-dependent land use and transportation networks and housing is in short supply and overly expensive as a result of restrictive zoning.

The county must move aggressively to undo the results of these policy errors. Thrive 2050 would set us on the right path toward a sustainable and equitable county with a higher quality of life for all its residents.

Ben Ross
4710 Bethesda Ave #819
Bethesda, MD 20814
301-913-2849
ben@ImBenRoss.com

From: [Kenneth Landon <kpljr@verizon.net>](mailto:kpljr@verizon.net)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: Council PHED Committee - Restore No New Highways policy to Thrive 2050
Date: Saturday, October 23, 2021 12:44:18 PM

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and its clear vision for world-class transit and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. So I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above ,to the transportation element of Thrive Montgomery 2050.

Thank you,

Kenneth Landon

10000 Raynor Road

Silver Spring MD 20901

From: Bill Samuel <billsamuel3@gmail.com>
To: county.council@montgomerycountymd.gov
Subject: Restore No New Highways policy to Thrive 2050
Date: Saturday, October 23, 2021 1:15:22 PM

5128721

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and its clear vision for world-class transit and a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. To achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. Therefore, I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

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By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above to the transportation element of Thrive Montgomery 2050.

Photo

  **Bill Samuel**    

 240-477-8827 (home)
 301-943-6406 (cell)
 billsamuel3@gmail.com
 701 King Farm Blvd. #134, Rockville, MD 20850
Fax: 413-485-2881

 Sender notified by [Mailtrack](#)

From: [Stephen Schlaikjer <sschlaikjer@verizon.net>](mailto:sschlaikjer@verizon.net)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: Council PHED Committee - Restore No New Highways policy to Thrive 2050
Date: Saturday, October 23, 2021 1:20:30 PM

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and its clear vision for world-class transit and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. So I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee:

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" previously planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above to the transportation element of Thrive Montgomery 2050.

Thank you,

Stephen Schlaikjer

11102 Sceptre Ridge Ter
Germantown, MD 20876
sschlaikjer@verizon.net

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

From: [Louis Wilen <louiswilen@gmail.com>](mailto:louiswilen@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Vote NO to Thrive Montgomery 2050
Date: Saturday, October 23, 2021 2:54:52 PM

5128725

Dear Councilmembers,

Thrive Montgomery County 2050, particularly the component that enables duplexes, etc. to be built in areas zoned for detached, single family homes will lead to higher home prices, fewer affordable homes, more traffic congestion, higher property taxes and other negative outcomes. Please VOTE NO on all Thrive Montgomery 2050 legislation.

Louis Wilen
17101 Macduff Avenue
Olney, MD 20832-2960

From: [Anne T Sturm <annets1@aol.com>](mailto:Annets1@aol.com)
To: county.council@montgomerycountymd.gov
Subject: PHED Chair Riemer and Committee Members- Thrive 2050
Date: Saturday, October 23, 2021 4:16:44 PM

5128728

Dear PHED Chair Riemer and Committee Members,

It seems appropriate ,in a way, that you are considering letting the M83 stay on the books for Thrive 2050 so close to Halloween. M-83 is almost like a vampire and it keeps rising from the crip. Please drive a stake through its' heart with the following key phrase: " Stop planning or constructing new highways or major road widening for cars".

We want to put our tax money and Climate Change Hopes into green infrastructure. As it is now, the major expense of the State Highway Ad. is repairing damage done by climate change torrential rains. Surely, the writing is more than on the walls— it is everywhere. The way to Thrive 2050 is through public transportation such a monorail. Let's start green works today!

I urge you to restore the crucial "No New Highways" policy sentence quoted above ,to the transportation element of Thrive Montgomery 2050.

Thank you,

Anne Sturm
P.O. Box 341
Barnesville, MD. 20838

From: McCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Submitted By:Mr Steve Ashurst - (Attn: All CMs, Council Webform)
Date: Saturday, October 23, 2021 5:26:08 PM

5128729

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Steve</FIRST>
<MIDDLE></MIDDLE>
<LAST>Ashurst</LAST>
<SUFFIX></SUFFIX>
<ADDR1></ADDR1>
<ADDR2></ADDR2>
<CITY></CITY>
<ZIP></ZIP>
<EMAIL>steve+mc@makeitbikeable.com</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>Thrive 2050 - Submitted By:Mr Steve Ashurst - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>Dear Montgomery County Council,

As a member of the Action Committee for Transit (ACT) and a Montgomery County resident, I believe fundamental changes are needed in transportation and land use policies to give the people of Montgomery County the quality of life we deserve. The draft of Thrive 2050 provided by the Montgomery County Planning Board offers an alternative to the outdated, car-dependent, “wedges and corridors” model of the past and embraces a sustainable, equitable, and transit-oriented future for Montgomery County. I ask that you support the adoption of the Thrive 2050 General Plan without major amendments and help us create to a county built for sustainability, equity, and inclusion.

Thank you,

Steve Ashurst
Burtonsville, MD</MSG>
</APP>

5128730

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Submitted By:Dr Leigh Frame - (Attn: All CMs, Council Webform)
Date: Saturday, October 23, 2021 6:04:11 PM

<APP>CUSTOM
<PREFIX>Dr</PREFIX>
<FIRST>Leigh</FIRST>
<MIDDLE></MIDDLE>
<LAST>Frame</LAST>
<SUFFIX></SUFFIX>
<ADDR1>29 Maryland Ave</ADDR1>
<ADDR2></ADDR2>
<CITY>Gaithersburg</CITY>
<ZIP>20877</ZIP>
<EMAIL>framela@gmail.com</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>Thrive 2050 - Submitted By:Dr Leigh Frame - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>Dear Montgomery County Council,

As a member of the Action Committee for Transit (ACT) and a Montgomery County resident, I am writing to:

- 1) Express that fundamental changes are needed in transportation and land use policies to give the people of Montgomery County the quality of life we deserve
- 2) Support the draft of Thrive 2050 provided by the Montgomery County Planning Board

Thrive 2050 offers an alternative to the outdated, car-dependent, “wedges and corridors” model of the past and embraces a sustainable, equitable, and transit-oriented future for Montgomery County. I ask that you support the adoption of the Thrive 2050 General Plan without major amendments and help us create a county built for sustainability, equity, and inclusion. Thank you.

Best,
Leigh A. Frame
29 Maryland Ave, Gaithersburg, MD 20877</MSG>
</APP>

From: [Nat Reid <nat.f.reid@gmail.com>](mailto:nat.f.reid@gmail.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; [Hans Riemer, Councilmember](mailto:Hans.Riemer.Councilmember@montgomerycountymd.gov); councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: Council PHED Committee - Restore No New Highways policy to Thrive 2050
Date: Saturday, October 23, 2021 7:01:00 PM

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and it's clear vision for world-class transit and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. So I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above, to the transportation element of Thrive Montgomery 2050.

Thank you,

Nathaniel Reid
11301 Neelsville Church Rd.
Germantown, MD 20876

From: [Li Yin <liy5258@gmail.com>](mailto:liy5258@gmail.com)
To: county.council@montgomerycountymd.gov
Cc: councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov
Subject: Council PHED Committee - Restore No New Highways policy to Thrive 2050
Date: Saturday, October 23, 2021 8:16:17 PM

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and its clear vision for world-class transit and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. So I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above ,to the transportation element of Thrive Montgomery 2050.

Thank you,

Li Yin

11101 Knights Ct

Germantown, MD 20876

From: [Denise Kearns](mailto:Denise.Kearns@montgomerycountymd.gov)[Denise Kearns](mailto:Denise.Kearns@montgomerycountymd.gov) <kearns67@verizon.net>county.council@montgomerycountymd.gov;
To: councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov
Subject: Council PHED Committee - Restore No New Highways policy to Thrive 2050
Date: Saturday, October 23, 2021 10:18:50 PM

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and its clear vision for world-class transit and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. So I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above ,to the transportation element of Thrive Montgomery 2050.

Thank you,

Denise Kearns

20004 Yellow Leaf Terrace, Germantown, MD 20876

5128746

From: [Kathy and Mark Nelligan <marknkathyn@aol.com>](mailto:marknkathyn@aol.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: Council PHED Committee - Restore No New Highways policy to Thrive 2050
Date: Sunday, October 24, 2021 12:22:46 AM

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This policy is integral to the transportation element of Thrive and its clear vision for world-class transit, and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is in using existing road space to move more people equitably and sustainably, not in providing more pavement for roads. I am asking you to please restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence, quoted above, to the transportation element of Thrive Montgomery 2050.

Thank you,

Kathy Nelligan

7505 Hawkins Creamery RD

Gaithersburg, MD 20882

From: MCCouncil@App.MontgomeryCountyMD.gov 5128748
To: county.council@mccouncilmd.lmhostediq.com
Subject: I do not support Theive - Submitted By:Mr Marc King - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 7:32:02 AM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Marc</FIRST>
<MIDDLE></MIDDLE>
<LAST>King</LAST>
<SUFFIX></SUFFIX>
<ADDR1>13601 Spinning Wheel Drive</ADDR1>
<ADDR2></ADDR2>
<CITY>Germantown</CITY>
<ZIP>20874</ZIP>
<EMAIL>mking@kgventrp.com</EMAIL>
<PHONE_H>3013460021</PHONE_H>
<SUBJECT>I do not support Theive - Submitted By:Mr Marc King - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>I don't support Thrive and want the Council to slow down its approval process.</MSG>
</APP>

From: [Ann Smith <smith@itecksolutions.com>](mailto:smith@itecksolutions.com)
To: [Montgomery County Council](#)
Subject: Fwd: Thrive and PHED
Date: Sunday, October 24, 2021 11:50:07 AM

5128752

Sent from my iPhone

Begin forwarded message:

From: Ann Smith <smith@itecksolutions.com>
Date: October 24, 2021 at 11:35:59 AM EDT
To: Margaret Schoap <Schoapm@aol.com>, Edna Miller
<edna13miller@gmail.com>, Mark Firley <firleymj@gmail.com>
Subject: Fwd: Thrive and PHED

Sent from my iPhone

Begin forwarded message:

From: Ann Smith <smith@itecksolutions.com>
Date: October 24, 2021 at 11:34:18 AM EDT
To: Montgomery County Council
<county.council@mccouncilmd.lmhostediq.com>
Subject: Thrive and PHED

There are many things that make this county thrive, and I'm asking that the Interior Forest be preserved.

The PHED committee wants to put a new road between Clarksburg and Gaithersburg

The PHED committee saw the partial school rezoning of only the schools surrounding the opportunistic M83 road. Yet 115, 355, Goshen, 27, 108, Watkins Mill, and 124 are all falling apart while their existing, approved Right of Way I is underutilized with a full capacity.

Please say no to this change in the Thrive plan in order to preserve the existing interior forest and improve existing roads to their ROW.

Sincerely, Ann Smith

Sent from my iPhone

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: I Don't Support Thrive - Submitted By:Mr Bradley Stubbs - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 12:49:42 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Bradley</FIRST>
<MIDDLE></MIDDLE>
<LAST>Stubbs</LAST>
<SUFFIX></SUFFIX>
<ADDR1>2108 Parker Avenue</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20902</ZIP>
<EMAIL>bradley.stubbs@verizon.net</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>I Don't Support Thrive - Submitted By:Mr Bradley Stubbs - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG> I do not support the Montgomery County Planning Department's preliminary recommendations to eliminate zoning regulations affecting established single-family neighborhoods throughout the County through a global Zoning Text Amendment (ZTA) to the County Zoning Ordinance.

I do not support allowing new residential construction in single-family neighborhoods "by right," with no review and approval by appropriate County development authorities.

I call upon the Montgomery County Council to examine, refine and make broadly available to the public a fiscal impact statement describing the expected consequences of Countywide upzoning for Montgomery County annual revenues and expenditures and detailed information regarding the likely impacts of the upzoning proposals to include traffic and road restrictions caused by increased on-street parking associated with increased housing density.

</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Say NO to THRIVE - Submitted By:Ms Marilyn Freidkin - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 12:55:36 PM

5128757

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Marilyn </FIRST>
<MIDDLE></MIDDLE>
<LAST>Freidkin</LAST>
<SUFFIX></SUFFIX>
<ADDR1>5600 McLean Dr</ADDR1>
<ADDR2></ADDR2>
<CITY>Bethesda</CITY>
<ZIP>20814</ZIP>
<EMAIL>villageeyecenter@aol.com</EMAIL>
<PHONE_H>3016521038</PHONE_H>
<SUBJECT>Say NO to THRIVE - Submitted By:Ms Marilyn Freidkin - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>Dear council people
I cannot support thrive.
It is not clear to me that it will
be in the best interest of the community.
Please say NO to thrive. </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: ZTA - Submitted By:Mr Dennis Parker - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 1:26:46 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Dennis</FIRST>
<MIDDLE></MIDDLE>
<LAST>Parker</LAST>
<SUFFIX></SUFFIX>
<ADDR1>2212 Parker Ave</ADDR1>
<ADDR2></ADDR2>
<CITY></CITY>
<ZIP></ZIP>
<EMAIL>dp014@aol.com</EMAIL>
<PHONE_H>3019493863</PHONE_H>
<SUBJECT>ZTA - Submitted By:Mr Dennis Parker - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I Don't Support Thrive</MSG>
</APP>

From: [Marielle Byhouwer <mbyhouwer@gmail.com>](mailto:mbyhouwer@gmail.com)
To: councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Council PHED Committee - Restore No New Highways policy to Thrive 2050
Date: Sunday, October 24, 2021 2:09:06 PM

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and its clear vision for world-class transit and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. So I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above, to the transportation element of Thrive Montgomery 2050.

Thank you,

Marielle Byhouwer
202 Bookham Lane Gaithersburg, MD 20877

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Submitted By:Mrs Shirley Willcher - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 3:14:20 PM

5128764

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Shirley</FIRST>
<MIDDLE></MIDDLE>
<LAST>Willcher</LAST>
<SUFFIX></SUFFIX>
<ADDR1>12600 Triple Crown Rd.</ADDR1>
<ADDR2></ADDR2>
<CITY>N Potomac</CITY>
<ZIP>20878</ZIP>
<EMAIL>snwill@verizon.net</EMAIL>
<PHONE_H>2404477046</PHONE_H>
<SUBJECT>Thrive 2050 - Submitted By:Mrs Shirley Willcher - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>The Thrive 2050 is not fact based and is clearly an aspirational document created by those whose vision is also not fact based but ideological. It makes many assumptions which are not based on any viable study. The document wants to reduce the number of cars by a date certain. What theory holds that that is preferred by county residents or would ever be feasible. The only fly in this ointment is to cut back on personal transportation and require residents to use expanded public transportation which is expensive and not entirely reliable. That is only one of the many fallacies presented in this document which does not bode well for the county if passed. </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: I DO NOT SUPPORT THRIVE!!!! - Submitted By:Mrs irene featheringham - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 4:43:08 PM

5128766

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>irene</FIRST>
<MIDDLE></MIDDLE>
<LAST>featheringham</LAST>
<SUFFIX></SUFFIX>
<ADDR1>14540 pebblewood drive</ADDR1>
<ADDR2></ADDR2>
<CITY>north potomac</CITY>
<ZIP>20878</ZIP>
<EMAIL>ikfeatheringham@gmail.com</EMAIL>
<PHONE_H>3012942914</PHONE_H>
<SUBJECT>I DO NOT SUPPORT THRIVE!!!! - Submitted By:Mrs irene featheringham - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I DO NOT SUPPORT THRIVE!!!!
DON'T RUIN OUR STATE WITH YOUR SOCIALIST AGENDA! I WAS BORN IN A SOCIALIST COUNTRY (SWEDEN) WHICH WENT BANKRUPT IN THE 1990s. READ HISTORICAL FACTS HOW SOCIALISM NEVER EVER HAS WORKED. </MSG>
</APP>

5128772

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Submitted By:Mr John Whitty - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 5:04:13 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>John</FIRST>
<MIDDLE></MIDDLE>
<LAST>Whitty</LAST>
<SUFFIX></SUFFIX>
<ADDR1>4211 Oakridge Lane</ADDR1>
<ADDR2></ADDR2>
<CITY>Chevy Chase</CITY>
<ZIP>20815</ZIP>
<EMAIL>johnswhitty@protonmail.ch</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>Thrive 2050 - Submitted By:Mr John Whitty - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>Dear Montgomery County Council,

As a member of the Action Committee for Transit (ACT) and a Montgomery County resident, I believe fundamental changes are needed in transportation and land use policies to give the people of Montgomery County the quality of life we deserve. The draft of Thrive 2050 provided by the Montgomery County Planning Board offers an alternative to the outdated, car-dependent, “wedges and corridors” model of the past and embraces a sustainable, equitable, and transit-oriented future for Montgomery County. I ask that you support the adoption of the Thrive 2050 General Plan without major amendments and help us create to a county built for sustainability, equity, and inclusion. Thank you,

John Whitty
Chevy Chase, MD</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Terrible Thrive 2050/Destruction of single-family neighborhoods!! - Submitted By:Mrs Julie Krieger - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 5:25:38 PM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Julie</FIRST>
<MIDDLE></MIDDLE>
<LAST>Krieger</LAST>
<SUFFIX></SUFFIX>
<ADDR1></ADDR1>
<ADDR2></ADDR2>
<CITY>N. Potomac </CITY>
<ZIP></ZIP>
<EMAIL>Jrhupp@gmail.com</EMAIL>
<PHONE_H>2405065832</PHONE_H>
<SUBJECT>Terrible Thrive 2050/Destruction of single-family neighborhoods!! - Submitted By:Mrs Julie Krieger - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I don't want 2 multifamily apartments on either side of my single family home when my neighbors sell!! When you see "By right" just substitute "YOU HAVE NO SAY AND NO INPUT!" I have paid property taxes, maintained my entire property, and remodeled my home at substantial cost for over 2 decades, making MoCo better. NOW, all of you, the County Council, COULD NOT CARE LESS ABOUT ME OR ANY OTHER SINGLE FAMILY HOMEOWNER!! What is the matter with all of you that you are want to completely destroy single-family neighborhoods? Stop this plan right now, be transparent, and give the residents input!!</MSG>
</APP>

5128776

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: STOP THRIVE 2050! - Submitted By:Mr Chris Krieger - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 6:38:53 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Chris </FIRST>
<MIDDLE></MIDDLE>
<LAST>Krieger</LAST>
<SUFFIX></SUFFIX>
<ADDR1></ADDR1>
<ADDR2></ADDR2>
<CITY></CITY>
<ZIP></ZIP>
<EMAIL>jrhuppk@gmail.com</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>STOP THRIVE 2050! - Submitted By:Mr Chris Krieger - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>Dear County Council,
Please stop this process of putting multi-family units in every neighborhood in Montgomery County - this will destroy single family neighborhoods! Why do you want to do this? This will not even help low-income homeowners as I have read the units may be around \$700,000. Parking will be horrific.
Thank you.</MSG>
</APP>

5128777

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Opposition to Thrive - Submitted By:Mr Roger Reiersen - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 7:58:27 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Roger</FIRST>
<MIDDLE></MIDDLE>
<LAST>Reiersen</LAST>
<SUFFIX></SUFFIX>
<ADDR1>2113 Henderson Ave</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20902</ZIP>
<EMAIL>reiersenor@hotmail.com</EMAIL>
<PHONE_H>2404213019</PHONE_H>
<SUBJECT>Opposition to Thrive - Submitted By:Mr Roger Reiersen - (Attn: All CMs, Council Webform)
</SUBJECT>

<MSG>I've lived in Montgomery County for twenty years now. It's been okay, but that's about as far as I'd go. I've always had the sense that our local government was doing things to me, rather than for me. That sense has been heightened as newspapers and in-person discussion have been replaced by Zoom meetings and even more pandering to special interest groups, if that's even possible.

I don't support Thrive. It's the brain child of a few who imagine they can imagine what MoCo should be like decades into the future. Of course the authors of this proposed policy have no skin in the game, or at least little to lose. As usual it's the hardworking middle class who are being told what their future will be, and how much it will cost them. There has been little genuine communication with the folks who bought their homes in prior decades and believed they had at least a handshake deal with Montgomery County. Turns out that's not the case.

Cities and towns are organic and don't need your tending to fulfill their purpose. I grew up in Brooklyn, New York, mostly in single family houses. People would age and others would move on for better opportunities. The same is true in MoCo. The population may age, but there are new generations waiting to have the same opportunity to raise their families in homes that feel like home, and in neighborhoods that are welcoming.

If the Council passes this monstrosity, it may be just enough to wake the sleeping taxpayers of this county.
Thanks.</MSG>
</APP>

5128778

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 - Submitted By:Mr David Drake - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 8:03:57 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>David</FIRST>
<MIDDLE></MIDDLE>
<LAST>Drake</LAST>
<SUFFIX></SUFFIX>
<ADDR1>9705 Delamere Ct</ADDR1>
<ADDR2></ADDR2>
<CITY>Rockville</CITY>
<ZIP>20850</ZIP>
<EMAIL>ddrake9705@gmail.com</EMAIL>
<PHONE_H>3015800631</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 - Submitted By:Mr David Drake - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>I do not support Thrive Montgomery 2050 and I know ho is in favor and who is not, I will vote against all those that support this this attach on personal property.

Dave Drake
301 580 0631</MSG>
</APP>

5128780

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 - Submitted By:Ms Elizabeth Joyce - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 8:37:34 PM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Elizabeth</FIRST>
<MIDDLE></MIDDLE>
<LAST>Joyce</LAST>
<SUFFIX></SUFFIX>
<ADDR1>8007 Takoma Avenue</ADDR1>
<ADDR2>8007 Takoma Avenue</ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20910</ZIP>
<EMAIL>lafleurjoyce@gmail.com</EMAIL>
<PHONE_H>3015886452</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 - Submitted By:Ms Elizabeth Joyce - (Attn: All CMs, Council Webform)
</SUBJECT>

<MSG>Please put the brakes on Thrive Montgomery 2050. I have waited for months, in vain, for the Council to recognize that evidence from all over the country, especially poster-city Minneapolis, shows that the solutions envisioned by Thrive Montgomery 2050 will not work. But despite all that evidence, Planning Board Chair Anderson and his team have refused to adapt, in any way, to evidence coming in from all over the country that the Thrive Plan (which does not conform remotely to the best practices and recommendations of Missing Middle Housing inventor Daniel Parolek) that what they are proposing for our County is doomed not only not to meet its goals but to damage current homeowners and not provide the stated outcomes for these proposals. But instead of recognizing he shortfalls and re calibrating, they are doubling down on a deeply flawed plan. Frankly, the lack of professionalism and attention to data behind all this is quite shocking.

I am not given to overstatement, but I am outraged by the lack of due diligence that has advanced these flawed and highly expensive proposals. Although I do not want to overstate my viewpoint, I can't see how I could ever vote for any councilmember who supports these plans without advanced provisions to protect the homeowners, taxpayers, and other collateral victims who will suffer as a result of these proposals. Our own OMB has predicted that basically, this plan would bankrupt our county, but the Council is barreling ahead!

This is a 30-year plan. You all want to pass it now in hopes we will forget before the 2022 elections. We will not forget, and you are not acting in the interest of the people who elected you. Even if you decide to pass this failed and deeply flawed plan, you owe it to the people who elected you to stand before us and answer every question we have about why you are planning to pass this weak and damaging set of proposals. We elected you, so why are you hiding behind Zoom and refusing to answer our questions? This is not a democratic process, especially in a county that used to be known for good government. I do not have the words to express my disappointment, and I will never vote for any council member who supports this plan as it.

Elizabeth Joyce
East Silver Sping

9is ea</MSG>
</APP>

5128781

From: [Roberta Faul-Zeitler <faulzeitler@verizon.net>](mailto:Roberta.Faul-Zeitler@verizon.net)
To: councilmember.albornoz@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; county.council@montgomerycountymd.gov; cccouncilmember.hucker@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov
Cc: marc.elrich@montgomerycountymd.gov; meredith.wellington@montgomerycountymd.gov
Subject: Thrive Plan - Letter from Roberta Faul-Zeitler
Date: Sunday, October 24, 2021 8:49:38 PM

October 25 2021

TO: The Montgomery County Council

I do not support Thrive Montgomery 2050. It is not ready to go to the full Council for review and final passage, in spite of Councilmember Riemer's strange urgency to beat the clock. Hundreds of my neighbors will be writing to you to confirm the same. Here's why:

The plan falls short on two of the three "overarching objectives" stated in the draft: economic health and environmental resilience. Both of those chapters were dropped – for no reason --from the draft plan when it was sent to the Council's PHED Committee.

Why are we rushing to complete a plan that aims to be the foundation and authority for all County development in the next 30 years, ***without true equity in public engagement?*** Residents should be driving this agenda – not developers and special interest groups from outside Montgomery County and Maryland.

I don't concur with the Planning Board chair, who claims the process was "both broad and deep" in its public engagement. In fact, the process has not reached tens of thousands of people who live, work and pay taxes here. Residents understandably have focused on health, family and faith during this pandemic, not on philosophy and aspirational thinking.

There are fundamental issues that must be addressed in Montgomery County—and they won't be resolved in the Thrive plan.

Montgomery County economy is weaker today because of lost jobs, empty office space and static wages for many. An average of over 4 million people a month in the US have quit their jobs since April. Many women have left the workforce because they can't get reliable childcare. Lower wage workers lack job security and are not getting the training to achieve equity and wealth-building through housing.

The County lacks an operative economic development plan; mysteriously, the economic resilience chapter disappeared from the Thrive draft plan before it arrived at the Council's PHED Committee.

The estimated cost of Thrive from the County's Office of Management and Budget is also very troubling -- despite Councilmembers' dismissive attitude. It will be a fiscal hardship that impacts every taxpayer in the State:

- Net additional County capital cost attributable to Thrive \$8.187 billion net and total net added capital cost (including state and private) to be \$8.915 billion
- Net additional annual operating cost to the County is \$426.5 million; including state and private costs increase in annual operating expenses would be \$596.4 million [X 29 years]
- Net annual amount of housing added is important because, with few exceptions (high rise. Senior housing, McMansion) housing increases the cost of services more than county revenue generated from them to pay for these services.

Montgomery County can live up to its reputation for being a "good government" county. We can achieve a thriving economy and equity for all -- but NOT with this plan.

I am asking you to return Thrive to the Planning Department and engage us all in creating a reasonable 30-year general plan that will achieve "Montgomery for All!"

Thank you !

Roberta Faul-Zeitler
Woodside Park, Silver Spring MD 20910

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: I am opposed to THRIVE Montgomery - Submitted By:Ms Margretta Diemer - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 9:54:53 PM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Margretta </FIRST>
<MIDDLE></MIDDLE>
<LAST>Diemer</LAST>
<SUFFIX></SUFFIX>
<ADDR1>2108 Parker Ave</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring </CITY>
<ZIP>20903</ZIP>
<EMAIL>Mdtothe3@verizon.net</EMAIL>
<PHONE_H>301-949-6747</PHONE_H>
<SUBJECT>I am opposed to THRIVE Montgomery - Submitted By:Ms Margretta Diemer - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG> I do not support the Montgomery County Planning Department’s preliminary recommendations to eliminate zoning regulations affecting established single-family neighborhoods throughout the County through a global Zoning Text Amendment (ZTA) to the County Zoning Ordinance;

2. I do not support allowing new residential construction in single-family neighborhoods “by right,” with no review and approval by appropriate County development authorities;

3. I call upon the Montgomery County Council to examine, refine and make broadly available to the public

(1) a fiscal impact statement describing the expected consequences of Countywide upzoning for Montgomery County annual revenues and expenditures;

(2) clarification of details regarding any possible residential tax increases associated with the upzoning proposals; and

(3) a racial equity and social justice impact statement regarding the proposed ZTA. Right now, we DO have racial and economic diversity in Silver Spring, especially in my zip of 20902. Thrive Montgomery has been amended from providing “the missing middle” in housing to promoting “ market priced “ housing. This will displace many lower income people and minorities from Silver Spring.

(4) detailed information regarding the likely environmental impacts of the upzoning proposals; and be it further resolved,

4. I call upon the County Council to develop and propose a significant new affordable housing strategy that will provide suitable accommodations for Montgomery County’s low- and middle-income residents and families to meet the Council of Government’s targets for the net number of affordable units needed;

5. I call upon the County Council to establish metrics for success for tracking and meeting the Council of Government’s targets for net additional affordable units;</MSG>

</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Submitted By:Ms Lesley Lavalleye - (Attn: All CMs, Council Webform)
Date: Sunday, October 24, 2021 9:55:16 PM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Lesley</FIRST>
<MIDDLE></MIDDLE>
<LAST>Lavalleye</LAST>
<SUFFIX></SUFFIX>
<ADDR1></ADDR1>
<ADDR2></ADDR2>
<CITY></CITY>
<ZIP></ZIP>
<EMAIL>Praenomn@aol.com</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>Thrive 2050 - Submitted By:Ms Lesley Lavalleye - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I do not support THRIVE.
In particular, i am against the no zoning. I am against that multi- family homes in single family residential neighborhoods.

Do not support!
I vote!</MSG>
</APP>

From: [Brigitte Mullican <coburgbrigitte@gmail.com>](mailto:coburgbrigitte@gmail.com)
To: [County Council](#)
Subject: Thrive 2050 - No Duplexes, triplexes, or quadruplexes
Date: Sunday, October 24, 2021 10:46:46 PM

5128784

Dear County Council Members,

Most citizens are against allowing multi-family dwelling units next to single-family zoning. Your approval will allow this to happen in the future. Please do not approve this change.

Duplexes, triplexes, or quadruplexes should not be allowed in established single-family home communities. There are other ways to provide avoidable housing for our working families.

The County Council should not allow illegal immigrants into our county to have an impact on our taxes and schools. Our tax dollars should not be used for accommodating freeloaders.

Sincerely,

Brigitte Mullican
301-230-0890 (H)

From: [Daniel Marcin <dsmarcin@gmail.com>](mailto:dsmarcin@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050: Support
Date: Monday, October 25, 2021 1:03:51 AM

5128785

Dear Montgomery County Council,

Thrive is a good plan. Wouldn't you love for me to stop sending you emails about it? If you pass it soon, you won't have to hear from me about it again. Deal?

As a member of the Action Committee for Transit (ACT) and a Montgomery County resident, I believe fundamental changes are needed in transportation and land use policies to give the people of Montgomery County the quality of life we deserve. The draft of Thrive 2050 provided by the Montgomery County Planning Board offers an alternative to the outdated, car-dependent, "wedges and corridors" model of the past and embraces a sustainable, equitable, and transit-oriented future for Montgomery County. I ask that you support the adoption of the Thrive 2050 General Plan without major amendments and help us to create a county built for sustainability, equity, and inclusion.

Thank you,

Daniel Marcin

Wheaton, MD

--

Daniel Marcin
Economist
dsmarcin@gmail.com
[Homepage](#)

5128786

From: BALA PILLAI <balavp2000@yahoo.com>
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: restore the No New Highways policy to Thrive 2050.
Date: Monday, October 25, 2021 5:09:36 AM

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and its clear vision for world-class transit and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. So I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above ,to the transportation element of Thrive Montgomery 2050.

Thank you,

Bala. Velauthapillai

11031 Grassy Knoll Terrace

Germantown, Maryland 20876

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: THRIVE issue - Submitted By:Mrs Frances Railey - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 6:40:22 AM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Frances</FIRST>
<MIDDLE></MIDDLE>
<LAST>Railey</LAST>
<SUFFIX></SUFFIX>
<ADDR1>15110 Springfield Road</ADDR1>
<ADDR2></ADDR2>
<CITY>Darnestown</CITY>
<ZIP>20874</ZIP>
<EMAIL>fjrailey@gmail.com</EMAIL>
<PHONE_H>301-633-2848</PHONE_H>
<SUBJECT>THRIVE issue - Submitted By:Mrs Frances Railey - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I am a life long resident in Montgomery County and I do NOT SUPPORT THRIVE. Please do not vote for this. </MSG>
</APP>

5128788

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 - Submitted By:Mr Mark Railey - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 7:36:59 AM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Mark</FIRST>
<MIDDLE></MIDDLE>
<LAST>Railey</LAST>
<SUFFIX></SUFFIX>
<ADDR1>15110 SPRINGFIELD RD</ADDR1>
<ADDR2></ADDR2>
<CITY>Darnestown</CITY>
<ZIP>20874</ZIP>
<EMAIL>MHRAILEY@GMAIL.COM</EMAIL>
<PHONE_H>3019901983</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 - Submitted By:Mr Mark Railey - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>I don't support Thrive Montgomery 2050</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: multi family dwellings in residential neighborhoods - Submitted By:Mrs sandy olone - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 8:12:59 AM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>sandy</FIRST>
<MIDDLE></MIDDLE>
<LAST>olone</LAST>
<SUFFIX></SUFFIX>
<ADDR1>8404 WILD OLIVE DR.</ADDR1>
<ADDR2></ADDR2>
<CITY>POTOMAC</CITY>
<ZIP>20854</ZIP>
<EMAIL>sandyolone@gmail.com</EMAIL>
<PHONE_H>3013250648</PHONE_H>
<SUBJECT>multi family dwellings in residential neighborhoods - Submitted By:Mrs sandy olone - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I'm opposed to building multi family housing in residential neighborhoods of single family homes. Don't rush and push this through.</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Submitted By:Mr Gary Featheringham - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 9:28:55 AM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Gary</FIRST>
<MIDDLE></MIDDLE>
<LAST>Featheringham</LAST>
<SUFFIX></SUFFIX>
<ADDR1>14540 Pebblewood Dr</ADDR1>
<ADDR2></ADDR2>
<CITY>North Potomac</CITY>
<ZIP>20878</ZIP>
<EMAIL>gfeatheringham@gmail.com</EMAIL>
<PHONE_H>3012942914</PHONE_H>
<SUBJECT>Thrive 2050 - Submitted By:Mr Gary Featheringham - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>I don't support the Thrive 2050 agenda and its socialistic objectives! Hans Reimer and the rest of the County Council do not reflect true American values.</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive - Submitted By:Mrs Amy Micholas - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 9:34:09 AM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Amy</FIRST>
<MIDDLE></MIDDLE>
<LAST>Micholas</LAST>
<SUFFIX></SUFFIX>
<ADDR1>10617 MacArthur Boulevard</ADDR1>
<ADDR2></ADDR2>
<CITY>Potomac</CITY>
<ZIP>20854</ZIP>
<EMAIL>amymicholas@comcast.net</EMAIL>
<PHONE_H>3019900221</PHONE_H>
<SUBJECT>Thrive - Submitted By:Mrs Amy Micholas - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I do not support thrive</MSG>
</APP>

PH 6-17-21 THRIVE
MONTGOMERY 2050

5128820

PD

From: [Teresa Buescher <teresabuescher@me.com>](mailto:teresabuescher@me.com)
To: County.Council@MontgomeryCountyMD.gov
Subject: Thrive
Date: Monday, October 25, 2021 9:35:00 AM

I live in Montgomery County and I oppose the THRIVE plan as it stands. If we must grow it should be done responsibly . What is the impact on Chesapeake Bay? Do we have the sewage treatment capacity to handle more people. How about schools? How about water? What are the plans for parks and green spaces? Preservation of forest stands? Reforestation? Now is not the time for the THRIVE you envision I challenge you to take the question to we the people of Montgomery County by referendum after in person question and answer sessions. This is too important to leave to the Council alone.

Please note. If you ram through THRIVE and the ZTA we will remember and make sure all incumbents are off the Council. You are accountable to us.

Teresa Buescher
8217 Larry Place
Chevy Chase MD 20815

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: THRIVE - Submitted By:Ms adele berlin - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 9:52:09 AM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>adele</FIRST>
<MIDDLE></MIDDLE>
<LAST>berlin</LAST>
<SUFFIX></SUFFIX>
<ADDR1></ADDR1>
<ADDR2></ADDR2>
<CITY></CITY>
<ZIP></ZIP>
<EMAIL>adeleberlin@gmail.com</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>THRIVE - Submitted By:Ms adele berlin - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I do NOT support THRIVE. IT is bad for Montgomery County residents of all income levels.</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: THRIVE - Submitted By:Mrs Mary JACKSON - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 10:05:11 AM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Mary</FIRST>
<MIDDLE></MIDDLE>
<LAST>JACKSON</LAST>
<SUFFIX></SUFFIX>
<ADDR1></ADDR1>
<ADDR2></ADDR2>
<CITY></CITY>
<ZIP>20878</ZIP>
<EMAIL>mbjackson@heise-law.com</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>THRIVE - Submitted By:Mrs Mary JACKSON - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I do not support THRIVE. This is not the solution to housing in Montgomery County. Figure out a way to lower taxes by cutting spending and making MoCo a place people want to live and work.

If I could move I would. VA is looking better and better. </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery County - Submitted By:Mrs Regina Keeley - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 10:14:44 AM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Regina</FIRST>
<MIDDLE></MIDDLE>
<LAST>Keeley</LAST>
<SUFFIX></SUFFIX>
<ADDR1>11101 Cripplegate Rd</ADDR1>
<ADDR2></ADDR2>
<CITY>Potomac</CITY>
<ZIP>20854</ZIP>
<EMAIL>keeleyregina@gmail.com</EMAIL>
<PHONE_H>301-983-8116</PHONE_H>
<SUBJECT>Thrive Montgomery County - Submitted By:Mrs Regina Keeley - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>I am violently opposed to the issue of rezoning suburban neighborhoods to allow Multi-family residences to pop up in single family neighborhoods. This should NEVER be allowed to happen anywhere, but especially in Montgomery County where scores of families head to find a quiet, private, peaceful home for their families. DO NOT approve this change. If you do so, be prepared for every one of you to be thrown from office. This is not what your constituents want.... Just ask them. It may be what the lobbyists and greedy real estate developers want, but your job is to serve the residents of this county. Bring them in and ask their opinion after you have honestly exposed your plan. They will be unanimous in their disapproval. And shouldn't their opinion be weighed heavily in your decision? Shame, shame, shame on everyone for even considering this change. You will destroy the beautiful fabric of this community. Regina Cahill Keeley, Potomac resident foe 45 years</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery County - Submitted By:Ms Bernadette Thorne - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 10:21:16 AM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Bernadette</FIRST>
<MIDDLE></MIDDLE>
<LAST>Thorne</LAST>
<SUFFIX></SUFFIX>
<ADDR1>110 Whitmoor w</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring </CITY>
<ZIP>20901</ZIP>
<EMAIL>Thornbern@gmail.com</EMAIL>
<PHONE_H>410-3826356</PHONE_H>
<SUBJECT>Thrive Montgomery County - Submitted By:Ms Bernadette Thorne - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>Voters and citizens who reside in Montgomery County Md. need more time and information about the Upzoning(Thrive) initiative purposed. I would be disappointed if the County Council voted on this measure without more analysis into the costs and benefits of such a program and any environmental impact that might incur. More time is needed for evaluation and more input from the constituents. Thanks. BT </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: THRIVE - Submitted By:Mrs Gail Plamondon - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 11:03:24 AM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Gail</FIRST>
<MIDDLE></MIDDLE>
<LAST>Plamondon</LAST>
<SUFFIX></SUFFIX>
<ADDR1>15416 Deep Bottom Road</ADDR1>
<ADDR2></ADDR2>
<CITY>Darnestown </CITY>
<ZIP>20874</ZIP>
<EMAIL>Pplamondon@aol.com</EMAIL>
<PHONE_H>3019634393</PHONE_H>
<SUBJECT>THRIVE - Submitted By:Mrs Gail Plamondon - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I DO NOT SUPPORT THRIVE!!!! </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: THRIVE - Submitted By:Mrs Aimee Conroy - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 11:23:39 AM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Aimee</FIRST>
<MIDDLE></MIDDLE>
<LAST>Conroy</LAST>
<SUFFIX></SUFFIX>
<ADDR1>15421 Deep Bottom Road</ADDR1>
<ADDR2></ADDR2>
<CITY>Darnestown</CITY>
<ZIP>20874</ZIP>
<EMAIL>aimeeconroy@aol.com</EMAIL>
<PHONE_H>3019774033</PHONE_H>
<SUBJECT>THRIVE - Submitted By:Mrs Aimee Conroy - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I do not support THRIVE.

Aimee Conroy</MSG>
</APP>

PH 6-17-21 THRIVE
MONTGOMERY 2050

5128836

PD

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: We oppose Thrive Montgomery 2050 - Submitted By:Mrs Susan Tauman - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 11:33:37 AM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Susan</FIRST>
<MIDDLE></MIDDLE>
<LAST>Tauman</LAST>
<SUFFIX></SUFFIX>
<ADDR1>313 Stonington Rd</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20902</ZIP>
<EMAIL>susan_tauman@yahoo.com</EMAIL>
<PHONE_H>9178611692</PHONE_H>
<SUBJECT>We oppose Thrive Montgomery 2050 - Submitted By:Mrs Susan Tauman - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>As residents of Montgomery county, my husband and I oppose Thrive Montgomery 2050, as we feel it will negatively impact the quality and character of our community.</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Rezoning to allow for denser development - Submitted By:Ms Gloria Marconi - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 11:33:49 AM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Gloria</FIRST>
<MIDDLE></MIDDLE>
<LAST>Marconi</LAST>
<SUFFIX></SUFFIX>
<ADDR1>2525 Musgrove Rd</ADDR1>
<ADDR2>2525</ADDR2>
<CITY>SILVER SPRING</CITY>
<ZIP>20904</ZIP>
<EMAIL>gmarconidesign@verizon.net</EMAIL>
<PHONE_H>3018904615</PHONE_H>
<SUBJECT>Rezoning to allow for denser development - Submitted By:Ms Gloria Marconi - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I do not support the Montgomery County Planning Department's preliminary recommendations to eliminate zoning regulations affecting established single-family neighborhoods throughout the County through a global Zoning Text Amendment (ZTA) to the County Zoning Ordinance; and be it further resolved,

2. I do not support allowing new residential construction in single-family neighborhoods "by right," with no review and approval by appropriate County development authorities; and be it further resolved,
3. I call upon the Montgomery County Council to examine, refine and make broadly available to the public
 - (1) a fiscal impact statement describing the expected consequences of Countywide upzoning for Montgomery County annual revenues and expenditures;
 - (2) clarification of details regarding any possible residential tax increases associated with the upzoning proposals; and
 - (3) a racial equity and social justice impact statement regarding the proposed ZTA; and
 - (4) detailed information regarding the likely environmental impacts of the upzoning proposals; and be it further resolved,
4. I call upon the County Council to develop and propose a significant new affordable housing strategy that will provide suitable accommodations for Montgomery County's low- and middle-income residents and families to meet the Council of Government's targets for the net number of affordable units needed; and be it further resolved,
5. I call upon the County Council to establish metrics for success for tracking and meeting the Council of Government's targets for net additional affordable units; and further be it resolved,
6. I call upon the Montgomery County Government to establish a policy of no net loss of naturally occurring affordable housing through new development; and be it further resolved,
7. I call upon the Montgomery County Government to ensure that master and sector planning is used to modify existing zoning in single-family neighborhoods, rather than by global zoning text amendments; and be it further resolved,
8. I call upon the Montgomery County Government to require that a property being converted from a single residential unit to a multi-plex be the primary residence of the owner and be it further resolved,

9. I call upon the Montgomery County Council to undertake a broad public engagement and consultation process necessary to secure community ownership of any new upzoning policy, along with additional public hearings to solicit community input.</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 - Submitted By:Mrs Jeanette Staton - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 11:40:53 AM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Jeanette</FIRST>
<MIDDLE></MIDDLE>
<LAST>Staton</LAST>
<SUFFIX></SUFFIX>
<ADDR1>15420 Deep Bottom Rd</ADDR1>
<ADDR2></ADDR2>
<CITY>Darnestown</CITY>
<ZIP>20874</ZIP>
<EMAIL>jeanettestaton@gmail.com</EMAIL>
<PHONE_H>2409887814</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 - Submitted By:Mrs Jeanette Staton - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>As a Montgomery County resident for 25 years, this is the worst idea I have ever heard of. I do NOT support Thrive Montgomery 2050. Policies like this will destroy this county.</MSG>
</APP>

From: [Catherine Gibson <cqgibson137@gmail.com>](mailto:Catherine.Gibson137@gmail.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Date: Monday, October 25, 2021 12:02:11 PM

Email Subject Line: C

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and its clear vision for world-class transit and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. So I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above ,to the transportation element of Thrive Montgomery 2050.

Thank you,

Catherine Gibson and Janet Hudson

Germantown 20876

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Please Slow Down - Submitted By:Mr Dan Cuda - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 12:43:42 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Dan</FIRST>
<MIDDLE></MIDDLE>
<LAST>Cuda</LAST>
<SUFFIX></SUFFIX>
<ADDR1>12303 Chagall Dr</ADDR1>
<ADDR2></ADDR2>
<CITY>North Potomac</CITY>
<ZIP>20878</ZIP>
<EMAIL>cudafamily5@gmail.com</EMAIL>
<PHONE_H>301-926-1095</PHONE_H>
<SUBJECT>Thrive 2050 - Please Slow Down - Submitted By:Mr Dan Cuda - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>Thrive 2050 is too big a change in the County to be introduced without full public debate. Please slow down. </MSG>
</APP>

From: [Satbir Thukral <Sstbukral@yahoo.com>](mailto:Sstbukral@yahoo.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: Council PHED Committee - Restore No New Highways policy to Thrive 2050
Date: Monday, October 25, 2021 12:50:45 PM

Dear PHED Chair Riemer and Committee Members,

I am writing to urge you to restore the No New Highways policy to Thrive 2050. This integral policy is core to the transportation element of Thrive and it's clear vision for world-class transit and to a people-centric transportation system. County residents deserve reliable transit, and to live where roads are safe for pedestrians and cyclists. In order to achieve this vision, we must stop planning and building new highways and highway expansions.

Our future is not in more pavement for roads, but in using existing road space to move more people equitably and sustainably. So I ask you to restore this crucial sentence to Thrive's Transportation chapter -- that was unfortunately deleted in the October 4 session of the PHED Committee.

"Stop planning or constructing new highways or major road widenings for cars."

The PHED Committee's substitute language would continue allowing new highways to be built, since it would "grandfather" planned-but-unbuilt highways such as M83. Its vague statement about "giving lower priority" to highway projects would still enable such projects to move forward.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect communities from heat emergencies. We can expand our public green spaces for current and future generations.

Therefore, I urge you to restore the crucial "No New Highways" policy sentence quoted above ,to the transportation element of Thrive Montgomery 2050.

Thank you,

Satbir Thukral

19705 Crystal View Ct
Germantown MD 20876

From: [Yeaman, William <Bill_Yeaman@nps.gov>](mailto:Bill_Yeaman@nps.gov)
To: [Montgomery County Council](#)
Cc: [Hucker's Office, Councilmember](#); [Councilmember Andrew Friedson](#); [Jawando's Office, Councilmember](#); Councilmember.Reimer@montgomerycountymd.gov; [Navarro's Office, Councilmember](#); Councilmember.Glass@montgomerycountymd.gov; [Rice's Office, Councilmember](#); [Albornoz's Office, Councilmember](#); [Katz's Office, Councilmember](#)
Subject: County Council PHED Committee - Restore No New Highways Policy to Thrive 2050
Date: Monday, October 25, 2021 2:04:58 PM

Dear Council President Hucker and all Council members,

I am writing in support of the Planning Board's NO New Highway Policy which is a critically important component of Thrive Montgomery 2050. This policy includes the statement to "stop planning or constructing new highways or major road widening for cars." I am especially concerned about the potential construction of M83 which would result in the loss of irreplaceable green space and result in permanent damage to sensitive and vulnerable streams and wetlands in Montgomery Village, Gaithersburg, and Germantown. M83 would compromise our drinking water supplies and result in the destruction and permanent loss of our counties dwindling forest cover. There are alternatives to moving people without destroying our County's at-risk natural resources. I urge the PHED Committee and all Council members to restore the core transportation policy to Thrives Transportation Chapter No New Highways Policy to Thrive 2050. Thank you for your attention to my views.

Sincerely,
Bill Yeaman

Bill Yeaman
10644 Weymouth ST APT 204
Bethesda, MD 20814-4252

(H) 301-493-5524
(W) 202-895-6074

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Submitted By:Mrs Claudia Pleasants - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 6:29:08 PM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST> Claudia </FIRST>
<MIDDLE></MIDDLE>
<LAST>Pleasants</LAST>
<SUFFIX></SUFFIX>
<ADDR1>15408 Conrad Spring Rd</ADDR1>
<ADDR2></ADDR2>
<CITY>Boyds</CITY>
<ZIP>20841</ZIP>
<EMAIL>cfpleasants@gmail.com</EMAIL>
<PHONE_H>3016747215</PHONE_H>
<SUBJECT>Thrive 2050 - Submitted By:Mrs Claudia Pleasants - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>All of our group of friends in the upcounty do NOT support Thrive 2050. Terrible usurping of good planning rules and very poor outcomes for all taxpayers! </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive - Submitted By:Mr William Ryder - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 9:03:41 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>William</FIRST>
<MIDDLE></MIDDLE>
<LAST>Ryder</LAST>
<SUFFIX></SUFFIX>
<ADDR1>2116 Henderson Ave</ADDR1>
<ADDR2></ADDR2>
<CITY>Wheaton</CITY>
<ZIP>20902</ZIP>
<EMAIL>williamryder@aol.com</EMAIL>
<PHONE_H>301-946-9311</PHONE_H>
<SUBJECT>Thrive - Submitted By:Mr William Ryder - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I SUPPORT THE MCCF RESOLUTION

I do not support the Montgomery County Planning Department’s preliminary recommendations to eliminate zoning regulations affecting established single-family neighborhoods throughout the County through a global Zoning Text Amendment (ZTA) to the County Zoning Ordinance; and be it further resolved,

2. I do not support allowing new residential construction in single-family neighborhoods “by right,” with no review and approval by appropriate County development authorities; and be it further resolved,

3. I call upon the Montgomery County Council to examine, refine and make broadly available to the public

(1) a fiscal impact statement describing the expected consequences of Countywide upzoning for Montgomery County annual revenues and expenditures;

(2) clarification of details regarding any possible residential tax increases associated with the upzoning proposals; and

(3) a racial equity and social justice impact statement regarding the proposed ZTA; and

(4) detailed information regarding the likely environmental impacts of the upzoning proposals; and be it further resolved,

4. I call upon the County Council to develop and propose a significant new affordable housing strategy that will provide suitable accommodations for Montgomery County’s low- and middle-income residents and families to meet the Council of Government’s targets for the net number of affordable units needed; and be it further resolved,

5. I call upon the County Council to establish metrics for success for tracking and meeting the Council of Government’s targets for net additional affordable units; and further be it resolved,

6. I call upon the Montgomery County Government to establish a policy of no net loss of naturally occurring affordable housing through new development; and be it further resolved,

7. I call upon the Montgomery County Government to ensure that master and sector planning is used to modify existing zoning in single-family neighborhoods, rather than by global zoning text amendments; and be it further resolved,

8. I call upon the Montgomery County Government to require that a property being converted from a single

residential unit to a multi-plex be the primary residence of the owner and be it further resolved,

9. I call upon the Montgomery County Council to undertake a broad public engagement and consultation process necessary to secure community ownership of any new upzoning policy, along with additional public hearings to solicit community input.

</MSG>

</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive - Submitted By:Mrs Susan Ryder - (Attn: All CMs, Council Webform)
Date: Monday, October 25, 2021 9:05:17 PM

<APP>CUSTOM
<PREFIX>Mrs</PREFIX>
<FIRST>Susan</FIRST>
<MIDDLE></MIDDLE>
<LAST>Ryder</LAST>
<SUFFIX></SUFFIX>
<ADDR1>2116 Henderson Ave</ADDR1>
<ADDR2></ADDR2>
<CITY>Wheaton</CITY>
<ZIP>20902</ZIP>
<EMAIL>sury3@aol.com</EMAIL>
<PHONE_H>301-946-9311</PHONE_H>
<SUBJECT>Thrive - Submitted By:Mrs Susan Ryder - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I SUPPORT THE MCCF RESOLUTION

I do not support the Montgomery County Planning Department's preliminary recommendations to eliminate zoning regulations affecting established single-family neighborhoods throughout the County through a global Zoning Text Amendment (ZTA) to the County Zoning Ordinance; and be it further resolved,

2. I do not support allowing new residential construction in single-family neighborhoods "by right," with no review and approval by appropriate County development authorities; and be it further resolved,

3. I call upon the Montgomery County Council to examine, refine and make broadly available to the public

(1) a fiscal impact statement describing the expected consequences of Countywide upzoning for Montgomery County annual revenues and expenditures;

(2) clarification of details regarding any possible residential tax increases associated with the upzoning proposals; and

(3) a racial equity and social justice impact statement regarding the proposed ZTA; and

(4) detailed information regarding the likely environmental impacts of the upzoning proposals; and be it further resolved,

4. I call upon the County Council to develop and propose a significant new affordable housing strategy that will provide suitable accommodations for Montgomery County's low- and middle-income residents and families to meet the Council of Government's targets for the net number of affordable units needed; and be it further resolved,

5. I call upon the County Council to establish metrics for success for tracking and meeting the Council of Government's targets for net additional affordable units; and further be it resolved,

6. I call upon the Montgomery County Government to establish a policy of no net loss of naturally occurring affordable housing through new development; and be it further resolved,

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8. I call upon the Montgomery County Government to require that a property being converted from a single

residential unit to a multi-plex be the primary residence of the owner and be it further resolved,

9. I call upon the Montgomery County Council to undertake a broad public engagement and consultation process necessary to secure community ownership of any new upzoning policy, along with additional public hearings to solicit community input.

</MSG>

</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive - Submitted By:Ms Lynda Chakalis - (Attn: All CMs, Council Webform)
Date: Tuesday, October 26, 2021 8:34:19 AM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Lynda</FIRST>
<MIDDLE></MIDDLE>
<LAST>Chakalis</LAST>
<SUFFIX></SUFFIX>
<ADDR1>18440 Gardenia Way</ADDR1>
<ADDR2></ADDR2>
<CITY>gaithersburg</CITY>
<ZIP>20879</ZIP>
<EMAIL>chocolate@msn.com</EMAIL>
<PHONE_H>2409947654</PHONE_H>
<SUBJECT>Thrive - Submitted By:Ms Lynda Chakalis - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I have an issue with the thought that is behind this idea. to allow multifamily homes next to single family home is a crazy idea. pass regulation that builders building a development HAVE to include MPDUs in the development not let them give money to use in a different site. And make the rule to be a larger share of the development for those houses. Flower Hill where I moved into 30+ years ago, included a good number of MPDU's in the townhouse development. They look like the market price homes just smaller and without the upscale features. Many places put up cheap looking places that SMELL of lower cost housing, giving it a stigma. EVEN in Potomac. Why should they be exempt. Maybe the residents there will learn compassion for their fellow man. you are already planning new alternative transportation, so include Potomac in that plan. I am in the process of getting my house up for sale. I would hate to think that a buyer could come along and buy my house and proceed to plan to put a duplex in it's place. Plus in many neighborhoods parking is a severe problem.</MSG>
</APP>

From: [Paul Goldman <goldmanp@gmail.com>](mailto:Paul.Goldman@gmail.com)
To: County.Council@montgomerycountymd.gov
Cc: councilmember.albornoz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 General Plan
Date: Tuesday, October 26, 2021 9:06:26 AM

Dear Council President Hucker and Councilmembers:

The Action Committee for Transit (ACT) strongly supports the Thrive Montgomery 2050 general plan and its vision for land use, transportation, environmental protection, and housing equity. If we want to improve housing, racial equity, and our local economy, Montgomery County must move on from the outdated, car-dependent, “wedges and corridors” model of the past. We need to embrace a more sustainable, inclusive, and transit-oriented vision for the future. Thrive 2050 offers that vision.

Montgomery County faces a staggering shortage of housing over the next decade, both subsidized and market-rate. The Urban Institute estimates that our region needs at least 374,000 new housing units by 2030. The Metropolitan Washington Council of Government predicts over 208,000 new residents of Montgomery County alone by 2045. Home prices have jumped more than 13.5% just since 2020, with the median price of a home in Montgomery County being more than \$550,000. That is neither sustainable nor affordable. Without intervention to address this shortage, housing costs will continue to rise, economic growth will continue to stagnate, and traffic will continue to plague our region.

The reason for this shortage is obvious: we don’t have enough homes. According to the National Capital Region Transportation Planning Board (TPB) at the Metropolitan Washington Council of Governments (COG), more than 325,000 workers commute to jobs each day from communities located outside our region. Our lack of housing – particularly affordable housing – drives workers and families to leave Montgomery County just to find housing they can afford. This situation increases everyone’s commute times, undercuts Montgomery County’s appeal to new businesses, negatively affects our environment, and detracts from everyone’s quality of life.

ACT believes that we cannot adequately address these transportation and equity issues in our community without addressing land use and transportation. The Thrive Montgomery 2050 General Plan moves us toward addressing the housing shortage and discriminatory land-use in Montgomery County, while also refocusing our transportation policy on transit and adopting a more transit-oriented approach to development. Thrive 2050’s Affordable and Attainable Housing section calls for “more of everything.” That is exactly what our county must have just to keep pace with population growth, much less address equity, affordability, and economic need. The Thrive 2050 transportation section focuses on building a “world-class” transit system, developing an “irresistible” network for walking and biking, and reducing our dependence on cars, all things we desperately need.

To stay competitive, to become sustainable, to achieve equity, to improve transit, Montgomery must embrace the vision of Thrive 2050.

Sincerely,

Paul Goldman
President, Action Committee for Transit

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Zoning Changes - Submitted By:Mr Thomas Kochuba - (Attn: All CMs, Council Webform)
Date: Tuesday, October 26, 2021 9:21:32 AM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Thomas</FIRST>
<MIDDLE></MIDDLE>
<LAST>Kochuba</LAST>
<SUFFIX></SUFFIX>
<ADDR1>15401 Deep Bottom Rd</ADDR1>
<ADDR2></ADDR2>
<CITY>Darnestown</CITY>
<ZIP>20874</ZIP>
<EMAIL>tkochuba@verizon.net</EMAIL>
<PHONE_H>301-208-1094</PHONE_H>
<SUBJECT>Thrive Zoning Changes - Submitted By:Mr Thomas Kochuba - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>We do not support the proposed zoning changes in the Thrive initiative. They will adversely impact quality of life and property values. </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: "THRIVE MONTGOMERY" Plan - Submitted By:Mr ROBERT KNEISLEY - (Attn: All CMs, Council Webform)
Date: Tuesday, October 26, 2021 10:28:09 AM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>ROBERT</FIRST>
<MIDDLE></MIDDLE>
<LAST>KNEISLEY</LAST>
<SUFFIX></SUFFIX>
<ADDR1>17616 Bowie Mill Rd</ADDR1>
<ADDR2></ADDR2>
<CITY>Derwood</CITY>
<ZIP>20855</ZIP>
<EMAIL>bobkneisleyLLC@gmail.com</EMAIL>
<PHONE_H>3019908222</PHONE_H>
<SUBJECT>"THRIVE MONTGOMERY" Plan - Submitted By:Mr ROBERT KNEISLEY - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I oppose the Thrive Montgomery plan, and request that the Council stop considering it to give robust opportunities for public input. Too few MoCo residents are aware of this sweeping plan that will negatively affect their lives. Public understanding of the plan and input from affected residents and stakeholders are essential to good government. The Council must change course and allow this! </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: I don't support Thrive - please vote against it - Submitted By:Dr Mary Leibolt - (Attn: All CMs, Council Webform)
Date: Tuesday, October 26, 2021 12:54:36 PM

<APP>CUSTOM
<PREFIX>Dr</PREFIX>
<FIRST>Mary</FIRST>
<MIDDLE></MIDDLE>
<LAST>Leibolt</LAST>
<SUFFIX></SUFFIX>
<ADDR1></ADDR1>
<ADDR2></ADDR2>
<CITY></CITY>
<ZIP></ZIP>
<EMAIL>mfleib@verizon.net</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>I don't support Thrive - please vote against it - Submitted By:Dr Mary Leibolt - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I SUPPORT THE MCCF RESOLUTION

I do not support the Montgomery County Planning Department's preliminary recommendations to eliminate zoning regulations affecting established single-family neighborhoods throughout the County through a global Zoning Text Amendment (ZTA) to the County Zoning Ordinance; and be it further resolved,

2. I do not support allowing new residential construction in single-family neighborhoods "by right," with no review and approval by appropriate County development authorities; and be it further resolved,

3. I call upon the Montgomery County Council to examine, refine and make broadly available to the public

(1) a fiscal impact statement describing the expected consequences of Countywide upzoning for Montgomery County annual revenues and expenditures;

(2) clarification of details regarding any possible residential tax increases associated with the upzoning proposals; and

(3) a racial equity and social justice impact statement regarding the proposed ZTA; and

(4) detailed information regarding the likely environmental impacts of the upzoning proposals; and be it further resolved,

4. I call upon the County Council to develop and propose a significant new affordable housing strategy that will provide suitable accommodations for Montgomery County's low- and middle-income residents and families to meet the Council of Government's targets for the net number of affordable units needed; and be it further resolved,

5. I call upon the County Council to establish metrics for success for tracking and meeting the Council of Government's targets for net additional affordable units; and further be it resolved,

6. I call upon the Montgomery County Government to establish a policy of no net loss of naturally occurring affordable housing through new development; and be it further resolved,

7. I call upon the Montgomery County Government to ensure that master and sector planning is used to modify existing zoning in single-family neighborhoods, rather than by global zoning text amendments; and be it further resolved,

8. I call upon the Montgomery County Government to require that a property being converted from a single residential unit to a multi-plex be the primary residence of the owner and be it further resolved,

9. I call upon the Montgomery County Council to undertake a broad public engagement and consultation process necessary to secure community ownership of any new upzoning policy, along with additional public hearings to solicit community input.

</MSG>

</APP>

From: [Kaarid, Carmen](#)
To: [County Council](#)
Subject: FW: Thrive 2050 input
Date: Tuesday, October 26, 2021 2:27:49 PM

From: edna miller <edna13miller@gmail.com>
Date: Monday, October 25, 2021 at 4:28 PM
To: "Katz's Office, Councilmember" <Councilmember.Katz@montgomerycountymd.gov>
Subject: Thrive 2050 input

[EXTERNAL EMAIL]

INPUT attached, please distribute copies.
Thank you,



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

From: **Edna Miller,** edna13miller@gmail.com

October 25, 2021

To: www.montgomerycountymd.gov/council

cc: All County Council Members & County Executive

Please deliver to **PHED Committee Member's Meeting - Monday, October 25, 2021 at 1:30 pm, Agenda Item:**

Worksession: Thrive Montgomery 2050 – Conclusion & Follow-up

REMARKS FROM:

As a resident of Montgomery County for almost twenty-years, I Edna Miller, have worked here & retired here. I speak for myself and believe you should consider my comments on the proposed Thrive Montgomery 2050, which you are about to make your final decision on, as the PHED Committee.

THRIVE MONTGOMERY 2050 RUMORED TO INCLUDE THE M-83 ROUTE:

Especially, because of rumors to resurrect the Mid-county Highway Extension (M-83), into the "Thrive" document. This effort pushed forward, as a (misguided) suggestion to manage Clarksburg Commuting Problem, offers little supporting evidence to encourage its development. Enough so, for this Council to say "No" again, and after 50 years of other Councils saying NO to the proposed M-83 Route. Here are the reasons why:

1) IT IS TOO COSTLY:

Project in 2015 (estimated at \$1.6 billion), and then add the inflationary costs since. The M-83 project would benefit one community, when there are many (over 20) other projects in the CIP already. When two or three are combined would improve traffic flow for many of the Up-county Communities for less cost and greater benefits.

2) THERE ARE NEGATIVE IMPACTS ON THREE LANDLOCKED COMMUNITIES AND AN ELEMENTARY SCHOOL:

Three landlocked communities (Blunt Rd., Grassy Knoll Terrace & Gaitlin Drive), along M-83 Route (must maintain 2-way traffic at all times for each community's one lane road – to access the proposed M-83 preferred two-lane reversible parkway without a median). (See MCDOT Supplemental Report 2/10/17, 4A iv Scenario 2 page 4-2). This 2-way traffic problem in the Supplemental Report not discussed during MDOT's presentation on 3/23/17 to the Planning Board.

Impacts on a local Watkins Mill Elementary School (the Route is 50 feet from playground), resulting in auto fumes, traffic noise and accidents next to the playground, if not in the Playground.

3) M-83 CORRIDOR STUDY CREATED SOCIAL JUSTICE ISSUES:

M-83 Route would align next to residential communities comprised of minority families, low-income persons & seniors, thereby creating more social-injustice issues for the Council, who have worked on reducing these issues in the County. A social injustice element was set up in M-83 Corridor Study, to included adjacent Tracts from outside the Corridor's boundary. Next, it used the income from those Tracts to prop up the income levels within the Corridor's Boundary. NEPA's concern, M-83 has disproportionate effects on low-income and minority populations.

4) GEOLOGY PUTS PEOPLE AT RISK, IF M-83 ROUTE PARALLELS PART OF THE GREAT SENECA STREAM VALLEY:

Germantown sits atop a piedmont of seeps. During past rainstorms, stormwater flows out from thousands of seeps like an open faucet, pouring stormwater into Great Seneca Stream Valley, no harm in past when in flood. We are in Climate Change Crisis, which has brought about additional rainstorms with greater downpour capacity delivering higher flood velocity into this Stream's Valley. The proposed roadway in the valley area of flash flooding would pose significant risk to property, safe passage and life, because the M-83 route proposes to parallel the Great Seneca Stream Valley from Montgomery Village Avenue at Mid-county Highway to Clarksburg. When higher flood levels occur in the valley, the roadway would experience the rush of intense stormwater velocity, overtaking any vehicle (s) along the valley roadway with little notification. This rush of stormwater would cause great risk to whoever is there, during increased heavy rainstorm events. (See OLO Report 2021-05 Measuring Infrastructure Resilience In Montgomery County – Summary: Greatest risk to the county is flooding).

5) INTERSECTION DISRUPTION at MONTGOMERY VILLAGE AVENUE, then WATKINS MILL ROAD twice does not save anyone anything:

Traffic flow during peak hours (7:00 am to 9:00 am & 4:00 pm to 7:00 pm) along Montgomery Village Avenue is slow at best. If built, M-83 intersection could double traffic congestion on Montgomery Village Avenue. It would create traffic jams along Mid-County Highway & Extended (M-83), coming from & going to Clarksburg during peak traffic hours with traffic trying to move in any direction.

M-83 Route would create intersections in two new places, where M-83 crosses the Watkins Mill Road twice. This would further complicate traffic congestion in all directions, as Clarksburg residents wait to get through Watkins Mill Road traffic signal after traffic signal, only to wait again at the Montgomery Village Avenue Traffic Signal, & many others along the Route.

From: [Mark Firley <firleymj@gmail.com>](mailto:Mark.Firley@gmail.com)
To: county.council@mccouncilmd.lmhostediq.com
Subject: PHED Committee Report:: Connecting Clearksburg
Date: Tuesday, October 26, 2021 9:24:10 PM
Attachments: [image.png](#)

To: Montgomery County Council

From: Mark J. Firley

509 Quince Orchard Road #209

Gaithersburg, MD 20878

Firleymj@gmail.com

Dear Council Members,

it has come to my attention that the PHED committee is again trying to put a "new" road into the transportation plan to allegedly serve the needs of the Clarksburg community by "connecting" Gaithersburg and Clarksburg. I do not know and cannot say that this plan represents M83 Extended by stealth, but it comes too close for my taste, and I suspect a number of other residents would feel similarly.

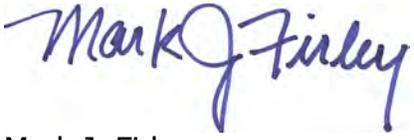
There is a sustained and legitimate requirement to relieve the transportation situation of the residents of the Clarksburg tax mine, but the truth is we have yet to exhaust many less expensive alternatives to provide such relief:

Intersection improvements were once expected to provide substantial help, and if we are honest, repairing *existing* traffic signals would aid the situation at much lower cost.

I have advocated for intelligent signalization and right of way improvements along the SR355 and SR27 paths, as well as demand reduction strategies including, but not limited to, altering zoning and planning to reduce commuting required by locating economic functions closer to the Clarksburg residences.

Until these measures are taken (and they are less costly than new pavement) I do not think we can fairly consider burdening our citizens and voters with an expensive and suspect strategy.

Respectfully,

A handwritten signature in blue ink that reads "Mark J. Firley". The signature is written in a cursive style with a large, stylized "M" and "F".

Mark J. Firley

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive - Submitted By:Ms Juliet Good - (Attn: All CMs, Council Webform)
Date: Tuesday, October 26, 2021 9:46:01 PM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Juliet</FIRST>
<MIDDLE></MIDDLE>
<LAST>Good</LAST>
<SUFFIX></SUFFIX>
<ADDR1>1221 pinecrest circle</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20910</ZIP>
<EMAIL>juliet.rgood@gmail.com</EMAIL>
<PHONE_H>3015038493</PHONE_H>
<SUBJECT>Thrive - Submitted By:Ms Juliet Good - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>To Whom it May Concern,

I am in total agreement with the sentiments expressed in the letter below my initial comments . But first, I'd like to ask a few unanswered questions, ones that were responded to with the plannings board's suggestion that perhaps we should have moved to the countryside if we don't agree with increased density. I'm concerned about things such as: increased overcrowding in our local schools, traffic caused by increased population, wear and tear on our local roads, air pollution from more traffic, lack of adequate parking in the neighborhood , environmental impacts from over-developing properties, the possibility of inadequate sewage capacity, and air rights when too many house are taken down to build several story apartment buildings. I'm concerned by the lack of experience of a majority of planning board members. I'm concerned about who really crafted this proposal since the ones with the most to gain are developers. I'm concerned about the lack of simple answers to our questions. I'm concerned that the county council claims it hasn't yet been briefed on what appears to be a done deal. I'm concerned because I've been called a racist by supporters of this because I'm not supporting it right now. Lastly, since one of the most critical needs is affordable housing,I'm concerned that that has been absent in this proposal.

Too much is unanswered. The more affluent neighborhoods appear to be unaffected by this proposal and I'd like to know why. I'd like to see more cooperation from the county planners, and more specificity, in plain English, about the plan. My vote in future elections will depend on it.

Thank you,
Julie Good

Woodside Park resident of 36 years

Dear Montgomery County Council Members:

Some members of the County Council, Planning Board and Planning staff repeatedly state that Thrive Montgomery does not change zoning, that it is a "vision" for the future of the County, and that many are confused about what Thrive will do to our neighborhoods.

We are the many, and we are not confused.

Thrive Montgomery 2050 is the foundational document that (1) pending and future zoning texts amendments will rely on to obliterate single family zoning throughout the County, (2) that the Attainable Housing Strategies will cite to encourage multifamily development by right on lots in established neighborhoods previously zoned for a single family homes, and (3) that Master Plans will invoke it to recommend even higher density development, including apartment buildings, along major transportation corridors.

Woodside Park is bordered on two sides by major highways, Colesville Road and Georgia Avenue, prime candidates for so-called Corridor Focused Growth. It is bounded on the third by the Silver Spring business district. Additionally, thanks to the sudden incorporation of portions of Silver Spring neighborhoods into the ongoing Silver

Spring Downtown and Adjacent Communities Plan, including a section of Woodside Park, we are already feeling the squeeze of developmental pressures.

As a resident of Woodside Park — a neighborhood planned out almost 100 years ago to take advantage of the natural topography and which remains a bucolic oasis in Silver Spring, I can state that Thrive's vision for my neighborhood is not my vision.

In the 2011 update to the Housing Element portion of the General Plan, the first of three goals was "Conserve and care for existing neighborhoods." That goal has gone by the wayside with the Thrive Montgomery Plan. It is not a plan I can support.

The Council should reject the proposed Thrive plan and send it back to the Planning Board for revisions which protect existing neighborhoods from such heavy-handed redevelopment schemes.

Sent from my iPad</MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: THRIVE Montgomery Plan - Submitted By:Ms Adina Gewirtz - (Attn: All CMs, Council Webform)
Date: Tuesday, October 26, 2021 10:14:33 PM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Adina</FIRST>
<MIDDLE></MIDDLE>
<LAST>Gewirtz</LAST>
<SUFFIX></SUFFIX>
<ADDR1>1211 Burton Street</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20910</ZIP>
<EMAIL>agewirtz@gmail.com</EMAIL>
<PHONE_H>2402719197</PHONE_H>
<SUBJECT>THRIVE Montgomery Plan - Submitted By:Ms Adina Gewirtz - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>

Dear Montgomery County Council Members:

I've lived in Montgomery County, specifically Woodside Park, for almost fifty years. I grew up here. Part of the beauty of this enclave is the way this neighborhood of single family homes has survived as a diverse, neighborly, livable community. I feel the THRIVE Montgomery plan threatens to change that.

Thrive Montgomery 2050 is the foundational document that (1) pending and future zoning texts amendments will rely on to obliterate single family zoning throughout the County, (2) that the Attainable Housing Strategies will cite to encourage multifamily development by right on lots in established neighborhoods previously zoned for a single family homes, and (3) that Master Plans will invoke it to recommend even higher density development, including apartment buildings, along major transportation corridors.

Woodside Park is bordered on two sides by major highways, Colesville Road and Georgia Avenue, prime candidates for so-called Corridor Focused Growth. It is bounded on the third by the Silver Spring business district. Additionally, thanks to the sudden incorporation of portions of Silver Spring neighborhoods into the ongoing Silver Spring Downtown and Adjacent Communities Plan, including a section of Woodside Park, we are already feeling the squeeze of developmental pressures.

As a resident of Woodside Park — a neighborhood planned out almost 100 years ago to take advantage of the natural topography and which remains a bucolic oasis in Silver Spring, I can state that Thrive's vision for my neighborhood is not my vision.

In the 2011 update to the Housing Element portion of the General Plan, the first of three goals was "Conserve and care for existing neighborhoods." That goal has gone by the wayside with the Thrive Montgomery Plan. It is not a plan I can support.

The Council should reject the proposed Thrive plan and send it back to the Planning Board for revisions which protect existing neighborhoods from such heavy-handed redevelopment schemes.

Sincerely,
Adina Gewirtz
1211 Burton Street
Silver Spring, Maryland 20910
</MSG>

From: [Omar Teitelbaum <omarteitel@yahoo.com>](mailto:omarteitel@yahoo.com) 5128937
To: County.Council@MontgomeryCountyMD.gov
Cc: [CHRISTINE MORGAN](#); [Bob Oshel](#); [Omar Teitelbaum](#); [Abigail Glenn-Chase](#)
Subject: Not Thriving in Thrive Montgomery
Date: Tuesday, October 26, 2021 10:39:28 PM
Attachments: [Letter to MoCo Omar Teitelbaum.docx](#)

Dear Montgomery County Council Members:

Some members of the County Council, Planning Board and Planning staff repeatedly state that Thrive Montgomery does not change zoning, that it is a “vision” for the future of the County, and that many are confused about what Thrive will do to our neighborhoods.

We are the many, and we are not confused.

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Woodside Park is bordered on two sides by major highways, Colesville Road and Georgia Avenue, prime candidates for so-called Corridor Focused Growth. It is bounded on the third by the Silver Spring business district. Additionally, thanks to the sudden incorporation of portions of Silver Spring neighborhoods into the ongoing Silver Spring Downtown and Adjacent Communities Plan, including a section of Woodside Park, we are already feeling the squeeze of developmental pressures.

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In the 2011 update to the Housing Element portion of the General Plan, the first of three goals was “Conserve and care for existing neighborhoods.” That goal has gone by the wayside with the Thrive Montgomery Plan. It is not a plan I can support.

The Council should reject the proposed Thrive plan and send it back to the Planning Board for revisions which protect existing neighborhoods from such heavy-handed redevelopment schemes.

Sincerely,
Omar Teitelbaum

1008 Noyes Drive
Silver Spring, MD 20910

Dear Montgomery County Council Members:

Some members of the County Council, Planning Board and Planning staff repeatedly state that Thrive Montgomery does not change zoning, that it is a "vision" for the future of the County, and that many are confused about what Thrive will do to our neighborhoods.

We are the many, and we are not confused.

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As a resident of Woodside Park — a neighborhood planned out almost 100 years ago to take advantage of the natural topography and which remains a bucolic oasis in Silver Spring, I can state that Thrive's vision for my neighborhood is not my vision.

In the 2011 update to the Housing Element portion of the General Plan, the first of three goals was "Conserve and care for existing neighborhoods." That goal has gone by the wayside with the Thrive Montgomery Plan. It is not a plan I can support.

The Council should reject the proposed Thrive plan and send it back to the Planning Board for revisions which protect existing neighborhoods from such heavy-handed redevelopment schemes.

Sincerely,
Omar Teitelbaum

1008 Noyes Drive
Silver Spring, MD 20910

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery - Please Read - Please Protect Woodside Park Neighborhood - Submitted By:Mr Daniel Wolf - (Attn: All CMs, Council Webform)
Date: Wednesday, October 27, 2021 8:24:09 AM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Daniel</FIRST>
<MIDDLE></MIDDLE>
<LAST>Wolf</LAST>
<SUFFIX></SUFFIX>
<ADDR1>1204 Ballard St</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20910</ZIP>
<EMAIL>dwolfus@gmail.com</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>Thrive Montgomery - Please Read - Please Protect Woodside Park Neighborhood - Submitted By:Mr Daniel Wolf - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>Dear Montgomery County Council Members:

Some members of the County Council, Planning Board and Planning staff repeatedly state that Thrive Montgomery does not change zoning, that it is a “vision” for the future of the County, and that many are confused about what Thrive will do to our neighborhoods.

We are the many, and we are not confused.

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Woodside Park is bordered on two sides by major highways, Colesville Road and Georgia Avenue, prime candidates for so-called Corridor Focused Growth. It is bounded on the third by the Silver Spring business district. Additionally, thanks to the sudden incorporation of portions of Silver Spring neighborhoods into the ongoing Silver Spring Downtown and Adjacent Communities Plan, including a section of Woodside Park, we are already feeling the squeeze of developmental pressures.

As a resident of Woodside Park — a neighborhood planned out almost 100 years ago to take advantage of the natural topography and which remains a bucolic oasis in Silver Spring, I can state that Thrive’s vision for my neighborhood is not my vision.

In the 2011 update to the Housing Element portion of the General Plan, the first of three goals was “Conserve and care for existing neighborhoods.” That goal has gone by the wayside with the Thrive Montgomery Plan. It is not a plan I can support.

The Council should reject the proposed Thrive plan and send it back to the Planning Board for revisions which protect existing neighborhoods from such heavy-handed redevelopment schemes.

Sincerely,

Mr. Daniel Wolf
1204 Ballard St.</MSG>

From: [Matthew Dixon <matthewdixon@gmail.com>](mailto:matthewdixon@gmail.com)
To: County.Council@montgomerycountymd.gov Amy Dixon
Cc: Thrive Montgomery 2050
Subject: Wednesday, October 27, 2021 10:26:55 AM
Date:

Dear Montgomery County Council Members:

Some members of the County Council, Planning Board and Planning staff repeatedly state that Thrive Montgomery does not change zoning, that it is a “vision” for the future of the County, and that many are confused about what Thrive will do to our neighborhoods.

We are the many, and we are not confused.

Thrive Montgomery 2050 is the foundational document that (1) pending and future zoning texts amendments will rely on to obliterate single-family zoning throughout the County, (2) that the Attainable Housing Strategies will cite to encourage multifamily development by right on lots in established neighborhoods previously zoned for a single-family homes, and (3) that Master Plans will invoke it to recommend even higher density development, including apartment buildings, along major transportation corridors.

Woodside Park is bordered on two sides by major highways, Colesville Road and Georgia Avenue, prime candidates for so-called Corridor-Focused Growth. It is bounded on the third by the Silver Spring business district. Additionally, thanks to the sudden incorporation of portions of Silver Spring neighborhoods into the ongoing Silver Spring Downtown and Adjacent Communities Plan, including a section of Woodside Park, we are already feeling the squeeze of developmental pressures.

As a 20-year resident of Woodside Park — a neighborhood planned out almost 100 years ago to take advantage of the natural topography and which remains a bucolic oasis in Silver Spring, I can state that Thrive’s vision for my neighborhood is not my vision.

In the 2011 update to the Housing Element portion of the General Plan, the first of three goals was “Conserve and care for existing neighborhoods.” That goal has gone by the wayside with the Thrive Montgomery Plan. It is not a plan I can support.

The Council should reject the proposed Thrive plan and send it back to the Planning Board for revisions which protect existing neighborhoods from such heavy-handed redevelopment schemes.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Matthew and Amy Dixon
1016 North Noyes Drive
Silver Spring, MD 20910
(443) 280-3905

5128968

From: lifeonearth@verizon.net
To: county.council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 General Plan Update
Date: Wednesday, October 27, 2021 11:17:57 AM

Dear Montgomery County Council Members:

The Thrive 2050 Plan is seriously flawed and must be sent back to the Planning Board to be revised. How you vote on this Plan will determine how I vote in the June 2022 Primary Election.

There are many many reasons to reject the Plan. Here are but a few that are important to me.

The Plan as written lays a foundation for drastic up-zoning at the expense of the character of our long established neighborhoods. This spells the end of single-family zoning throughout much of the County. This is not acceptable. Such sweeping changes are not needed nor desirable. Increased density can be achieved in better ways without intruding into existing neighborhoods. The green infrastructure of our communities are at risk due to up-zoning. This would seriously degrade air and water quality and detract from the beauty of our neighborhoods.

The Plan does not seriously address our needs for green infrastructure preservation and creation on privately owned land in the County. Rather, the Plan relies on vague meaningless statements that claim that the environment is a pillar of the Plan while not actually showing how forest and tree cover will be maintained and increased overtime. This has serious implications for protecting our air and water quality.

The Plan pays lip service to protecting the Agricultural Zone but will do nothing to actually preserve or increase farmland in the County. Vague statements about making the Ag Zone "relevant" or "accessible" to all County residents are meaningless. The Agricultural Zone is like wilderness. A person does not have to visit these places to appreciate that they exist and provide ecological and spiritual services and sustenance to humanity. Pressure to develop the Ag Zone will only increase. Therefore we need substantive methods spelled out in the Plan that will achieve farmland protection.

The 1993 General Plan update provides a very good model to follow for the current update. I highly suggest you read it and use it as the foundation for the Thrive Plan. The current Plan should be discarded.

Thank you for considering my comments.

John Parrish
9009 Fairview Road
Silver Spring, Maryland 20910-4106

5128993

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 2050 - Submitted By:Mr Donald Mowbray - (Attn: All CMs, Council Webform)
Date: Wednesday, October 27, 2021 3:48:58 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Donald</FIRST>
<MIDDLE></MIDDLE>
<LAST>Mowbray</LAST>
<SUFFIX></SUFFIX>
<ADDR1>17709 Cliffbourne Ln</ADDR1>
<ADDR2></ADDR2>
<CITY>Derwood</CITY>
<ZIP>20855</ZIP>
<EMAIL>donmowbray@gmail.com</EMAIL>
<PHONE_H>3019268943</PHONE_H>
<SUBJECT>Thrive 2050 - Submitted By:Mr Donald Mowbray - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>I am asking you to throw out the Thrieve 2050 proposal in its entirety. I am a life long resident of Montgomery County and have lived in my home in the Derwood Community for 55 years, Those in our county government that believe in, and would make such a proposal obviously do not believe in individual property rights and do not belong in our county government. and to be getting paid by the Montgomery County taxpayers that pay the property taxes. This proposal, in my opinion, would destroy any and all protection for property owners that choose to own homes in single-family neighborhoods in Montgomery County. Most of us choose to buy property and homes in Montgomery County because the zoning laws afford us protection as to the future nature and character of the neighborhood that we choose to live in. Thrive 2050 puts the future of our single-family neighborhoods subject to the whims and under the control of politicians and government bureaucrats who are bent on socializing and overturning our form of government and individual property rights - not the citizens they are elected and paid to serve. Say a strong "NO" to Thrive 2050.

Thank you,
Donald W. Mowbray, Jr.</MSG>
</APP>

PH 6-17-21 THRIVE
MONTGOMERY 2050

5129010

PD

From: [rg steinman <lifeonurth@gmail.com>](mailto:rg_steinman_<lifeonurth@gmail.com>)
To: county.council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 General Plan Update
Date: Wednesday, October 27, 2021 11:59:52 PM
Attachments: [RG's Testimony to County Council, Thrive Montgomery 2050,Oct2021.doc](#)

Dear Montgomery County Council Members,
Attached please find my comments on Thrive Montgomery 2050 General Plan Update.

Thank you for taking your time to consider my thoughts and recommendations.

Sincerely,
Roberta G (rg) Steinman
Silver Spring, MD 20910

**Testimony by Roberta (rg) Steinman to County Council
Planning Board Draft of the General Plan Update – Thrive Montgomery 2050
Oct 28, 2021**

To: Tom Hucker, Council President and The Montgomery County Councilmembers

From: Roberta G (rg) Steinman, 9009 Fairview Rd. Silver Spring, MD 20910

Subject: Comments on Planning Board Draft of Thrive Montgomery 2050 amendment to the General Plan

Summary

I cannot support Thrive 2050. Thrive 2050 portends massive changes to urban and non-urban areas that would significantly degrade many aspects of our life, particularly with regard to the environment; yet all the while, Thrive 2050 claims that it “builds on the tradition of robust protection of natural resources.” Those who support Thrive 2050 will lose my vote in the upcoming election. I strongly recommend that you discard the current plan and, instead, use the 1993 General Plan update as a model for the foundation for the 2050 Thrive Plan. The 1993 General Plan truly represented a shift in focus toward the environment

Thrive’s Many Deficiencies

-- One of the Thrive plan’s three “overarching objectives” is to “use growth and development to create places that...improve environmental quality,” and to create “environmental sustainability” and “environmental resilience.” However, Thrive’s upzoning proposals gives lie to the plan’s assertion that there is no tradeoff between development and land preservation. Indeed the trade-offs would be monumental.

The draft plan completely fails to acknowledge the environmental, social, and economic costs of creating higher density housing in a heavily greenscaped neighborhood of single family detached housing. It fails to acknowledge that increasing housing density as proposed will necessarily and intentionally eliminate greenspace. It fails to acknowledge that a reduction of greenspace means a reduction in tree canopy, and that with loss of tree canopy will come decreased local climate resiliency, and increased home energy costs. It fails to acknowledge further that with loss of greenspace comes reduced stormwater retention and greater stormwater runoff, flooding, and water pollution. It fails to acknowledge that the call for sidewalks in areas without them will result in significant loss of tree canopy, private conservation landscaping, and stormwater retention, in areas in which there may be no compelling community demand for sidewalks. It fails to acknowledge, and appears not to care, that with loss of greenspace will come loss of nature habitat for the wildlife community that lives among us. It fails to acknowledge that with increased density will come increased vehicular traffic from the increased number of automobiles, and increased local air pollution from that added traffic. It fails to acknowledge that with increased population density, there will come increased waste storage and disposal requirements. It fails to acknowledge that with increased housing density will come a reduction in privacy. It fails to acknowledge that with increased housing density will likely come increased noise and light pollution.¹

Thrive 2050 fails the environment in many ways

Biodiversity loss due to habitat destruction and climate change is happening at unprecedented rates. **This loss of biodiversity is a fundamental risk to the healthy and stable ecosystems that sustain all aspects of our lives – food production, fresh clean water, climate regulation, moderation of floods and droughts, recreational benefits, aesthetic and spiritual enrichment.** Far from improving the environment, Thrive 2050’s proposals would further damage natural areas in urban, semi-urban, and rural areas.

-- Where is the recognition of **the need to respond to the loss of biodiversity?**

¹ Adapted from Crandall and McClary letter opposing Draft Thrive 2050, July 2021
RG’s Testimony to County Council Thrive Montgomery 2050Oct2021

**Testimony by Roberta (rg) Steinman to County Council
Planning Board Draft of the General Plan Update – Thrive Montgomery 2050
Oct 28, 2021**

- Where are the recommendations for **protecting and increasing forested and natural areas and reducing development footprints and impervious cover**?
- Where is the recognition of **the importance of conserving and protecting natural areas, urban tree canopies, and other green space to mitigate the challenges of climate change and reduce Greenhouse Gas emissions**?
- Where is the discussion of **limiting development footprints and impervious cover as key strategies to protect water quality and handle increasing stormwater**?
- Where is the **support and protection for the intrinsic value of the Agricultural Reserve**? The benefits of the Agricultural Reserve to the environment in general, and to stream conditions in the rest of the County in particular, are inestimable and cannot be overemphasized.²

Healthy forests, clean water, and bountiful biodiversity are key to a well-functioning ecosystem. Maintaining ecosystems and sustaining a healthy Earth depends on us valuing, conserving, restoring and wisely using biodiversity – which includes all the variety of life (plants, animals, fungi and micro-organisms) as well as the communities that they form and the habitats in which they live.

For the well-being of all in Montgomery County, **Thrive 2050 needs an eco-centric focus that truly emphasizes Environmental Sustainability and improvements in the Quality of Life. The Thrive Montgomery 2050 plan needs to include substantive language and direct actions** to conserve and increase our forested areas, tree canopy, and green space, and protect our precious stream valleys, our last remaining natural areas, and agricultural land. **“Smart urbanism” does not equate to environmental protection, and it is insufficient to address today’s environmental challenges.**

A note about Upzoning and Safeguards

Upzoning without safeguards is a free-for-all for developers, and it leads to skyrocketing home prices and high rentals, with absentee landlords, making home ownership even more out of reach and sending rental dollars out of the local region. When density objectives are met by absentee landlords and investors who purchase properties to generate cash flow, less privileged residents get stuck in a perpetual rental cycle...thereby putting them farther away from home ownership and exacerbating generational wealth disparities.

Upzoning and increased density, if they are to occur at all, need to be accompanied with safeguards, to discourage developers and investors from using upzoning and increased density as a land/cash grab opportunity, as well as to protect our environment and the character of the neighborhood.

Recommended safeguards include, but are not limited to, the following:

- Owner occupancy requirements,
- Tree canopy and green space preservation,
- Safeguards to prevent real estate developer exploitation,
- Safeguards from rising property taxes due to higher values of homes, as a result of competitive bidding,
- Safeguards to preserve the character of neighborhood, architecturally and environmentally.

Lastly, it must be a requirement that ALL residential zoning changes go through the master plan process.

Respectfully Submitted,
Roberta G (rg) Steinman

² From *Thrive Montgomery 2050 Issues Briefing to the Planning, Housing, and Economic Development (PHED) Committee*, February 3, 2020, p.17,
https://www.montgomerycountymd.gov/council/Resources/Files/agenda/cm/2020/20200203/20200203_PHED1.pdf
RG's Testimony to County Council Thrive Montgomery 2050Oct2021

**Testimony by Roberta (rg) Steinman to County Council
Planning Board Draft of the General Plan Update – Thrive Montgomery 2050
Oct 28, 2021**

Silver Spring, MD 20910-4106
lifeonurth@gmail.com

Future generations are unlikely to condone our lack of prudent concern for the integrity of the natural world that supports all life. ~ Rachel Carson

Our heedless and destructive acts enter into the vast cycles of the earth and in time return to bring hazard to ourselves. ~ Rachel Carson

From: [Shruti Bhatnagar <shruti.bhatnagar@mdsierra.org>](mailto:shruti.bhatnagar@mdsierra.org)
To: [Councilmember Hucker's Office](#); [Albornoz's Office, Councilmember](#); [Katz's Office, Councilmember](#); [Hans Riemer](#); [Nancy Navarro](#); [Rice's Office, Councilmember](#); [Will Jawando](#); [Glass's Office, Councilmember](#); [Councilmember Friedson's Office](#)
Cc: County.Council@montgomerycountymd.gov
Subject: Sierra Club urges the council to approve Thrive Montgomery 2050 before Nov 30, 2021.
Date: Thursday, October 28, 2021 11:57:39 AM
Attachments: [SCMCLtrtoCouncil-- Thrive 2050--1027.pdf](#)

Dear Council President Hucker and members of the council,

We are pleased to learn that the Planning Housing Economic Development (PHED) Committee has delivered Thrive 2050 to the full Council for consideration.

We urge the Council to move expeditiously – before November 30 -- to enact Thrive.

Thrive will serve as the foundation, over the coming decades, for building a stronger, more vibrant, and more sustainable Montgomery County. Over recent years, Sierra Club has been a strong and consistent supporter of smart land use and transportation policies aimed at giving more county residents an opportunity to enjoy compact mixed-use, mixed-income, pleasant transit-served walkable neighborhoods with plenty of parks and trees. Thrive will set the stage for the county's movement in this direction.

We believe that NOW is the time for Council action. We applaud the outreach efforts undertaken since 2019 and the participation thus far.

Please see the attached Sierra Club letter.

So that we can move forward to create sustainable communities where our children and grandchildren can thrive, **we strongly urge the Council to approve Thrive 2050 now – before November 30!**

Thank you for considering the Sierra Club recommendation.

Sincerely,
Shruti

Shruti Bhatnagar
pronouns: she/her/hers
Chair, Sierra Club Montgomery County Maryland
Cell: 240-498-3459
shruti.bhatnagar@mdsierra.org
<https://www.sierraclub.org/maryland/montgomery-county>

"Peace is not simply the absence of conflict, but the existence of justice for all people." - Martin Luther King, Jr



To,
The Montgomery County Council
100 Maryland Avenue
Rockville, Maryland

October 27, 2021

THRIVE MONTGOMERY 2050

Dear Council members,

We are pleased to learn that the Planning Housing Economic Development (PHED) Committee has delivered Thrive 2050 to the full Council for consideration. We urge the Council to move expeditiously – before November 30 -- to enact Thrive.

Thrive will serve as the foundation, over the coming decades, for building a stronger, more vibrant, and more sustainable Montgomery County. Over recent years, Sierra Club has been a strong and consistent supporter of smart land use and transportation policies aimed at giving more county residents an opportunity to enjoy compact mixed-use, mixed-income, pleasant transit-served walkable neighborhoods with plenty of parks and trees. Thrive will set the stage for the county's movement in this direction.

Thrive will also set the stage for promoting other key Sierra Club priorities, such as increasing affordable/attainable housing, preserving the county's renowned Ag Reserve, enhancing a variety of transportation options beyond driving (such as transit, walking, biking), increasing neighborhood economic and racial/ethnic diversity, and improving stormwater management.

We realize that high decibel criticism has been leveled at Thrive over recent weeks. The concerns about Thrive that we have seen are related to implementation. But we can continue to work through implementation considerations with time (e.g., when evaluating specific sector plans and zoning text amendments, where further public input will be required). However, we need the strong foundation that Thrive's vision provides -- to guide us as we figure out the details of addressing climate change, improving social and economic equity, and promoting the county's economic vitality.

We believe that now is the time for Council action. We applaud the outreach efforts undertaken since 2019 and the participation thus far.

So that we can move forward to create sustainable communities where our children and grandchildren can thrive, **we strongly urge the Council to approve Thrive 2050 now – before November 30!**

Sincerely,

Shruti Bhatnagar,
Chair, Sierra Club Montgomery County, MD
Shruti.bhatnagar@mdsierra.org | 240.498.3459

PH 6-17-21 THRIVE
MONTGOMERY 2050

5129037

GO
PD

From: [Desiree Douglas <douglasdesiree14@gmail.com>](mailto:Desiree.Douglas<douglasdesiree14@gmail.com>)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov
Subject: General Plan Update
Date: Thursday, October 28, 2021 2:00:13 PM

Dear Council President Hucker and Councilmembers,

I am writing to you in support of the transportation element of the Planning Board's draft of Thrive 2050, and to urge you to maintain its vision for a world class transit system that serves all of Montgomery County. County residents, including those in Upcounty, deserve to be connected to job centers with frequent, reliable transit, and to live in communities where the roads are safe for pedestrians and cyclists.

Our future is not in more pavement for roads, but in using our existing road space to move more people efficiently and sustainably. So I ask you to support the people-centric transportation shift in Thrive Montgomery 2050.

By ceasing to build new highways, and by shifting to people-centric transportation, we can protect and expand our public green spaces - our parks, streams, wetlands, agricultural land, and other natural resources for current and future generations.

This issue is important to me, because it will improve my quality of life while also improving climate justice and transit equity. Therefore, I urge you to support the transportation element of the Planning Board's draft of Thrive 2050.

Thank you,

Desiree Smith
11310 Church Bend Ct
Germantown, MD

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5129054

From: Monte Jackel <montejackel@verizon.net>
To: County.Council@MontgomeryCountyMD.gov
Subject: Thrive Montgomery
Date: Thursday, October 28, 2021 8:27:06 PM
Attachments: [Montgomery County Letter.docx](#)

Here is a letter that expresses our view.

Monte Jackel
montejackel@verizon.net
301-495-2918: Home
301-980-0924: Cell

October 28, 2021

Dear Montgomery County Council Members:

Some members of the County Council, Planning Board and Planning staff repeatedly state that Thrive Montgomery does not change zoning, that it is a "vision" for the future of the County, and that many are confused about what Thrive will do to our neighborhoods.

We are the many, and we are not confused.

Thrive Montgomery 2050 is the foundational document that (1) pending and future zoning texts amendments will rely on to obliterate single family zoning throughout the County, (2) that the Attainable Housing Strategies will cite to encourage multifamily development by right on lots in established neighborhoods previously zoned for a single family homes, and (3) that Master Plans will invoke it to recommend even higher density development, including apartment buildings, along major transportation corridors.

Woodside Park is bordered on two sides by major highways, Colesville Road and Georgia Avenue, prime candidates for so-called Corridor Focused Growth. It is bounded on the third by the Silver Spring business district. Additionally, thanks to the sudden incorporation of portions of Silver Spring neighborhoods into the ongoing Silver Spring Downtown and Adjacent Communities Plan, including a section of Woodside Park, we are already feeling the squeeze of developmental pressures.

As a resident of Woodside Park — a neighborhood planned out almost 100 years ago to take advantage of the natural topography and which remains a bucolic oasis in Silver Spring, I can state that Thrive's vision for my neighborhood is not my vision.

In the 2011 update to the Housing Element portion of the General Plan, the first of three goals was "Conserve and care for existing neighborhoods." That goal has gone by the wayside with the Thrive Montgomery Plan. It is not a plan I can support.

The Council should reject the proposed Thrive plan and send it back to the Planning Board for revisions which protect existing neighborhoods from such heavy-handed redevelopment schemes.

Sincerely,

Monte Jackel and Rebecca Gorski
1000 Woodside Parkway
Silver Spring, MD 20910

From: [Kathleen Samir <ksamir@gmail.com>](mailto:ksamir@gmail.com)
To: [Tom Hucker](#); [Montgomery County Council](#); councilmember.jawando@montgomerycountymd.gov; [Gabe Albornoz](#)
Subject: Thrive fails the litmus test
Date: Friday, October 29, 2021 9:24:28 AM

Dear Council and members Hucker, Jawando, Albornoz,

I am hopeful you are taking seriously the extreme heat warnings, and nationwide examples, due to climate change.

Atmospheric heat emanating from our over developed land is Causing rising temperatures that are dangerous and destructive. Extreme Heat Causes death, and mud slides, fires.

Thrive fails the litmus test to avert climate change. The natural environment ‘mother nature’ and smart environmental policy is lacking. In the evolution of developing this failed document, fact based environmental goals and guidelines have been edited out, short thrifted, or muddled in marketing jargon. There is no fact based tree canopy minimums or Maximum goals for healthy and cooler air in the thrive document. ‘Green infrastructure’ is a catchy phrase, that means man- made substitutes, not natural. More solar roof panels means cutting down trees so they don’t block the sun and extreme heat. Unintended consequences beware.

Please see this LA times article, about poverty and trees and racial discrimination. Our East county and down county land, especially Silver Spring downtown has lost huge percentages of tree canopy, in the last 5-10 years. Residential Neighborhoods surrounding downtown have dropped from 65-80% canopy to under 30%. Downtown Silver Spring tree canopy is now about 7-15%. The air is not healthy.

Yet the Planning Chair and Commissioners want you, our Council representatives, to build a lot more cluster homes on R-60 land, ‘by right’ in our neighborhoods, which means more buildings, more heat, and even less space, less earth, to plant needed trees. Trees can’t thrive and cool the earth, with out Underground space to spread their roots. Reminder man made ‘green infrastructure’ also is put underground, to capture stormwater that the trees no longer absorb, that means you can’t put a tree on top of grass that is hiding the underground water container. The grass basically covers metal, not earth. Yet The canopy trees and their roots help replenish the earth , create clean water- for free they replenish underground water tables. The underground stormwater containers send the developments dirty water, in increased water volumes and velocity, into man made storm water systems, (which can barely contain the extreme conditions) sending more dirty and hotter and hotter water into the BAY.

Thrive as a ‘vision’ doc, is blind to Tree canopy minimums, which should be 50% or more in neighborhoods! Thrive badly envisions more buildings and less grass and less trees and more impervious buildings in residential front, side and back yards. This is a folly. If you build more impervious buildings, toilets, more water pipes to run waste off site, it overburdens the sewage system, over burdens the stormwater system, it digs up roads (for years), puts more mud and construction waste into the stormwater systems, into the BAY, heating up our rivers, streams, oceans. It financially pressures and costs citizens and governments more to clean up development destruction. We are an ecosystem, honor it with trees and less pavement, less heat. Build up in existing corridors on top of shopping centers, don’t build up and out in residential green front, back, side yards.

Down county is where the socio economics of housing is less, it's where less and less trees exist. Unless you live in Takoma Park, the privileged exception. Planners should Build up, and not build on residential back yards where trees can thrive and cool the earth.

You need to hire certified, educated environmental planners to lead and Chair the Mncppc, you need Commissioners who put the environment as top priority, not as lip service in words they repeat like 'green infrastructure'. Honor Mother Nature, please scrap thrive, lead us towards the top number 1 priority of climate change. And lower the heat of Thrive. It has had so little public airing, it is environmentally controversial, it has been created and drafted and most notably edited by a few in positions of power.

My hope is The realization that Thrive must be Re envisioned by citizen voices, citizen advocates and environmental experts who understand the ecosystems, and planners, and not by development planners who are focused on buildings. There is a huge difference in agendas. Environment first or Building first, which side are you on?

https://www.google.com/amp/s/www.latimes.com/california/story/2021-10-28/extreme-heat-built-environment-equity%3f_amp=true

Kathleen Samiy
Silver Spring

From: [Mary Beth W. W. <policyalt2@yahoo.com>](mailto:MaryBethW.W.<policyalt2@yahoo.com>)
To: County.Council@MontgomeryCountyMD.gov
Subject: Thrive Montgomery 2050
Date: Monday, November 1, 2021 6:28:56 PM

November 1, 2021

Dear Montgomery County Council Members:

Some members of the County Council, Planning Board and Planning staff repeatedly state that Thrive Montgomery does not change zoning, that it is a vision for the future of the County, and that many are confused about what Thrive will do to our neighborhoods.

We are the many, and we are not confused.

Thrive Montgomery 2050 is the foundational document that (1) pending and future zoning texts amendments will rely on to obliterate single family zoning throughout the County, (2) that the Attainable Housing Strategies will cite to encourage multifamily development by right on lots in established neighborhoods previously zoned for a single family homes, and (3) that Master Plans will invoke it to recommend even higher density development, including apartment buildings, along major transportation corridors.

Woodside Park is bordered on two sides by major highways, Colesville Road and Georgia Avenue, prime candidates for so-called Corridor Focused Growth. It is bounded on the third by the Silver Spring business district. Additionally, thanks to the sudden incorporation of portions of Silver Spring neighborhoods into the ongoing Silver Spring Downtown and Adjacent Communities Plan, including a section of Woodside Park, we are already feeling the squeeze of developmental pressures.

As a resident of Woodside Park, a neighborhood planned out almost 100 years ago to take advantage of the natural topography and which remains a bucolic oasis in Silver Spring, I can state that Thrive's vision for my neighborhood is not my vision. **An important reminder:** This oasis is shared by all of downtown Silver Spring residents—apartment dwellers and homeowners alike, as a walk-able, natural area to enjoy nature, where hikers, walkers and bikers are not run over by traffic, even though traffic abounds on all sides of the perimeter. Please save these natural spaces in downtown Silver Spring.

In the 2011 update to the Housing Element portion of the General Plan, the first of three goals was conserve and care for existing neighborhoods. That goal has gone by the wayside with the Thrive Montgomery Plan. It is not a plan I can support.

The Council should reject the proposed Thrive plan and **send it back to the Planning Board** for revisions which protect existing neighborhoods from redevelopment ideas that do not take into consideration the complexity of these proposals..

Sincerely,
Mary Beth W. Walker
1022 Woodside Parkway

PH 6-17-21 THRIVE
MONTGOMERY 2050

5129264

PD

From: [Peter Dean <peterldean@gmail.com>](mailto:peterldean@gmail.com)
To: [Montgomery County Council](#)
Subject: Support Thrive Moco 2050
Date: Tuesday, November 2, 2021 10:22:17 PM

Dear Council Member,

Please support allowing additional housing in single family zones as proposed in Thrive Montgomery 2050. We need additional housing close in and much of what would be allowed will be affordable. I have spoken to many neighbors who agree that it makes sense. Concerns seem to be around how quickly it might change but I doubt that it will evolve very quickly. Initially basements and other spaces in houses will be converted and new ADUs will be added if allowed and only later will occasional houses be torn down and replaced with small apartment buildings. Frankly I might convert or basement to provide some affordable housing.

Again please support this important step to making MC more affordable.

Thank you,

Peter Dean
8519 Freyman Dr,
Chevy Chase, MD 20815

240-603-4321 Cell

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5129341

From: [Ellie D'Sa <yoelliedsa@yahoo.com>](mailto:yoelliedsa@yahoo.com)
To: County.Council@MontgomeryCountyMD.gov
Cc: [joel I lindsey, jr](#)
Subject: Community Recreation Center and green space Thrive 2050 plan
Date: Thursday, November 4, 2021 2:01:40 PM

Dear Montgomery County Council Members,

I advocate for more green space and more attention paid to the environment in the Thrive 2050 plan. Land use proposals in the plan are not all about housing. We need green space in order to THRIVE.

There is a need for a community recreation center and green space for the zip codes of 20895 and 20852. The land lying vacant at what was the White Flint Mall would be ideal for green space and a community center. The nearest county community center for these zip codes are 3-4 miles away (Lawton, Bauer and Wheaton). The aquatic center is not really a community recreation center.

I urge you all to give serious thought to the environment and physical health of your constituents..

I look forward to hearing from you. .

Joel Lindsey/Ellie D'Sa

T: 301.942.4962/240.272.1728
yoelliedsa@yahoo.com

From: [Theodore Frank <fredtank@aol.com>](mailto:fredtank@aol.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Sunday, November 7, 2021 12:27:18 PM

I am a resident in a down-county community which is zoned predominately R-60 -- single family homes.

I have read the material on the proposed changes in that Zoning category and am seriously disappointed in the changes. Our neighborhood is a coherent community with homes generally of the same size and value. The proposal to allow auxiliary buildings without limits as to their use will seriously and adversely effect the value of our homes and result in a deterioration of the quality of life in the area. As I read the text amendment, auxiliary building can be used as residences and can be rented to anyone, regardless of whether they are related to the home owner. If used for such rental purposes, the buildings will increase the demand for water, power and other services, reduce the amount of open space in the area, change the visual appearance of the neighborhood, and seriously reduce the value of our homes . Recent development in the area has often featured homes that run from set-back to set-back, diminishing the suburban nature of the area. Allowing auxiliary buildings will increase this trend; allow them to be occupied by individuals and families unrelated to the property owner will also, in time, make the community appear as an inchoate slum.

I recognize that the Council wants to increase density, but there are other ways, such as allowing townhouses and, in appropriate areas, apartment buildings/condo, of achieving that goal without diminishing the value of homes in R-60 zones and undermining the quality of life in those zones.

Theodore D. Frank
5505 Pollard Road
Bethesda, MD 20816

From: ann_englishann_english
To: <athensannie@yahoo.com>county.council
Subject: @montgomerycountymd.gov Thrive 2050
Date: should be declined
Tuesday, November 9, 2021 11:41:34 AM

5129504

Dear Council

I have read through Thrive 2050 and I live in the Aspen Hill area which will be highly impacted by this plan. I am appalled that the plan would focus on increased density with addressing the inherent increase in runoff, especially when rainfalls exceed the minimum stormwater management volumes. We already have property damaging impacts from rain and rainfall intensities and frequency of intense large events is predicted to increase. This plan does nothing to address this problem.

This plan makes a false equivalence that denser/ smaller will translate into affordable housing stock increasing. This is magical thinking. It ignores the abundant examples of cost of living in small units in hyperdense cities. Other jurisdictions trying this have already seen prices rise and people squeezed out (Santa Monica, California and Minneapolis to point to two) . We can be smarter and learn from them rather than be yet another example for others to learn what to avoid.

One small scenario: Imagine Bauer Drive as a Triplex alley. This could easily triple the impervious cover and that water drains to Rock Creek and slams through Twinbrook and other already existing affordable housing areas. This punishes those least able to invest to protect themselves because they will be downstream of a redeveloped area. The Thrive2050 broadly applied will have this type of effect and more; when downstream folks complain, they will be told “there’s nothing the County can do because it’s all to code.”

The transportation concepts in the plan should be the focus. Allowing home based business at an even broader scale should be the focus. Aspen Hill has been an historically affordable SFH option. Although affordable is relative, it was one of the few areas in the County my family could afford when we moved here from GA 16 years ago. The neighborhood felt safe, the schools were good and it was transit accessible near Rock Creek Park and we could walk to the grocery store. Even so, it was 2 1/2 times the cost of our GA home. Aspen Hill has been home to a great mix of tradespeople, home based businesses, federal civil servants, County teachers and County employees and in the past 5 years has welcomed new young families as original families have downsized and moved. The Thrive 2050 threatens the vitality of this community by encouraging speculative redevelopment by right and neglecting to properly assess the environmental and fiscal consequences of implementation.

This plan fails our environment and our people. It is not ready for adoption. It needs a good deal more work.

Sincerely,

Ann English

[Sent from Yahoo Mail for iPhone](#)

5129507

From: [Michael Dutka <ditko86@gmail.com>](mailto:Michael.Dutka@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Pass Thrive 2050 Now!
Date: Tuesday, November 9, 2021 12:03:35 PM

Dear Council Members,

Thrive 2050 is an important document which lays the groundwork for addressing a key problem the county faces, a lack of housing supply at all price points. For decades local jurisdictions have imposed increasingly stringent regulations on home construction and Montgomery County is no exception. These regulations have led to an overall decrease in the rate of homebuilding in Montgomery County, driving housing prices to unsustainable highs. Additionally, zoning rules that govern what type of housing can be built in different locations have led to high levels of economic and racial segregation within the county. High housing costs within MoCo impose financial strain on residents, induce sprawling development patterns in neighboring exurban jurisdictions and depress job creation and economic growth. Segregation reduces opportunities and amenities within lower income communities in the county. Thrive 2050 proposes a number of actions that will allow more types of homes to be built in more places and increase the total amount of homebuilding. These actions will reduce segregation and lower housing costs for future generations. We urge the council to vote on and adopt Thrive 2050 before the end of 2021!

-Members of YIMBY MoCo

From: [Council President](#)
To: [County Council](#)
Subject: FW: Thrive 2050 versus PG County Plan 2035 / Livable Frederick / Anne Arundel Plan 2040
Date: Wednesday, November 10, 2021 9:40:12 AM

From: Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>
Sent: Tuesday, November 9, 2021 3:31 PM
To: Council President <Council.President@montgomerycountymd.gov>
Subject: Fwd: Thrive 2050 versus PG County Plan 2035 / Livable Frederick / Anne Arundel Plan 2040

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

From: amandafarber@hotmail.com
Date: Tue Nov 09 2021 21:30:41 GMT+0100 (Central European Standard Time)
Subject: Thrive 2050 versus PG County Plan 2035 / Livable Frederick / Anne Arundel Plan 2040
To: councilmember.friedson@montgomerycountymd.gov,
councilmember.jawando@montgomerycountymd.gov,
councilmember.hucker@montgomerycountymd.gov,
councilmember.riemer@montgomerycountymd.gov, councilmember.glass@montgomerycountymd.gov,
councilmember.navarro@montgomerycountymd.gov,
councilmember.albornoz@montgomerycountymd.gov, councilmember.rice@montgomerycountymd.gov,
councilmember.katz@montgomerycountymd.gov
Cc: cindy.gibson@montgomerycountymd.gov, pamela.dunn@montgomerycountymd.gov,
marlene.michaelson@montgomerycountymd.gov

[EXTERNAL EMAIL]

Good afternoon Council President Hucker, Councilmembers, and Council Staff -

I am following up on an email I sent to the PHED Committee last week. For any elected officials making decisions regarding Thrive 2050, I highly recommend reviewing the recent general plans for our neighbors in PG County (2014), Frederick County (2019), and Anne Arundel County (2021). I found reading them to be valuable. I have included links below to download each of them.

While every jurisdiction approaches their general plans somewhat differently, and may use somewhat different terminology and structure, reviewing the contents of these plans side-by-side compared to Thrive 2050 is revealing and provides perspective. Council staff previously reviewed some other general plans from around the country, but these recent general plans from neighboring jurisdictions in particular contain good information and highlight various elements missing from the Thrive 2050 Draft. All of these plans include robust chapters dedicated to the natural environment and to economic development and all include policies/actions/goals/indicators of success which are included and adopted within the main plans.

Myself and others will provide additional follow-up comments, but I wanted to flag these for you and provide the links. I hope you will have a look at them.

Thank you,
Amanda Farber

PG County - Plan 2035 (adopted in 2014)

https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=279&Category_id=1

PG County Plan 2035 (evaluation in 2019)

https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=383&Category_id=2

Livable Frederick (adopted in 2019)

<https://frederickcountymd.gov/7977/Livable-Frederick-Planning-and-Design>

Anne Arundel - Plan 2040 (adopted in 2021; Volume I and II)

<https://www.aacounty.org/departments/planning-and-zoning/long-range-planning/general-development-plan/plan2040-vol1-adopted/>

<https://www.aacounty.org/departments/planning-and-zoning/long-range-planning/general-development-plan/plan2040-vol2-adopted/index.html>



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

From: [Dan Stern <dan.stern11@gmail.com>](mailto:dan.stern11@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: THRIVE
Date: Wednesday, November 10, 2021 11:19:00 AM

Dear Council Members,

Thrive 2050 is an important document which lays the groundwork for addressing a key problem the county faces, a lack of housing supply at all price points. For decades local jurisdictions have imposed increasingly stringent regulations on home construction and Montgomery County is no exception. These regulations have led to an overall decrease in the rate of homebuilding in Montgomery County, driving housing prices to unsustainable highs.

Additionally, zoning rules that govern what type of housing can be built in different locations have led to high levels of economic and racial segregation within the county. High housing costs within MoCo impose financial strain on residents, induce sprawling development patterns in neighboring exurban jurisdictions and depress job creation and economic growth. Segregation reduces opportunities and amenities within lower income communities in the county. Thrive 2050 proposes a number of actions that will allow more types of homes to be built in more places and increase the total amount of homebuilding. These actions will reduce segregation and lower housing costs for future generations. We urge the council to vote on and adopt Thrive 2050 before the end of 2021!

Dan Stern
512 Saddle Ridge Ln, Rockville, MD 20850
Member of YIMBY Moco.

PH 6-17-21 THRIVE
MONTGOMERY 2050

5129579

SH
PD
CJD

From: [Roberta Faul-Zeitler <faulzeitler@verizon.net>](mailto:Roberta.Faul-Zeitler@verizon.net)
To: councilmember.hucker@montgomerycountymd.gov
Cc: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: Upcoming Listening Session - Something is Wrong !
Date: Wednesday, November 10, 2021 2:10:29 PM

November 10 2021

TO THE COUNCIL:

Something is very wrong ! It's the 10th of November and the Council "Thrive" Listening Session is already filled, when the press release has NOT made its way to community and civic groups as a public announcement.

Can you explain why -- and more importantly, who got advance word and perhaps got an unfair advantage in signing up a specific constituency to comment.

The Montgomery County Council needs to do better in demonstrating this is a "good government" county.

Perhaps you need several listening sessions to get a representative cross-section from our diverse community.

Sincerely,

Roberta Faul-Zeitler
8904 Colesville Road, Silver Spring MD 20910

PH 6-17-21 THRIVE
MONTGOMERY 2050

5129596

PD

From: [brenda freeman <brenda_freeman2002@yahoo.com>](mailto:brenda_freeman2002@yahoo.com)
To: county.council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.riemer@montgomerycountymd.gov
Subject: November 30th Listening Session Now Wait listed
Date: Wednesday, November 10, 2021 4:38:06 PM

Council Members:

What happened to the notice for the November 30th Listening Session? I am not sure I received one. As I would have certainly registered for it and I definitely want to attend.

There is a surplus of events on Thrive which make it difficult for the public to keep up with.

I learned today that the November 30th Listening Sessions already over- subscribed and now hopeful participants must be wait-listed and might possibly not be able to participate.

How can it be that the Listening Session is being wait-listed 20 days in advance? This clearly points to the need for additional Listening Sessions on Thrive to put County residents and other stakeholders all on an equal footing.

Unfortunately, this gives the impression that the Thrive process is not an inclusive one. We must have a democratic process.

Sincerely,

Brenda Freeman
Silver Spring, MD

From: [Roberta Faul-Zeitler](mailto:Roberta.Faul-Zeitler@montgomerycountymd.gov)
To: county.council@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov;
councilmember.albornoz@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov;
councilmember.glass@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov
Subject: Fwd: Montgomery County needs your voice Re November 30th Listening Session
Date: Wednesday, November 10, 2021 6:08:35 PM

IS THIS THE WAY WE HAVE GOOD GOVERNMENT IN MONTGOMERY COUNTY -- BY HAVING PAID LOBBYISTS RUN THE SHOW ????

Jane Lyons: "We're calling on current Council President Tom Hucker to schedule a briefing on Thrive before the listening session and for future Council President Gabe Albornoz to schedule work sessions and a vote ASAP in 2022."

Roberta Faul-Zeitler, Silver Spring MD

----- Forwarded Message -----

Subject: Montgomery County needs your voice

-

----- Forwarded Message -----

From: Jane Lyons <action@smartergrowth.net>

Sent: Wednesday, November 10, 2021, 03:10:44 PM EST

Subject: Montgomery County needs your voice

logo

**Your input is needed to secure the future of
affordable, transit-oriented housing**

image of ...



Dear

As always, there's a lot going on in Montgomery County! Your voice is so valuable in these local discussions, standing up for affordable and transit-oriented housing and the transportation needed to support it. Read below for important updates on Thrive 2050, the new Chevy Chase Library, the Silver Spring Plan, and more!

Thrive Montgomery 2050

The Council's planning committee finished its review of Thrive 2050 on October 25, but no full Council briefings or work sessions have been scheduled yet.

The County Council has scheduled a listening session on Thrive 2050 for the evening of November 30. We need all supporters of Thrive to [sign up here](#). This listening session will likely fill up quickly,



so put your name down and send to your friends and neighbors as soon as you can!

[Sign up for Thrive's Listening Session today!](#)

If you need help figuring out what to say, check out our [advocacy packet](#) that we put together for the original County Council public hearings. Some things have changed since then, but the general talking points still hold! In your comments, *please also urge the Council to pass Thrive 2050 ASAP*. We're calling on current Council President Tom Hucker to schedule a briefing on Thrive before the listening session and for future Council President Gabe Albornoz to schedule work sessions and a vote ASAP in 2022.

You can also make sure the County Council knows you support Thrive 2050's vision by by [sending an email today](#). If you'd like to learn more about Thrive, check out our [fact sheet](#) and read the latest draft of Thrive 2050 [here](#).

In the past few weeks, there has been increased media coverage of Thrive 2050, including from [WAMU/DCist](#). Meanwhile, Breitbart, the far-right website is attacking Thrive 2050. But we're proud that Thrive 2050 provides both a progressive and an economically competitive vision for land use, housing, transportation, and the environment.

Chevy Chase Library Redevelopment



Chevy Chase Library is being renovated and one of the possible scenarios includes housing. Not only should this renovation include housing above the library, but that housing should be mixed-income, including below market-rate, affordable housing. Even better, the library's location is only a short walk from a future Purple Line station.

Take the survey [here](#), before November 15!

Silver Spring Downtown and Adjacent Communities Plan



Montgomery Planning is working on a new master plan for the Silver Spring central business district and some of its surrounding neighborhoods. The draft plan is now available to read [here](#).

There will be a public hearing at the Montgomery Planning Board on December 2. [Sign up to speak!](#) You have the option of testifying in-person or virtually; written comments are also accepted. Once we have more time to review the draft plan, we'll share our talking points with you. Email jane@smartergrowth.net if you're interested in staying in the loop!

A few notes about transportation...

- **Free fares likely to continue!** On November 4th, the Council's transportation committee voted 3-0 to extend free Ride On fares until June 30, 2022. This recommendation is likely to be approved by the full County Council. Fares have been free since March 2020. You can [send a supportive email](#) to the Council.
- **I-495/I-270 highway expansion also continues...** Governor Hogan narrowed the scope of the first phase of his plan to expand I-495 and I-270 with toll lanes, which required the release of a Supplemental Draft Environmental Impact Statement (SDEIS). [Submit comments](#) on the SDEIS in support of the "No Build" option before November 15!
- **Corridor Forward Plan:** This new plan is analyzing transit options for the I-270 corridor. One of its major draft recommendations is a Metro Red Line extension to Germantown. [Learn more](#) about the plan and [sign up](#) to share your thoughts at a public hearing on December 9.

Thanks for all you do,



Jane Lyons

Maryland Advocacy Manager
Coalition for Smarter Growth

Images from Montgomery Planning, Montgomery Planning, Wikipedia, and Keryn Means

[Support a thriving D.C. region today by donating!](#)



Visit us online at smartergrowth.net

Coalition for Smarter Growth
P.O. Box 73282
2000 14th Street NW
Washington, DC 20009
United States

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From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Opposition to Thrive Montgomery 2050 Substance and Process - Submitted By:Dr Peter Hoffman - (Attn: All CMs, Council Webform)
Date: Thursday, November 11, 2021 9:46:40 AM

<APP>CUSTOM
<PREFIX>Dr</PREFIX>
<FIRST>Peter</FIRST>
<MIDDLE></MIDDLE>
<LAST>Hoffman</LAST>
<SUFFIX></SUFFIX>
<ADDR1>1507 Grace Church Rd</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20910</ZIP>
<EMAIL>hoffdance@aol.com</EMAIL>
<PHONE_H>301 588 1581</PHONE_H>
<SUBJECT>Opposition to Thrive Montgomery 2050 Substance and Process - Submitted By:Dr Peter Hoffman - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>Dear Montgomery County Council Members:

Some members of the County Council, Planning Board and Planning staff repeatedly state that Thrive Montgomery does not change zoning, that it is a “vision” for the future of the County, and that many are confused about what Thrive will do to our neighborhoods.

We are not confused. Thrive Montgomery 2050 is the foundational document that (1) pending and future zoning texts amendments will rely on to obliterate single family zoning throughout the County, (2) that the Attainable Housing Strategies will cite to encourage multifamily development by right on lots in established neighborhoods previously zoned for a single family homes, and (3) that Master Plans will invoke it to recommend even higher density development, including apartment buildings, along major transportation corridors.

Woodside Park is bordered on two sides by major highways, Colesville Road and Georgia Avenue, prime candidates for so-called Corridor Focused Growth. It is bounded on the third by the Silver Spring business district. Additionally, thanks to the sudden incorporation of portions of Silver Spring neighborhoods into the ongoing Silver Spring Downtown and Adjacent Communities Plan, including a section of Woodside Park, we are already feeling the squeeze of developmental pressures.

As a resident of Woodside Park — a neighborhood planned out almost 100 years ago to take advantage of the natural topography and which remains a bucolic oasis in Silver Spring, I can state that Thrive’s vision for my neighborhood is not my vision.

In the 2011 update to the Housing Element portion of the General Plan, the first of three goals was “Conserve and care for existing neighborhoods.” That goal has gone by the wayside with the Thrive Montgomery Plan. It is not a plan I can support.

The Council should reject the proposed Thrive plan and send it back to the Planning Board for revisions which protect existing neighborhoods from such heavy-handed redevelopment schemes.

Sincerely,
Peter B. Hoffman
1507 Grace Church Rd.

</MSG>

</APP>

From: [Khanna family <khanna.somerset@gmail.com>](mailto:khanna.family<khanna.somerset@gmail.com>)
To: Councilmember.Jawando@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; county.council@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov
Subject: Fwd: Thrive Montgomery 2050 and the county's housing shortage
Date: Friday, November 12, 2021 8:43:46 AM

We are writing to convey to the County Council and County Executive our strong opposition to the proposals contained in Thrive 2050, the Attainable Housing Strategies Initiative and ZTA 20-07 for blanket rezoning of single family communities in the County for multi-family dwellings.

We endorse the concerns documented in the letter from the Thrive Montgomery 2050 Neighborhood Coalition (dated July 6, 2021) on behalf of 29 municipalities and community organizations to the Montgomery County Council, the letter to the County Council concerning Thrive 2050 from the Montgomery County Taxpayers League, and most of the comments on Thrive 2050 provided by County Executive Marc Elrich to Tom Hucker (dated June 10, 2021).

In summary, we believe that:

- (1) **Urban planning should take into account the local context and be conducted at the local scale** and, in particular, any proposals for rezoning single family communities should be based on community input, ensure compatibility with the current neighborhood, and take into account the impacts on these communities. A one-size fits all approach for a large county is entirely inappropriate and not backed by empirical evidence.
- (2) **Densification in the county should be balanced with retaining historic, cohesive single family neighborhoods**, which contribute to a strong sense of community in the County as well as provide adequate tree canopy and permeable surfaces for storm-water management. In our view, existing single family communities in the County can and should coexist with more development in areas such as urban Friendship Heights, Bethesda, Silver Spring and White Flint.
- (3) **Any plan for densification and rezoning should be accompanied by robust economic analysis of the costs and benefits**, a more granular assessment of the different types of housing needed in the County, a review of associated infrastructure needs (including schools), clear metrics to measure results, and small-scale piloting of rezoning ideas based on lessons learned in other jurisdictions (e.g. Minneapolis) and then replicating based on evaluations. We are disappointed at the poor quality of the County planning documents, which lack underlying economic analysis and measurable targets and outcomes (such as number and type of units needed and supplied, timeframes, etc).
- (4) **The proposals under consideration by the County are being driven by the vested interests of developers** in the name of equity, diversity and climate action. While taxpayers could be on the hook for large but unspecified costs (compounded

by the lack of a strategy for jobs growth in the County) and the benefits in terms of increasing the supply of attainable housing are vague and uncertain, the potential for developers to reap large profits is clear. As the rezoning experience in Minneapolis has shown, the profit motive of developers does not align well with the social objectives of equity and environmental protection. A holistic approach to attainable housing and economic development is needed, rather than simply relying on blanket up-zoning of single family communities.

Thank you,

Sherry and Rohit Khanna
4704 Falstone Avenue, Chevy Chase, MD

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

From: **Bethesda-Chevy Chase Regional Services Center**

<peter.fosselman@montgomerycountymd.gov>

Date: Thu, Oct 21, 2021 at 6:02 PM

Subject: Thrive Montgomery 2050 and the county's housing shortage

To: <khanna.somerset@gmail.com>



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Lynn Barclay, newsletter editor
TJ Dant, urban district manager
Pete Fosselman, RSC director
Catina Tyson, facilities coordinator

October 21, 2021

Thrive Montgomery 2050 and the county's housing shortage

The county Planning Board has approved a draft of [Thrive Montgomery 2050](#), a plan to update Montgomery County's leading planning policy document, which was last updated in 1993. [See a [summary of the draft](#).] The County Council and County Executive are currently reviewing the draft and related documents. You can [contact your council member](#) about the plan.

Some community members have raised concerns that Thrive Montgomery 2050 will determine whether neighborhoods can have duplexes, triplexes, quadplexes, and apartment buildings. [It does not](#). It is a policy document and does not change any zoning in any neighborhood.

The Planning Department's [Attainable Housing Strategies initiative](#), set up at the request of the County Council, is part of an ongoing, extensive, multi-year effort to address a severe housing shortage in Montgomery County, based on the expectation of an additional 200,000 residents by 2050. Planning staff is reviewing zoning and planning policies, including the one below, to develop a strategy that addresses the need for more housing in the county.

[Zoning text amendment 20-07](#) would allow owners of R-60 (residential) zoned property located within one mile of a Metrorail station to construct duplexes, townhouses, and multi-family structures as a standard method development within the current R-60 lot coverage, building height, setbacks, minimum lot size, and minimum parking requirements. More flexibility would be allowed for projects constructed on R-60 zoned sites located within ½ mile of a Metrorail station. Such sites would be excluded from infill lot coverage limits, and the minimum parking requirements would be decreased.

The Planning Board will submit its recommendations to the County Council after completion of its work on the Attainable Housing Strategies Initiative.

Draft redistricting legislative, congressional maps

Governor Larry Hogan [yesterday encouraged](#) Maryland residents to comment on the [draft legislative and congressional maps](#) for the November 2022 elections, published by the independent, non-partisan Maryland Citizens Redistricting Commission. [Public feedback](#) on the commission's proposal is open until October 25.

Currently, all Maryland legislative districts have one state senator and three at-large delegates. Montgomery County could see some changes as a result of adoption of the commission's recommended redistricting map. The current proposal calls for three single-member legislative districts out of eight in the County. Three districts would be redrawn to give each delegate a smaller territory. See details in [Bethesda Beat](#).

The commission expects to make its final map recommendation to Governor Hogan in early November. Under state law, Maryland General Assembly has the final say over what the new maps will look like. Visit [redistricting.maryland.gov](#) for more information.

Can your driver's license live on your phone?

Yes, if you have an iPhone or Apple Watch. Maryland is one of eight states that recently launched digital versions of driver's licenses and ID cards in the Apple

Wallet. Apps for Android phones are in the works.

The Motor Vehicle Administration hasn't announced a full roll-out date yet. Once the program is fully functional, imagine being able to flash your phone to a police officer when you're stopped for speeding, showing it to a TSA agent at airport security, and not worrying when you realize you left your plastic license at home. [More](#).

Virtual youth town hall

The Montgomery County Council will host a [virtual youth town hall](#) on October 27, 7 pm, to learn more about the issues currently affecting and are of concern to young people across the county. The event will feature Montgomery County Board of Education President Brenda Wolff and student board member Hana O'Looney. Students in the county are encouraged to participate.

Public and private school students and home-schooled students can earn student service learning hours by participating in the event. MCPL students should [register here](#); students who attend private school or are home-schooled, [register here](#)

The event will be held via a Zoom webinar and streamed live on the County Council's web page via YouTube (MoCoCouncilMD) and on Facebook Live (MontgomeryCountyMdCouncil). It also can be watched on County Cable Montgomery on channels 30 (Fios), 1056 (RCN) and 996 (Xfinity).

Input on taxi services sought from residents 65+, those with disabilities

The Montgomery County Department of Health and Human Services, Department of Transportation, and Taxicab Services Commission are conducting a survey of county residents 65 and older and residents with disabilities to learn about their experiences using taxi services to get to work, for medical appointments, shopping, social engagements, and more.

The survey focuses on taxi service that is part of MetroAccess, Abilities Ride, Call-n-Ride, and Medicaid Transportation.

You can complete the survey [here](#) or by phone (call 240-777-1350). The deadline to complete the survey is Friday, November 26. [More](#).

MCPL Halloween events

Montgomery County Public Libraries is hosting several events during the Halloween season, including these two in our area:

- [Outdoor Halloween Storytime](#) at Davis library, Saturday, October 30, 2-2:30 pm (in-person event). Break out your blankets for outdoor family storytime (weather permitting), featuring books, songs and rhymes that promote early literacy skills. No registration required.
- [Fun with fluorescence](#) (virtual), Saturday, October 30, 3:30-5 pm. As part of Maryland's 2021 STEM festival, learn how to transform common household objects into glow-in-the-dark creations. Create a blacklight and get fun ideas to test the fluorescence of items in your home. Join the event [here](#) or call 301-715-8592, meeting ID 835 4117 6436.

QUICK LINKS

[COVID-19 data dashboard](#)
[County news](#)

Organizations

[B-CC Regional Services Center](#)
[Bethesda Urban Partnership](#)
[Bethesda Green](#)
[Conflict Resolution Center of Montgomery County](#)
[Glen Echo Park](#)
[Greater Bethesda Chamber of Commerce](#)
[Live & Learn Bethesda](#)
[Montgomery County Food Council](#)
[Oasis Lifelong Learning](#)
[Pike District](#)
[Potomac Chamber of Commerce](#)
[Rockville Chamber of Commerce](#)
[Western Montgomery County Citizens Advisory Board](#)

Other

[Business portal](#)
[Crime reports](#)
[Meeting room rentals at B-CC Regional Services Center](#)
[Volunteer opportunities](#)
[311, get it done](#)

Bethesda-Chevy Chase Regional Services Center

4805 Edgemoor Lane
Bethesda, MD 20814
(240) 777-8200

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B-CC Regional Services Center | 4805 Edgemoor Lane, Bethesda, MD 20814

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Sent by peter.fosselman@montgomerycountymd.gov powered by

From: [Healy, Sonya](#)
To: [County Council](#)
Subject: Fwd: November 30 Town Hall on Thrive
Date: Friday, November 12, 2021 6:16:51 PM

5129698

[EXTERNAL EMAIL]

I know you probably have no control over this, but many residents feel quite outraged over the fact that the Coalition for Smarter Growth (which has already had plenty to say about Thrive) got their email list to snatch up all the slots before anyone else even knew they were available. Everyone else has no option but to join the waiting list.

I hope you convey to the Councilmembers that everyone who wants to attend a "listening session" should be able to. It is simply unfair and undemocratic to shut people out. Many people feel despondent about the Council's lack of openness about this issue.

There should be as many listening sessions as constituents need.

Thank you.

Elizabeth Joyce
Silver Spring



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

From: [Michelle Scurfield](#)
To: County.council@montgomerycountymd.gov
Subject: Objections to Thrive 2050
Date: Tuesday, November 16, 2021 9:50:33 AM

Residents of Montgomery County have serious concerns about the “Draft Thrive Montgomery 2050 General Plan” now before the County Council. To implement the Plan’s housing goals and policies, current residential zoning will be changed to allow market-rate multi-family housing units (duplexes, triplexes, quadplexes) in single-family neighborhoods *as a matter of right without any public input*, resulting in potential gentrification of neighborhoods and displacement of residents countywide.

Before any zoning changes implementing the Thrive Plan are approved, we ask the County Council to:

- Establish Community Advisory Groups for all potentially affected communities to facilitate citizen input concerning the specific details of those zoning changes;
- Mandate that all rezoning allowing development of multi-family housing types in single-family neighborhoods use the traditional master and sector plan processes in order to increase public support and avoid “one size fits all” results.

Please consider supporting the people that live in these neighborhoods.

Michelle Scurfield RA LEED AP
+65 9028 6603
202-669-8506
mhscurfield@gmail.com

Scurfield Architects, LLC

PH 6-17-21 THRIVE
MONTGOMERY 2050

5129811

PD

From: [Jamie Heller <jamie@hellerworx.com>](mailto:jamie@hellerworx.com)
To: ["County.council@montgomerycountymd.gov"](mailto:County.council@montgomerycountymd.gov)
Subject: please discuss thrive 2050
Date: Tuesday, November 16, 2021 10:27:59 AM

Jamie Heller
Hellerworx, Inc
RailState, LLC
4803 Falstone Avenue
Chevy Chase, MD 20815
ph (301) 654-1980
cell (202) 425-3524
jamie@hellerworx.com
jamieheller@railstate.com
www.hellerworx.com
www.railstate.com

From: [Nancy Rubenstein <n2nrubens@me.com>](mailto:Nancy.Rubenstein@montgomerycountymd.gov)
To: County.council@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov; councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov
Subject: Thrive Plan
Date: Tuesday, November 16, 2021 10:56:32 AM

Dear Montgomery County Council:

Montgomery County Council Members as well as Planning Board Members and Staff have reiterated time and again: "The plan (Thrive 2050) is just a vision" or "a policy document" that "changes nothing." Although these statements are true as far as they go, what are the legal implications to the adoption of Thrive and the changes to the zoning Laws?

The Thrive Plan will be implemented by new zones and/or amendments to existing zones ("ZTAs") to allow multi-family housing (duplexes, triplexes, quadplexes, and apartment buildings) by right in neighborhoods now zoned for single-family detached homes.

Thus, when these new zoning provisions are subsequently applied to properties in single family neighborhoods, will developers be able to argue as a legal matter that the new multi-family housing types conform to and are consistent with the policies and recommendations presented in the Thrive Plan? Would these changes result in housing policies that would be broadly applicable to neighborhoods throughout the County without any community-specific considerations?

To prevent this "one size fits all" approach, Thrive's policies and zoning recommendations should be implemented on a community-by-community basis utilizing the traditional Master/Sector plan processes and encouraging public input from the affected communities through Neighborhood Advisory Groups.

I Request the County Council To Fix These Major Problems By:

1. Ceasing to refer to the Thrive Plan as just a visionary policy document. Educate the public regarding the legal implications of Thrive with respect to the zoning changes.
2. Including provisions requiring Thrive's recommendations to be implemented using the traditional Master Plan process to properly address the character of individual communities rather than adopting "one-size-fits-all" housing policies for the County as a whole.
3. Requiring establishment of Neighborhood Advisory Groups as part of the Master Plan process to ensure public participation by residents and other stakeholders regarding planning and land use issues specific to the affected communities.
4. Scheduling full Council work sessions to review the current version of Thrive, as revised by the PHED Committee, so the Council as a whole considers and resolves all unresolved issues

Sincerely,

Nancy & Edward Rubenstein

5503 Grove St., Chevy Chase, MD 20815

5129818

From: [lynda.chakalis <chocolate@msn.com>](mailto:lynda.chakalis@msn.com)
To: County.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Tuesday, November 16, 2021 11:40:44 AM

I have been keeping updated on this program that you are convinced with help with affordable housing in the county.

1. I'm aware of the need for affordable housing. However, if your intent is to try and accommodate all residents so that they can stay in the county where they work, it is never going to happen. There will always be someone who no matter what will not be able to afford the prices in this county. Not only with housing costs but with taxes and cost of living. You overstep your boundaries when you place single family homes in last place. There are residents that have a large family. Condo's and townhouses are usually small except when you see them from \$400,000+. I can't even afford that. So where does that leave the large families? I get mixed information as to whether this bill allows builders, speculators to tear down a single family home and put a duplex. Triplex or quadplex in it's place. Is that true? Parking is bad around this area. Putting in a duplex, say, would double the parking needed. In my neighborhood, we already struggle with space as some single family houses rent out rooms(in essence have a boarding room situation) who put 6-7 cars for 1 house taking up scarce parking spots. What can you do, do you want to deal with those types of situations thinking that it is putting affordable homes in the neighborhood? I live in a HOA neighborhood. Many of these "boarding room" houses do not obey the rules.
2. When the county started to the MPDU program, I found that it wasn't consistently followed. The builders were able to give money to the coffers of the county in place of building MPDUs. I'm sure this did not work like it was intended. Also when the MPDUs were placed in the community they were a. out of place with the rest of the neighborhood by being obviously cheaper in look and build and b. There were too few of them. Maybe 2% out of 100%. Builders still made out and patting themselves on the back for "helping" the affordable housing problem. In my development, Flower Hill in Gaithersburg, the builder built many more MPDUs than I have seen. Plus they look similar in style but not as large and simple without things such as fireplaces. They blend in and don't stand out.
3. Of course, I am concerned about my value of my house. When I move, I don't want my neighbors to have to worry if, as I said I'm not sure if that is a rumor, that the buyer will tear down my house and build 2+ other types of housing.

Please, I would like a genuine email addressing my concerns. Not a generic one "soothing me".

Lynda

Sent from [Mail](#) for Windows

From: [Cigdem Gunduzhan <cigdememre2003@yahoo.com>](mailto:Cigdem.Gunduzhan<cigdememre2003@yahoo.com>)
To: County.council@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov;
councilmember.albornoz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov;
councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov
Subject: OBJECTION TO THRIVE AS NOW WRITTEN
Date: Tuesday, November 16, 2021 12:48:39 PM

Montgomery County Council Members as well as Planning Board Members and Staff have reiterated time and again: "The plan (Thrive 2050) is just a vision" or "a policy document" that "changes nothing." Although these statements are true as far as they go, what are the legal implications to the adoption of Thrive and the changes to the zoning Laws?

The Thrive Plan will be implemented by new zones and/or amendments to existing zones ("ZTAs") to allow multi-family housing (duplexes, triplexes, quadplexes, and apartment buildings) by right in neighborhoods now zoned for single-family detached homes.

Thus, when these new zoning provisions are subsequently applied to properties in single family neighborhoods, will developers be able to argue as a legal matter that the new multi-family housing types conform to and are consistent with the policies and recommendations presented in the Thrive Plan? Would these changes result in housing policies that would be broadly applicable to neighborhoods throughout the County without any community-specific considerations?

To prevent this "one size fits all" approach, Thrive's policies and zoning recommendations should be implemented on a community-by-community basis utilizing the traditional Master/Sector plan processes and encouraging public input from the affected communities through Neighborhood Advisory Groups.

I request the County Council To Fix These Major Problems By:

1. Ceasing to refer to the Thrive Plan as just a visionary policy document. Educate the public regarding the legal implications of Thrive with respect to the zoning changes.
2. Including provisions requiring Thrive's recommendations to be

implemented using the traditional Master Plan process to properly address the character of individual communities rather than adopting "one-size-fits-all" housing policies for the County as a whole.

3. Requiring establishment of Neighborhood Advisory Groups as part of the Master Plan process to ensure public participation by residents and other stakeholders regarding planning and land use issues specific to the affected communities.

4. Scheduling full Council work sessions to review the current version of Thrive, as revised by the PHED Committee, so the Council as a whole considers and resolves all unresolved issues.

PH 6-17-21 THRIVE
MONTGOMERY 2050

5129845

PD

From: [MICHAEL MCDOWELL <mmcisme@aol.com>](mailto:mmcisme@aol.com)
To: County.council@montgomerycountymd.gov
Subject: Thrive
Date: Tuesday, November 16, 2021 8:57:34 PM

I have read various things on Thrive and cannot support this initiative and do not want to see it move forward.
Michael McDowell
Darnestown

From: [betty winholtz <winholtz@sbccglobal.net>](mailto:betty.winholtz@sbccglobal.net)
To: County.council@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov;
councilmember.albornoz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov;
Councilmember.Glass@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov;
councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov
Subject: THRIVE PLAN
Date: Wednesday, November 17, 2021 2:35:27 AM

Dear Council Members:

To prevent the "one size fits all" approach, Thrive's policies and zoning recommendations should be implemented on a community-by-community basis utilizing the traditional Master/Sector plan processes and encouraging public input from the affected communities through Neighborhood Advisory Groups.

Request the County Council To Fix These Major Problems By:

1. **Ceasing** to refer to the Thrive Plan as just a visionary policy document. Educate the public regarding the legal implications of Thrive with respect to the zoning changes.
2. **Including** provisions requiring Thrive's recommendations to be implemented using the traditional Master Plan process to properly address the character of individual communities rather than adopting "one-size-fits-all" housing policies for the County as a whole.
3. **Requiring** establishment of Neighborhood Advisory Groups as part of the Master Plan process to ensure public participation by residents and other stakeholders regarding planning and land use issues specific to the affected communities.
4. **Scheduling** full Council work sessions to review the current version of Thrive, as revised by the PHED Committee, so the Council as a whole considers and resolves all unresolved issues.

Sincerely,
Betty Winholtz

From: [Patricia E. Kolesar <Pkoles@verizon.net>](mailto:Pkoles@verizon.net)
To: county.council@montgomerycountymd.gov; andrew@andrewfriedson.com
Subject: Oppose Thrive 2050 - your constituents do not like this plan
Date: Wednesday, November 17, 2021 11:46:19 AM

Dear Andrew –

You are likely aware that your constituents in the Westbard area oppose Thrive 2050.

If you have a NextDoor account, then you might already know that a recent survey of the surrounding communities shows that 65% of your constituents prefer that the county leave us alone. We are not interested in the County Council/Planning Board meddling with our SFH neighborhoods; they did enough damage with the Westbard debacle.

I oppose Thrive 2050 because:

1. River Road does not meet the criteria of a Growth Corridor and should be eliminated from the Thrive Plan before its passage. Word on the street is that you managed to exempt your portion of River Road (Potomac, beyond the beltway) from the plan, but left your constituents inside the beltway bereft of assistance. We want the same assistance that you gave to Potomac.
2. River Road is on the western side of the county and Thrive allegedly exists to reintroduce “East County growth corridors as a key to racial equity and economic competitiveness.” (p.2, Thrive)
3. Old Georgetown Road, which meets most of the criteria of a Growth Corridor, has not been included – but River Road has? Something stinks here.

Further comments:

1. The County Council should stop referring to the Thrive Plan as simply a “visionary policy document.” The Council needs to acknowledge that the Plan forms the legal basis for additional zoning changes that will be required for its implementation.
2. I emphatically do NOT support the elimination of single-family zoning County-wide “by right.” Any zoning changes should be implemented using the traditional Master Plan process to properly address the character of individual communities rather than adopting “one size fits all” housing policies County-wide.
3. It’s time that the County requires the establishment of formal Neighborhood Advisory Groups (instead of the public sessions the county used to establish the Westbard Sector Plan) as part of the Master Plan process to evaluate zoning changes. This ensures meaningful public participation by residents and other stakeholders in planning and land use issues specific to the affected communities.
4. The community also requests that the Council schedule three full Council work session to review the current version of Thrive, as revised by the PHED Committee, so that the Council as a whole

considers and resolves all unresolved issues.

Other outstanding questions that residents are pondering (please read the NextDoor posts on Thrive 2050 and you will quickly get a sense of the community's opposition to Thrive:

1. Why does Thrive not outline policies for developing work-force and low-income housing? Why is so much reliance placed on private developers to provide market-rate housing instead of the workforce and low-income housing that is really needed?
2. Why isn't there more emphasis in Thrive placed on economic development, which will lead to better jobs, higher incomes, more residents being able to afford housing in our county and less commuting?

Thank you for listening and please let the Council know that we oppose Thrive,

Tricia Kolesar, 5508 Jordan Rd, Bethesda

Patricia E. Kolesar
pkoles@verizon.net
cell: 301-503-4109

From: [Shruti Bhatnagar <shruti.bhatnagar@mdsierra.org>](mailto:shruti.bhatnagar@mdsierra.org)
To: County.Council@montgomerycountymd.gov; [Councilmember Hucker's Office](#); [Albornoz's Office, Councilmember](#); [Hans Riemer](#); [Rice's Office, Councilmember](#); [Katz's Office, Councilmember](#); [Nancy Navarro](#); [Will Jawando](#); [Glass's Office, Councilmember](#); [Councilmember Friedson's Office](#)
Cc: [Dave Sears](#); [Tina Slater](#); [William Kirwan AIA](#)
Subject: The importance of Thrive Montgomery 2050
Date: Wednesday, November 17, 2021 3:18:48 PM
Attachments: [SCMCLtrtoCouncil-- Thrive 2050--11.17.pdf](#)

THE IMPORTANCE OF THRIVE MONTGOMERY 2050

Dear Council members,

Thrive 2050 is an update to the General Plan. Thrive's 30-year vision for a more sustainable Montgomery County promotes compact infill development along corridors, allowing people to walk, bike and use transit for many of their trips. There will be less need to build new roads and extend other infrastructure, thus cutting costs.

With our rapidly changing demographics and growing population, we need smart growth policies that can provide the next generation with an affordable, pleasant and economically vibrant place to live. As climate change sets in, we need plans that preserve land for recreation, agriculture, and plenty of trees.

Yet, the county's Climate Action Plan does not speak directly to land use policies --- in terms of land use, that plan merely refers to Thrive. Thus, there is a hole in the Climate Action Plan – and to fill it, the Council needs to endorse Thrive.

The Planning Board approved a draft plan of Thrive in April and delivered it to the Council and County Executive. It's now time for action. We depend on leaders to step up when big things need to be done.

Sincerely,

Shruti Bhatnagar,
Chair, Sierra Club Montgomery County, MD
Shruti.bhatnagar@mdsierra.org | 240.498.3459

CC:
Sierra Club Montgomery County Group Thrive team:
Shruti Bhatnagar, SC MC Group Chair
Dave Sears, Land Use Chair
Tina Slater, Transportation Chair
William Kirwan, LandUse team member



To,
The Montgomery County Council
100 Maryland Avenue
Rockville, Maryland

Nov 17,2021

THE IMPORTANCE OF THRIVE MONTGOMERY 2050

Dear Council members,

Thrive 2050 is an update to the General Plan. Thrive's 30-year vision for a more sustainable Montgomery County promotes compact infill development along corridors, allowing people to walk, bike and use transit for many of their trips. There will be less need to build new roads and extend other infrastructure, thus cutting costs.

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Yet, the county's Climate Action Plan does not speak directly to land use policies --- in terms of land use, that plan merely refers to Thrive. Thus, there is a hole in the Climate Action Plan – and to fill it, the Council needs to endorse Thrive.

The Planning Board approved a draft plan of Thrive in April and delivered it to the Council and County Executive. It's now time for action. We depend on leaders to step up when big things need to be done.

Sincerely,

Shruti Bhatnagar,
Chair, Sierra Club Montgomery County, MD
Shruti.bhatnagar@mdsierra.org | 240.498.3459

CC:
Sierra Club Montgomery County Group Thrive team:
Dave Sears, Land Use Chair
Tina Slater, Transportation Chair
William Kirwan, LandUse team member

PH 6-17-21 THRIVE
MONTGOMERY 2050

5129925

PD
CC
MM
SS
GO

From: manager@townofsomerset.com
To: County.Council@MontgomeryCountyMD.gov
Cc: "[Anderson, Casey](#)"; Richard.Madaleno@montgomerycountymd.gov; council@townofsomerset.com; mayor@townofsomerset.com
Subject: Town of Somerset Comments: Thrive Montgomery 2050
Date: Thursday, November 18, 2021 11:06:09 AM
Attachments: [Thrive 2050 Letter - 11.14.2021.pdf](#)

Dear Montgomery County Councilmembers, County Executive Elrich, and Planning Board Chair Anderson,

Please find the attached letter from the Somerset Town Council and Mayor regarding Thrive 2050, which was approved at an open meeting this past Monday.

Thank you for your work on this important issue, and for considering the comments attached. The Somerset Council hope that the comments will strengthen the ambitious general-plan process and you will consider them within the timelines established for Thrive 2050.

A hard copy has been sent to the County Council office building for your records as well.

Please do not hesitate to reach out.

Kind regards,

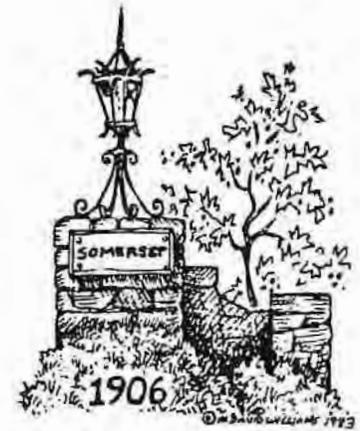
Matthew Trollinger
Town Manager
Town of Somerset
manager@townofsomerset.com
301-657-3211



Jeffrey Z. Slavin
Mayor

TOWN OF SOMERSET

4510 Cumberland Avenue
Chevy Chase, MD 20815
(301) 657-3211
Town@townofsomerset.com



Matthew Trollinger
Town Manager

11/14/2021

To: Montgomery County Council

Re: Thrive 2050

Dear members of the Montgomery County Council:

We, the elected representatives of the Town of Somerset, in Chevy Chase, MD, submit the following statements and recommendations on Thrive 2050 to the Montgomery County Council.

Our point of view:

We make the following six statements summarizing our point of view on Thrive 2050:

- (1) We strongly believe that we must build inclusive and diverse communities and address climate change, which are some of the key drivers of Thrive 2050.** We applaud efforts to update a dated 60-year general plan and to develop interventions to make Montgomery County a diverse and thriving community. We recognize that there is a housing scarcity in Montgomery County and the existing housing stock in neighborhoods like ours is not easily affordable for many. We recognize how single-family zoning is considered part of a series of exclusionary policies that have kept communities of color and less-affluent populations from accessing certain neighborhoods. We cannot easily right the wrongs of the past, but we can work together to fix them.
- (2) While we support the key drivers of Thrive, our town's residents have not had the opportunity to meaningfully engage with this historic general plan since most of**

Thrive's consultation process was conducted during the pandemic. The bar for engagement from the Montgomery County Planning Department needed to be higher given the historic nature of this general plan update and unusual circumstances provided by the pandemic. For example, despite being well-intentioned, it was clearly inadequate to send a postcard summarizing an over 100-page document on a 60-year general plan update with strategies that are intended to impact people's way of life in our County for decades. As a result, it is widely acknowledged in the County that there is a lot of misinformation and lack of education on this subject.

- (3) **We believe the COVID-19 pandemic has shifted patterns of work, commuting and what communities value, perspectives that must be incorporated in any multi-year planning effort, especially a 60-year update like Thrive.** The pandemic will have profound long-term effects on people's preferences for living and working (for example, emergence of a blended workforce, preferences to retire in place, preference for access to trails vs transit lines), exactly the kind of big picture direction that needs to be reflected in a high-level general plan. The pandemic may have also challenged the underlying population growth assumptions behind Thrive. Our town is already experiencing the effects of these changes.
- (4) **We believe there is likely a trade-off between how (i.e., level and speed) a town like Somerset unlocks housing stock, under the broader framework for Thrive, and the level of community we can maintain.** More housing stock from our town, one way or another, will of course improve the likelihood of more people moving to our neighborhood, expanding the possibility for more to be part of our wonderful community. But there is a trade-off between the level of and the speed with which we unlock housing stock and the level of services we offer and the community we can maintain. Our infrastructure and services across the board will not easily sustain the cumulative impact of multiple overlapping attainable housing strategies.
- (5) **We believe Thrive will be a stronger general plan if it acknowledges local conditions on pre-existing densification to inform attainable housing approaches.** Though Thrive recognizes local contextual factors at points in the document, that perspective is not explicit in the attainable housing chapter. For example, our town shares a boundary with Friendship Heights, one of the densest areas in the County, where there is both planned development and opportunities for further development which will directly impact the overall densification in our area. That pattern of existing dense residential development is potentially unique among neighborhoods in the growth corridors intended for infill development in the Thrive document.

- (6) **While we applaud Thrive’s broader commitment to climate change, we believe our town’s own efforts to mitigate the impact of climate change, specific to the unique circumstances of our town, will be impeded by the level and speed of further development.** For example, our recently adopted ordinance on stormwater goes further than County measures because of the unique topography and nature of stormwater challenges in our town. Most of our homes are vulnerable to flooding or in naturally occurring watersheds made worse by rainfall.

Actionable recommendations:

Based on the perspectives above, we make the following four actionable recommendations:

- (1) **Extend the consultation period on Thrive 2050 to give residents and communities more time to engage.** We recommend the County Council to create more opportunities for residents to engage with Thrive 2050 documents as currently drafted with involvement from local governments to facilitate discussion and dialogue. Emphasis could be placed on older residents, people of color, younger families and many others underrepresented in the consultation process to date. In addition, the County Council could also lean on the upcoming election process to solicit views and perspectives on Thrive, holding a vote on the plan after the mandate from elections.
- (2) **Request the Planning, Housing, and Economic Development (PHED) Committee or the Planning Board to conduct a study to incorporate the pandemic’s effects on work and living, which in turn impact the underlying assumptions for Thrive.** Such a study could simply reaffirm the direction of Thrive as is or it could reveal new directions not previously considered and important for this historic general-plan update.
- (3) **Give our town the opportunity to testify on how we are attempting to mitigate the impact of climate change specific to the circumstances of our town (e.g., on stormwater).** We contracted a specialist firm to conduct a comprehensive study on stormwater and related issues using GIS data. Our town has eight naturally occurring watersheds which have been aggravated by historic rainfalls brought about by climate change.
- (4) **Request the Planning, Housing, and Economic Development (PHED) Committee or the Planning Board to update the attainable housing section in Thrive to address a managed or phased approach to attainable housing.** The attainable housing section of Thrive should include a framework to guide and inform a managed or phased approach to attainable housing. The framework can include a way to assess the cumulative impact on any one town or area from multiple overlapping attainable housing approaches and the unique circumstance of a town or area relevant for densification.

(5) Request the Planning, Housing, and Economic Development (PHED) Committee or the Planning Board to update the attainable housing section to address local site conditions on densification. The chapter needs to be updated to address local densification conditions as an important contextual factor in attainable housing. Our town is not alone in possessing unique characteristics relevant to future urban planning.

We hope our comments will strengthen the ambitious general-plan process and you will consider them within the timelines established for Thrive 2050.

Sincerely,

The Mayor and The Town Council
Town of Somerset

CC: County Executive Mark Elrich
Council President Tom Hucker
Council Vice President Gabe Albornoz
Councilmember Andrew Friedson
Councilmember Evan Glass
Councilmember Will Jawando

Chair Casey Anderson
Councilmember Sidney Katz
Councilmember Nancy Navarro
Councilmember Craig Rice
Councilmember Hans Riemer

From: [Brian Goggin <Bgoggin@apah.org>](mailto:Bgoggin@apah.org)
To: Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; County.Council@montgomerycountymd.gov
Cc: [Carmen Romero](#); [Cheryl Ramp](#)
Subject: Support for Thrive 2050 Plan
Date: Thursday, November 18, 2021 3:01:34 PM
Attachments: [APAH Thrive 2050 Suport Letter - 11.18.2021.pdf](#)

Dear Montgomery County Council,

On behalf of the Arlington Partnership for Affordable Housing (APAH), I am pleased to submit the attached letter of support for the County's Thrive 2050 plan. APAH is an affordable housing owner and developer across the region, including in Montgomery County. We are confident that the Thrive 2050 plan would represent a significant step forward in creating a more affordable and inclusive Montgomery County. We urge you to pass the plan as soon as possible, ideally by the end of the month. Thank you for your time.

Sincerely,
Brian Goggin

Brian Goggin
Associate Project Manager
4318 N Carlin Springs Road, Arlington, VA 22203
571.733.9631 | www.apah.org



Arlington Partnership
For Affordable Housing



CFC: 89863 | United Way NCA: 8403



**Arlington Partnership
For Affordable Housing**

**Written Testimony for Thrive Montgomery 2050 Update
November 18, 2021**

Board of Directors
Susan Ingraham Bell
Chair

Carmen Romero
President/CEO

Matthew Birenbaum
Vice Chair

Rich Jordan
Treasurer

Kevin Yam
Secretary

Randy Anderson

Tina Asinugo

Rita Bamberger

Jeanne Booth

Keiva Dennis

Julie Gould

John Green

Jay Harris

Ted Hicks

Paul Holland

John Milliken

Kathie Panfil

Alicia Plerhoples

Nancy Rase

Buzz Roberts

LaTasha Rowe

Bobby Rozen

Michael Spotts

Yolonda Stradford

Andy VanHorn

John Ziegenhein

Dear Montgomery County Council,

We strongly support the Thrive Montgomery 2050 plan as currently written and encourage you to pass the plan as soon as possible. As one of the region's most productive affordable housing developers, Arlington Partnership for Affordable Housing (APAH) thanks you for the opportunity to testify, and we are excited by the vision laid out in the plan. Although based in Arlington, APAH works throughout the DMV, including in Montgomery County, and we hope to provide more and more affordable housing in the county in the future. The Thrive Montgomery 2050 plan would greatly help us and other non-profit developers to further expand our work into Montgomery County.

One major reason why we are so excited about Montgomery County is because of its diversity and opportunity, and so we are glad to see such a forward-looking document that is welcoming of future population growth. As we know from the Metropolitan Washington Council of Government's 2019 housing targets, the region's population and economy is continuing to grow and every jurisdiction must accommodate new housing development to maintain affordability and diversity. This plan is a positive step towards achieving these goals in Montgomery County. Specifically, APAH supports the following:

- **Diversifying housing types in detached residential areas near high-capacity transit (Action H-1.).** Although the county's population continues to grow, building permits are at historic lows. This is mainly because the county has built out most of its residential zoned land to its capacity. To maintain housing production, the county should consider densifying, especially in detached residential areas around transit. Doing so is also equitable, because so many of the county's wealthiest, most exclusive neighborhoods are also in these areas. These areas tend to be those that benefited from exclusionary lending policies by the federal government in the mid-20th century. The county's original General Plan served to further institutionalize this segregation by making these areas off limits to growth. Allowing for more diverse housing types in these areas, such as duplexes, triplexes, or even small apartment buildings, would begin to break this history of racial and economic exclusion.

Building near transit has other economic benefits. In Arlington, many APAH residents in transit-oriented projects have benefited tremendously from quick and cheap access to schools and jobs. Projects near transit also allow for the potential of decreasing on-site parking spaces, which can save projects millions of dollars.

- **Streamlined development review for affordable housing (Action H-6.).** Clear and certain county approval processes are critical for delivering affordable housing projects on time and on budget. APAH routinely spends

4318 N Carlin Springs Road
Arlington, VA 22203

703.276.7444

www.apah.org

tens of thousands of dollars in legal work during the development review process. With more streamlined entitlement processes for affordable housing projects, this money could instead go towards lowering rents for our residents. We particularly encourage you to consider more by-right development opportunities for majority or 100% affordable multi-family projects.

- **Create inventory of at-risk affordable properties (Action H-25.).** Like other non-profit affordable housing developers in the region, APAH often must compete against much bigger market-rate developers for sites to build. We often pay brokers to help us find sites in this competitive marketplace. Any help from local jurisdictions, such as keeping inventories of at-risk properties or working with non-profit developers to exercise right of first refusal policies, gives us a tremendous advantage over the competition and cuts out broker's fees. This helps ensure that committed affordable housing get built in the places that most need it at the lowest cost.
- **Create inventory of underutilized land (Action H-3.).** Finding land is a primary challenge of our work. APAH has had great success in partnering with owners of underutilized land, including faith-based or other non-profit partners, such as the American Legion. We would love to bring this experience to Montgomery County, and welcome county leadership in this effort.

In the future, an additional item we support is:

- **Affordable housing bonus density, especially near transit.** Although Montgomery County already has an existing MPDU program, we encourage the county to consider raising the 22% bonus density cap for 100% affordable housing projects, particularly those near transit. We would also like to see further discussion on neighborhoods where affordable housing bonus density might be available, such as current low-density areas near transit corridors. Given their complex financing structure, affordable housing projects are difficult and expensive to build no matter the size. APAH has found that our biggest projects are also often the most cost efficient, and bonus density makes this possible.

In sum, we think that the Thrive 2050 plan is a significantly positive step forward toward a more affordable and inclusive Montgomery County, and an opportunity to further the County's reputation as a progressive community through forward-looking land use planning. We encourage you to pass the plan as soon as possible. Thank you for your time.

Sincerely,

Carmen Romero

Carmen Romero
President and CEO
Arlington Partnership for Affordable Housing



PH 6-17-21 THRIVE
MONTGOMERY 2050

5129946

PD

From: [Hy-Tech Fittings <rmcgarvey@hytechfittings.com>](mailto:rmcgarvey@hytechfittings.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050
Date: Thursday, November 18, 2021 3:47:38 PM

Vote for the above and you will be voted out of office.

Ray McGarvey

From: [Rosemary Lyon <rdlyon18@gmail.com>](mailto:rdlyon18@gmail.com)
To: County.council@montgomerycountymd.gov; councilmember.Friedson@montgomerycountymd.gov;
councilmember.Hucker@montgomerycountymd.gov
Subject: Concern about Thrive Montgomery
Date: Thursday, November 18, 2021 5:24:12 PM

Dear Council Member:

As a resident since 1972 of the Westgate area in Bethesda (members of the Westmoreland Citizens Association), I urge you to stop back and rethink the “Thrive Montgomery” plan that is currently under consideration.

My husband and I strongly favor affordable and diverse housing in Montgomery County. However, these worthwhile objectives need to be achieved without rushing into a plan that will cause incredible dislocation in existing communities and that will add to the escalating traffic and noise pollution we have personally experienced in recent years. The eventual overcrowding of the public schools should also be part of the discussion.

“Thrive Montgomery” is a flawed plan that should never be implemented without the input and buy-in of the citizens of Bethesda and without a full exploration of the tax consequences of such a plan.

Montgomery County is known for good government. We need to keep it that way. Certainly, there should be enough creativity on the part of the County’s planning officials for them to come up with a plan that keeps the good things that exist in our communities while utilizing undeveloped lots and existing housing to increase the number of affordable units.

We urge you to think this through and not rush into a decision that will be seen as short-sighted in the future.

Sincerely,

Rosemary and John Lyon
5127 Worthington Drive
Bethesda, MD 20816

From: [Andy Montemarano <andy.montemarano@gmail.com>](mailto:andy.montemarano@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive Montgomery
Date: Friday, November 19, 2021 8:28:31 AM

Dear Council Member

I live in the Edgemoor community close to downtown Bethesda. Years ago we chose to live in Montgomery county based on the Master plan in our community. The promise was made to preserve our single home neighborhood in "exchange" for the explosive growth in downtown Bethesda. This commitment seems to have been conveniently forgotten.

Councilmembers and Planning Board members have claimed that Thrive is "no change at all," and merely reflects the housing policies that the County has already been implementing for years, going back to the Housing chapter revisions of the current General Plan, passed in 2011.

That is simply not true, and is yet another way to avoid discussing the substance of these radical policy changes.

The very first goal stated in the 2011 revision of the Housing chapter of the General Plan is to "[c]onserve and care for existing neighborhoods and the existing housing stock." It continues, observing that "[m]aintaining the quality of established neighborhoods is essential to sustaining the quality of their homes" and that "...[m]aster plans, in particular, must devote special attention to protecting existing neighborhoods."

Six years later, in 2017, the revised Master Plan for the Bethesda Central Business District (the Bethesda Downtown Plan), restated this goal:

"The Bethesda Overlay Zone is intended to appropriately allocate density within Downtown Bethesda to protect existing residential neighborhoods, provide additional opportunities for parks and open space, expand the County's affordable housing inventory...."

Which is it? Will the council stay true to it's word or renege on the promise made to our community? Will you trade your integrity for crowded schools, strained infrastructure and increased (not necessarily affordable) housing estimated, in my neighborhood to cost over 1 million dollars per unit?

If you choose the latter, you have lost my support and my vote.

Andrew Montemarano MD

PH 6-17-21 THRIVE
MONTGOMERY 2050

5129969

NAN
CC
PD

From: [Pete Freeman <spectator@gmail.com>](mailto:Pete.Freeman@spectator@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Public Statement in Support of Thrive 2050
Date: Friday, November 19, 2021 10:31:59 AM
Attachments: [Statement of Pete Freeman.pdf](#)
[Untitled attachment 00006.txt](#)

As I understand there may not be an opportunity to speak at the November 30 public hearing, please enter the attached statement into the record. I also added this text to the online form, so apologies for the duplication.

Thank you,
Pete Freeman
Bethesda

My name is Pete Freeman. I live in Bannockburn with my wife and two children and I've considered Montgomery County my home for more than 45 years. I support Thrive Montgomery 2050 for the following reasons:

1. Resident Mix: When I grew up in Bethesda, my friends' parents were government workers, lawyers, doctors, scientists, educators, homemakers, and diplomats, and, while this area was not nearly as diverse as other parts of the Washington region (largely by design), our differing backgrounds were mutually enriching. This mix is already changing, and if we don't increase the variety and amount of available housing across the county, the only people who will be able to live here will slot into a narrow demographic.
2. Need for middle-market housing: We are quickly becoming a county that is not affordable to first responders, teachers, and other middle-income earners. Do we really want them to commute from West Virginia or Frederick, increasing traffic and time spent away from their families? Don't we want our police officers, for example, to live in our neighborhoods and connect with us beyond (often painful) interactions at work?
3. Need for affordable housing: Affordable housing should not just be located near other affordable housing or in high-density urban areas. Our current laws make building affordable housing of any type in areas such as west Bethesda essentially impossible. That is unconscionable and renders our colorful "all are welcome" signs meaningless.
4. We have room to grow: For the past 20 years, 2,000 square foot houses have been torn down and replaced with 5,000 square foot mansions. No one really complains about them anymore, so why would anyone care if they house two or three families? There will be plenty of time to build out public transportation and other infrastructure to meet increased need.
5. What matters won't change: Montgomery County is not an amazing place to live because only one family is allowed to live in one house. It's because of our proximity to jobs, restaurants, retail, and cultural resources. It's because of our public schools and our curious, intelligent, and friendly citizenry. Giving more people the opportunity to live here will not change any of that.

You will probably hear from some longtime residents warning that Thrive Montgomery 2050 will destroy the essential character of our neighborhoods. But my parents moved to Bethesda with me in 1975. I remember the Hot Shoppes, the cement factory, and Lowen's Toy Store. I had birthday parties at Farrells and Shakey's and went to Wood Acres, Pyle, and Whitman with my brother and sister. This native Bethesdan knows that more neighbors cannot destroy our neighborhoods, but inaction and fear might.

We need equitable and sustainable planning, and I urge the council and all Montgomery County residents to support Thrive Montgomery 2050.

From: [Ben Danforth <bdanforth@gmail.com>](mailto:bdanforth@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Approve the Thrive Montgomery 2050 plan
Date: Saturday, November 20, 2021 10:52:06 AM

Dear Councilmembers,

I urge you to approve the latest draft of Thrive Montgomery 2050 to help Montgomery Country remain an open, diverse, and sustainable place to live and work. Having been a tenant and then a homeowner in the county for several years, I can attest that the county's housing stock is not keeping pace with its population growth (as evidenced by high and rising housing costs). In addition, it is becoming increasingly apparent that the single-family-home residential model is not working well to address the country's housing needs in a socially inclusive and environmentally sound manner. It is therefore imperative that Montgomery County adopt the Thrive Montgomery 2050 plan to reflect these new realities and encourage smarter growth in areas of the county that have already been developed. Without being more forward thinking, Montgomery County risks becoming a static and exclusionary gated community.

Sincerely,
Ben Danforth

4925 Bel Pre Rd
Rockville, MD 20853

From: [Michael Robinson <mwrwr4@gmail.com>](mailto:mwrwr4@gmail.com)
To: County.Council@MontgomeryCountyMD.gov
Subject: Thrive Montgomery 2050 - Community Concerns
Date: Sunday, November 21, 2021 5:19:04 PM

To Whom It May Concern:

This letter is in strong opposition to Thrive Montgomery 2050, the Attainable Housing Strategies Initiative, and the Zoning Text Amendment as they are currently drafted.

As a multi-decade resident of Bethesda and the Wood Acres-area community, the long-term impact of these proposed changes rightfully deserves much greater study (and public debate) than they have received to date. The opaque nature with which these profoundly transformational changes have been developed and fast-tracked — especially as we've all worked through the issues around Covid-19 — are directly counter to the spirit of open government and transparency. Ideals to which we should all aspire, especially in this County.

Moreover, the designation of the River Rd. corridor for additional building/congestion is especially irksome, in that these changes will have a cascading impact on schools, roads/parking, and a wide range of infrastructure that is already stretched too thin.

Specifically:

1. Elimination of single-family zoning County-wide “by right” takes away the honest (and most appropriately local) feedback that every community should have the opportunity to offer. Any zoning changes should be implemented using the traditional Master Plan process to properly address the character of individual communities, rather than adopting a “one size fits all” housing policy. We all have the right to have a say about our communities, and abdicating that in one fell swoop is wrong.
2. Formal Neighborhood Advisory Groups (instead of the public sessions the County used to establish the Westbard Sector Plan, for example) should be established as part of the Master Plan process to evaluate zoning changes. This ensures meaningful public participation by residents and other stakeholders in planning and land use issues specific to the affected communities.
3. At least three full Council working sessions should be held prior to any of these plans being approved so that the Council as a whole will be able to consider, and resolve, all open issues.

Just as residents across the County have the obligation to voice their thoughtful and legitimate views in a respectful manner, our elected representatives have an equal duty to listen, understand the depth of public concern, and the gravity of potential consequences for all parties concerned.

Thank you for your review of this important matter.

Michael Robinson

Michael W. Robinson
202-255-0737
mwrwr4@gmail.com



4510 Cumberland Avenue
Chevy Chase, MD 20815
(301) 657-3211
Town@townofsomerset.com



Jeffrey Z. Slavin
Mayor

Matthew Trollinger
Town Manager

11/14/2021

To: Montgomery County Council

Re: Thrive 2050

Dear members of the Montgomery County Council:

We, the elected representatives of the Town of Somerset, in Chevy Chase, MD, submit the following statements and recommendations on Thrive 2050 to the Montgomery County Council.

Our point of view:

We make the following six statements summarizing our point of view on Thrive 2050:

- (1) **We strongly believe that we must build inclusive and diverse communities and address climate change, which are some of the key drivers of Thrive 2050.** We applaud efforts to update a dated 60-year general plan and to develop interventions to make Montgomery County a diverse and thriving community. We recognize that there is a housing scarcity in Montgomery County and the existing housing stock in neighborhoods like ours is not easily affordable for many. We recognize how single-family zoning is considered part of a series of exclusionary policies that have kept communities of color and less-affluent populations from accessing certain neighborhoods. We cannot easily right the wrongs of the past, but we can work together to fix them.
- (2) **While we support the key drivers of Thrive, our town’s residents have not had the opportunity to meaningfully engage with this historic general plan since most of**

Thrive's consultation process was conducted during the pandemic. The bar for engagement from the Montgomery County Planning Department needed to be higher given the historic nature of this general plan update and unusual circumstances provided by the pandemic. For example, despite being well-intentioned, it was clearly inadequate to send a postcard summarizing an over 100-page document on a 60-year general plan update with strategies that are intended to impact people's way of life in our County for decades. As a result, it is widely acknowledged in the County that there is a lot of misinformation and lack of education on this subject.

- (3) **We believe the COVID-19 pandemic has shifted patterns of work, commuting and what communities value, perspectives that must be incorporated in any multi-year planning effort, especially a 60-year update like Thrive.** The pandemic will have profound long-term effects on people's preferences for living and working (for example, emergence of a blended workforce, preferences to retire in place, preference for access to trails vs transit lines), exactly the kind of big picture direction that needs to be reflected in a high-level general plan. The pandemic may have also challenged the underlying population growth assumptions behind Thrive. Our town is already experiencing the effects of these changes.
- (4) **We believe there is likely a trade-off between how (i.e., level and speed) a town like Somerset unlocks housing stock, under the broader framework for Thrive, and the level of community we can maintain.** More housing stock from our town, one way or another, will of course improve the likelihood of more people moving to our neighborhood, expanding the possibility for more to be part of our wonderful community. But there is a trade-off between the level of and the speed with which we unlock housing stock and the level of services we offer and the community we can maintain. Our infrastructure and services across the board will not easily sustain the cumulative impact of multiple overlapping attainable housing strategies.
- (5) **We believe Thrive will be a stronger general plan if it acknowledges local conditions on pre-existing densification to inform attainable housing approaches.** Though Thrive recognizes local contextual factors at points in the document, that perspective is not explicit in the attainable housing chapter. For example, our town shares a boundary with Friendship Heights, one of the densest areas in the County, where there is both planned development and opportunities for further development which will directly impact the overall densification in our area. That pattern of existing dense residential development is potentially unique among neighborhoods in the growth corridors intended for infill development in the Thrive document.

- (6) **While we applaud Thrive’s broader commitment to climate change, we believe our town’s own efforts to mitigate the impact of climate change, specific to the unique circumstances of our town, will be impeded by the level and speed of further development.** For example, our recently adopted ordinance on stormwater goes further than County measures because of the unique topography and nature of stormwater challenges in our town. Most of our homes are vulnerable to flooding or in naturally occurring watersheds made worse by rainfall.

Actionable recommendations:

Based on the perspectives above, we make the following four actionable recommendations:

- (1) **Extend the consultation period on Thrive 2050 to give residents and communities more time to engage.** We recommend the County Council to create more opportunities for residents to engage with Thrive 2050 documents as currently drafted with involvement from local governments to facilitate discussion and dialogue. Emphasis could be placed on older residents, people of color, younger families and many others underrepresented in the consultation process to date. In addition, the County Council could also lean on the upcoming election process to solicit views and perspectives on Thrive, holding a vote on the plan after the mandate from elections.
- (2) **Request the Planning, Housing, and Economic Development (PHED) Committee or the Planning Board to conduct a study to incorporate the pandemic’s effects on work and living, which in turn impact the underlying assumptions for Thrive.** Such a study could simply reaffirm the direction of Thrive as is or it could reveal new directions not previously considered and important for this historic general-plan update.
- (3) **Give our town the opportunity to testify on how we are attempting to mitigate the impact of climate change specific to the circumstances of our town (e.g., on stormwater).** We contracted a specialist firm to conduct a comprehensive study on stormwater and related issues using GIS data. Our town has eight naturally occurring watersheds which have been aggravated by historic rainfalls brought about by climate change.
- (4) **Request the Planning, Housing, and Economic Development (PHED) Committee or the Planning Board to update the attainable housing section in Thrive to address a managed or phased approach to attainable housing.** The attainable housing section of Thrive should include a framework to guide and inform a managed or phased approach to attainable housing. The framework can include a way to assess the cumulative impact on any one town or area from multiple overlapping attainable housing approaches and the unique circumstance of a town or area relevant for densification.

(5) Request the Planning, Housing, and Economic Development (PHED) Committee or the Planning Board to update the attainable housing section to address local site conditions on densification. The chapter needs to be updated to address local densification conditions as an important contextual factor in attainable housing. Our town is not alone in possessing unique characteristics relevant to future urban planning.

We hope our comments will strengthen the ambitious general-plan process and you will consider them within the timelines established for Thrive 2050.

Sincerely,

The Mayor and The Town Council
Town of Somerset

CC: County Executive Mark Elrich
Council President Tom Hucker
Council Vice President Gabe Alborno
Councilmember Andrew Friedson
Councilmember Evan Glass
Councilmember Will Jawando

Chair Casey Anderson
Councilmember Sidney Katz
Councilmember Nancy Navarro
Councilmember Craig Rice
Councilmember Hans Riemer

From: [Eric Rubel](#)
To: councilmember.hucker@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
councilmember.rice@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov
Cc: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Wednesday, November 24, 2021 12:30:35 PM
Attachments: [FW_Bethesda_Housing_Stats.eml \(183 KB\).msg](#)

Dear Councilmember:

I am a longtime Bethesda resident writing in opposition to Thrive Montgomery 2050, which is currently pending before the Council. I appreciate the Council's recent announcement that an additional public listening session has been scheduled for November 30 to receive input from residents on Thrive, but I urge you to (a) vote against the current version of Thrive as it lacks evidence-based solutions to the County's housing needs, and (b) develop a process to ensure that planning for our County's future is done in a manner consistent with the interests of existing residents and recognizes that one-size-fits-all changes that fail to consider differences among the affected communities are not the answer.

Require evidence based-solutions

We can only meet challenges for more affordable and "attainable" housing with evidence-based solutions. We rightly call out political adversaries on the opposite side of the aisle when they seek to drag us into a post-fact era in which baseless claims are a substitute for study and analysis. We must do the same here — with members of our own political party — by insisting that the so-called housing solutions in Thrive be supported by evidence, data, and studies demonstrating that the kinds of zoning changes Thrive will bring about have worked in other communities that have tried them or that they can work here. For example:

- Thrive continues to blame Montgomery County's housing challenges on single family housing, yet presents no evidence that the drastic zoning changes that would be adopted to implement Thrive's "vision" would:
 - increase rates of homeownership by race, income, and area;
 - reduce the number of and proportion of cost-burdened households;
 - not impose unmanageable burdens on the schools and infrastructure of the affected communities (including, for example, stormwater management, utilities, and parking); and
 - be fiscally responsible.

- Thrive ignores entirely the experience of other communities in which drastic zoning changes like those contemplated by Thrive have failed to achieve their objectives and have unintended adverse consequences. For example, [one of the few detailed studies of the effect of upzoning](#) found that, in Chicago, "the short-term, local-level impacts of upzoning are higher property prices but no additional new housing construction" and "no impacts of the reforms, however, on the number of newly permitted dwellings over five years." [Another study](#) of how upzoning activity was associated with neighborhood demographic change in New York City between 2000 and 2010 found that "upzoning activity is positively and significantly associated with the odds of a census tract becoming whiter, suggesting that neighborhood upzonings might accelerate, rather than temper, gentrification pressures in the short term." Yet, in reading Thrive or listening to its proponents on the Council, one would think that

sharply curtailing single-family housing is a well-established panacea.

- Some County Council and Planning Board members and staff repeatedly respond to any criticism of the zoning reforms promoted in Thrive by stating that Thrive changes nothing. That claim is demonstrably false. As the latest draft clearly articulates, Thrive is much more than a “vision document.” It is:

a framework for future plans and development that defines the basic land use policies and context for all public and private development in the county. It provides direction for decisions about land use, transportation, and related issues under local government influence....

Indeed, the Planning Board intends to present a Zoning Text Amendment to the Council immediately after Thrive passes — a ZTA that, as Planning staff has made clear, would effectively eliminate single-family zoning over a huge portion of the most populated areas of the County. In contrast:

➤ The 2011 revision of the Housing chapter of the General Plan states that “[m]aintaining the quality of established neighborhoods is essential to sustaining the quality of their homes” and that “[m]aster plans, in particular, must devote special attention to protecting existing neighborhoods.”

➤ Six years later, in 2017, the revised Master Plan for the Bethesda Central Business District (the “Bethesda Downtown Plan”), restated this goal:

The Bethesda Overlay Zone is intended to appropriately allocate density within Downtown Bethesda to protect existing residential neighborhoods, provide additional opportunities for parks and open space, expand the County’s affordable housing inventory....

➤ Further, the Bethesda Downtown Plan defines seven main objectives for housing, including:

Preserve and protect existing single-unit residential neighborhoods in and around the Sector Plan area.

In addition, data recently provided to me by the Montgomery County Planning Department indicates that, in the geographic area covered by the Bethesda Downtown Plan, more than 6,500 multi-family housing units have been (a) completed since 2015, or (b) approved for construction following adoption of the Bethesda Downtown Plan in 2017, and are thus in the “pipeline”. (Copy attached.) Significantly, all of these units are within a short walk of single-family neighborhoods, including mine, and all are being added without undermining the commitment in the Bethesda Downtown Plan to preserve single-family zoning. Yet, Thrive includes no analysis of such data in Bethesda or other affected neighborhoods to establish that Thrive’s objectives require breaching that commitment.

Only in a post-fact era could anyone now claim that Thrive, with its “vision” to drastically reduce single-family zoning in residential neighborhoods, is anything but a full reversal of these goals and promises. Particularly given the absence of any

evidence that this about-face will accomplish its goals without undue adverse consequences, it is no mystery why Thrive is causing an uproar among residents.

Process matters

The Council should reject a rush to judgment on Thrive, especially given that it is to set the County's course for the next 30 years. In addition, the Council should make explicit that community involvement, and not one-size-fits-all zoning changes, will be required. In particular, the Council should:

- Schedule full Council work sessions to review the current version of Thrive, as revised by the PHED Committee, so the Council as a whole considers and resolves all unresolved issues;
- Include provisions requiring Thrive's recommendations to be implemented using the traditional Master Plan process to properly address the character of individual communities rather than adopting one-size-fits-all housing policies for the County as a whole; and
- Require the establishment of Neighborhood Advisory Groups as part of the Master Plan process to ensure public participation by residents and other stakeholders regarding planning and land use issues specific to the affected communities.

Thank you for your consideration of these important issues.

Sincerely,

Eric Rubel
7201 Exeter Road
Bethesda

From: [Fawley-King, Todd](#)
To: [Eric Rubel](#)
Cc: JBurton@bethesda.org; [Hisel-McCoy, Elza](#); [Govoni, Lisa](#); [Stephanie Coppola](#)
Subject: FW: Bethesda Housing Stats
Date: Monday, November 1, 2021 2:22:46 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image018.png](#)
[Bethesda_ResidentialDataRequest_FinalTabs_11-2021.xlsx](#)

Eric,

We received your data request regarding about housing construction and occupancy rates in Bethesda. We sourced data from CoStar (a commercial real estate database), the State of Maryland Department of Assessment and Taxation, from our own development pipeline, and from our database of MPDU units to answer your questions. The geography we evaluated was the area in the 2017 Bethesda Downtown Plan. Below are detailed answers to your questions or where in the attached excel file you should look.

- *Number of housing units in Bethesda added over the past 5-10 years vs. prior periods (including all types of housing, e.g., apartments, condos, etc.);*

Please see the chart and data on the “YearBuilt” tab

- *Percentage of those units that are MPDUs;*

Please see the data on “YearBuilt” tab

- *Average monthly rental cost for Bethesda apartments (MPDU vs. other if available);*

For market rate rents please see the data and charts on the “MonthlyRents” tab. We have provided the overall unit rent that is representative of the market, and the per-square-foot rents. The current rents for MPDU properties are on the “MPDU” tab

- *Number of new housing units that are in the works to be built in Bethesda based on buildings currently being constructed or that are in the permitting process;*

There are currently no multifamily developments under construction in Bethesda according to commercial real estate database CoStar. For the pipeline of projects that have received site plan approval but have unbuilt units, see the ‘unbuilt units’ column on the “Pipeline” tab. Projects older than 10 years were removed under the assumption that at that age they are unlikely to ever enter construction. There are 5,271 units in projects that have received site plan approval in the past 10 years but that are not yet built. It is possible that a number of these projects will never receive the necessary financing and will never get built.

- *Occupancy rates in Bethesda apartments currently and the trend over time.*

For the vacancy rate of Bethesda apartments, please see the “MonthlyRents” tab. In addition, Montgomery County Planning released some analysis of multifamily vacancy in our downtown areas that is relevant to this question on the Third Place Blog on September 7th, see [here](#).

If you have any follow-up questions we would be happy to discuss this data further.

Best regards,



Todd Fawley-King

Real Estate Specialist

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
Todd.FawleyKing@montgomeryplanning.org
o: 301.495.4545



From: Jeff Burton <JBurton@bethesda.org>
Sent: Tuesday, October 26, 2021 1:24 PM
To: Hisel-McCoy, Elza <elza.hisel-mccoy@montgomeryplanning.org>
Subject: FW: Bethesda Housing Stats

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

Any chance someone at MNCPPC can answer these questions?
JB

From: Eric Rubel <earubel@gmail.com>
Sent: Monday, October 18, 2021 10:32 AM
To: Jeff Burton <JBurton@bethesda.org>; Stephanie Coppula <SCoppula@bethesda.org>
Subject: Bethesda Housing Stats

Jeff and Stephanie:

My friend and neighbor Judy Gilbert Levey suggested I reach out to you with some questions I have about housing construction and occupancy rates in Bethesda. As a decades long Edgemoor resident and new ECA Board member, I'm trying to get up to speed on Bethesda housing issues. I don't know the extent to which BUP tracks housing data or over what period of time, but here's what I'm trying to track down:

- Number of housing units in Bethesda added over the past 5-10 years vs. prior periods (including all types of housing, e.g., apartments, condos, etc.);
- Percentage of those units that are MPDUs;

- Average monthly rental cost for Bethesda apartments (MPDU vs. other if available);
- Number of new housing units that are in the works to be built in Bethesda based on buildings currently being constructed or that are in the permitting process;
- Occupancy rates in Bethesda apartments currently and the trend over time.

Thanks in advance for your help. If it would be useful to discuss, please call me at 301-633-5517.

Much appreciated.

Regards,
Eric Rubel

PH 6-17-21 THRIVE
MONTGOMERY 2050

5130194

PD
CC
MM
SS
GO

From: [Andy Leon Harney](mailto:Andy.Leon.Harney)
To: <villagemanager@chevychase3.org>
county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Wednesday, November 24, 2021 12:55:48 PM
Attachments: [Sec 3 letter to County Councilmembers.DOCX](#)

Please distribute the attached letter from the Section 3 of the Village of Chevy Chase Council to all Council members.

--

Andy Leon Harney Village Manager (301)656-9117

SECTION 3 OF THE VILLAGE OF CHEVY CHASE

P.O. Box 15070

Chevy Chase, Maryland 20815

301 656-0117

www.chevychase3.org

Dear County Councilmembers:

The Council of Section 3 of the Village of Chevy Chase wishes to express concern about the Thrive 2050 plan that is before the Montgomery County Council. We urge the Council to **take additional time** to examine the plan as it is outlined in the Thrive 2050 document. Thrive 2050 should not be rushed toward approval or adopted in its current form.

Thrive 2050's goals of economic health, equity, and environmental resilience are admirable. In its current form, however, it is not clear that Thrive 2050 creates a workable path toward achieving those important goals.

1. Thrive 2050's radical changes to residential zoning do not work for Montgomery County. To implement Thrive 2050's housing goals and policies, current residential zoning will be changed to allow market-rate multi-family housing units (duplexes, triplexes, quadplexes) in single-family neighborhoods **as a matter of right without any public input**, resulting in potential gentrification of neighborhoods and displacement of residents countywide. This one size fits all approach is unacceptable.

Thrive 2050 envisions much more density in down-county areas, particularly those that include railway stations. What Thrive 2050 does not acknowledge is that many of these areas—including single-family residential neighborhoods—are already densely populated. In fact, Section 3 (the area between Bradley and Taylor north/south and Connecticut Ave. and Brookville west/east) is the fifth most dense municipality in Maryland, and increased density would only exacerbate existing traffic, stormwater management, greenspace, and parking issues.

Thrive 2050 should specifically **mandate the traditional Master Plan process** and avoid imposing sweeping changes on communities without their input. The plan should also require the establishment of **Neighborhood Advisory Groups** whose voices will be taken into account as part of the Master Plan process to ensure public participation by residents and stakeholders regarding planning and land use issues in their communities.

2. Thrive 2050 does not address the need for affordable housing. Thrive 2050's main strategy is to increase housing density by allowing "attainable" housing (which has not been defined) in neighborhoods of single family detached homes. Attainable housing consists of such buildings as duplexes, triplexes, quadplexes, and apartment buildings with fewer than 20 units and condominiums. Although proposed as a means to provide more affordable housing, county planning officials have now conceded such housing instead will rent or sell at market rates. The Planning Board's own study in Silver Spring showed that townhouses in areas that are now zoned single family would sell for approximately \$800,000. This will do nothing to answer the demand for affordable housing.

3. Thrive 2050 fails to appreciate the value of multi-generational communities, or the practical considerations that make such communities feasible. In Section 3, we particularly value the mix of old and new residents. In the past year, we have seen many families with young children join the

community, and no fewer than 25 babies have been born to our residents during the pandemic. We also have many more senior residents who have lived here for decades. Thrive 2050 estimates that 1/3 of owner households are “over-housed” (i.e., have at least two more bedrooms than people), a category that undoubtedly includes large numbers of persons who continue to live in their family home after their children are grown. These long-time residents are valued members of our community. There will always be a natural level of turnover in communities, but Thrive 2050’s suggest that “attainable” housing helps “empty nesters who want to downside” is, at best, unsupported by evidence. The plan does not acknowledge the economic realities for many long-time residents who have sunk their life savings into their current home where their cost of living is far less than it would be if they were to purchase newly created “attainable” housing at a cost many times what they paid for their current home.

4. Thrive 2050 needs additional study and public input. Although Thrive 2050 is a precursor to major changes in our communities, many Montgomery County residents are either unaware of Thrive 2050’s existence or have only recently learned of it—and have not been impressed.

The plan’s authors claim it is based on community feedback over a two-year period. The current uproar makes it clear that, at the very least, the Planning Board’s outreach fell short. Moreover, by their own admission, “the outreach effort was *designed* to emphasize engagement with residents who will live longest with the recommendations made by this plan—Millennials and Gen Xers and high school and college students” as well as historically marginalized groups. No workable plan can simply ignore the current and future interests of residents who are 50 or older, and the dismissive approach to large numbers of voters is indicative of Thrive 2050’s top-down approach. The plan is not unifying, and is unnecessarily divisive because the work was not done to achieve community buy-in. *All* residents have a stake in the future of the County and in the future of our neighborhoods.

In addition, the long-term changes in our economy and in our way of living because of the pandemic have yet to be fully understood. Much of the “outreach” was done during the pandemic. Whatever plan is ultimately adopted, **there should be a mandatory 5-year review to check the plan against performance** and see if adjustments need to be made because of the impact of the pandemic or changes in the County’s economic situation.

5. Key stakeholders have been left out of the Thrive 2050 process. Thrive 2050 envisions dramatic changes to how residents live and work in the County, but without the input of experts on many of the areas affected.

- Thrive 2050 would dramatically alter transportation priorities within the County. Because so much of it is dependent on a dramatic uptick in public transit, the **Transportation & Environment Committee** should fully vet the plan to determine if its approach to transportation meets the needs of County residents, whether it is cost-prohibitive, and if the County can meet the demands of the plan.
- Similarly, the plan needs to better address the stormwater management impact of greater densities. This should be addressed in additional public hearings at which the Council can hear from experts and stakeholders.
- The **Government Operations Committee and Fiscal Policy** needs to review the plan to determine the viability of “15-minute communities” on government operations. The Office of

Management and Budget estimated that it will cost Montgomery County at least \$8.2 billion in capital costs through 2050—an average of \$292 million per year—to follow through on Thrive 2050, plus \$426.5 million in additional annual operating costs. Even assuming the “lowest cost scenario,” OMB estimated that Thrive 2050 would cost \$623 million per year—a 12% increase in the County’s annual budget. Thrive 2050 does not address where these billions might come from, and although the Planning Board objects to OMB’s analysis, it offers no evidence. The Planning Board’s answer is that more people will mean more revenues. The Council cannot responsibly vote for a plan that will either require massive tax increases or sit on the shelf as unbuildable. The financial impact of Thrive 2050 should be clearly understood before the Council takes action on the plan.

- The **Education & Culture** committee needs to look closely at the concept of 15-minute communities as it impacts the school system which seems to be going in the direction of larger schools that can offer students more resources, not smaller schools within walking distance of 32 “15-minute communities.”
- **Health and Human Services** needs to look at how health and social services will be delivered if clients have to commute to facilities by public transit, the extent to which new facilities will be needed to be created, and at what cost.
- **Public Safety** needs to examine how police, fire, and ambulances would be deployed in these newly densely populated areas, and whether new or larger facilities will need to be built to accommodate the greater densities.

6. Thrive 2050 is not merely “a guiding vision.” In response to criticism, proponents of the plan have attempted to portray Thrive 2050 as merely conceptual. But Thrive 2050 is a predicate for sweeping changes such as the Planning Board’s current work on a proposal that would alter most down county communities from single family zoning to multi-family zones by right. To downplay Thrive 2050’s real world effects is disingenuous, and the Council should not sidestep residents’ concerns.

We urge the County Council to take a step back. Thrive 2050 does not have public buy-in. The Council has an opportunity to take another look, get the benefit of committee analysis. The Council should hold more hearings—not just the single “listening session” that is currently planned—to understand residents’ concerns. The Council must be willing to alter the document to create a reasonable plan that supports communities, emphasizes local input, and goes beyond feel-good catchphrases and soundbites to a workable plan that actually addresses the County’s needs, now and going forward.

Sincerely yours,

Susan Baker Manning, Chair

Lawrence C. Lanpher, Vice Chair

Carolyn Greis, Buildings and Roads Representative

Ellie Nader, Secretary

Thomas K. Carroll, Treasurer

From: [Darnestown Civic Association <darnestowncivic@gmail.com>](mailto:darnestowncivic@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: DCA Written Feedback for Thrive Virtual Community Listening Session
Date: Sunday, November 28, 2021 2:38:36 PM
Attachments: [dca cm 211128 testimony 3.pdf](#)

Montgomery County Council:

On behalf of the Darnestown Civic Association (DCA), I've attached our written feedback for Montgomery County's 11/30/2021 Virtual Community Listening Session on Thrive Montgomery 2050.

We appreciate your continued collaboration and opportunity for input during this Thrive Montgomery 2050 process.

Please don't hesitate to reach out if you have any questions or would like to discuss.

Thanks,
Scott

cc:
Councilmember Hans Riemer
Councilmember Craig Rice
Councilmember Tom Hucker
Councilmember Gabe Albornoz
Councilmember Evan Glass
Councilmember Sidney Katz
Councilmember Nancy Navarro
Councilmember Andrew Friedson
Councilmember Will Jawando

--

Scott Mostrom

President, Darnestown Civic Association
301-760-6444



www.darnestowncivic.org



Darnestown Civic Association (DCA)
Written Feedback
Montgomery County Council's Virtual Community Listening Session on
Thrive Montgomery 2050 November 30, 2021

Early versions of Thrive Montgomery 2050 envisioned new ways of building community capability and making the planning process truly collaborative. We look forward to the day when our advanced county embraces an inclusive collaborative strategic planning process informed by a formal foresight function. We hope the Council can find a way to take the bold steps needed to reduce by a generation or two our wait until such a day arrives.

Our new comprehensive land use general plan needs to reinforce, rename, reaffirm, refine, and recommit to a **strong rural pattern**, containing nearly two-thirds of our land, thereby directing investment, development and growth into a tightly defined geographic area to achieve the population densities needed to create equitable outcomes, protect our ecosystem, and grow our economy.

It is time for another 1980 like line in the sand or the sprawl and corridor bloat will continue at the expense of the Corridor-Focused Growth area.

The residents of Darnestown and the Darnestown Civic Association have been actively engaged with Thrive for over two years. After writing you on 11/19/21, as included below on page 40, concerning one of the four straightforward non-disruptive Thrive adjustments we submitted as **Public Hearing testimony to the Montgomery County Council on July 8, 2021** we felt it would be useful for the Council to hear directly from our residents about the issue of being a named center of activity. In just three days over one in seven adults in our community decided to go on the record with you.

We continue to be certain our four straightforward non-disruptive adjustments are essential for our community and beneficial for the entire county. Since our July 8th testimony we have developed more layers of detail and rationale for our suggested adjustments. The clarity and cohesiveness of our adjustments grows



after each reiteration. We are ready to brief you and your staff at your request. We look forward to your consideration and support of our adjustments.

Thrive's Limited Growth area needs to be limited to avoid limited success. We have produced quite a bit of detail around how and why these adjustments need to be made and we are joined by other organizations in our call for these adjustments.

Thrive also risks limited success due to the failings it cites with its predecessors: tighter limits and plan adherence (see page 26) and the use of barriers, buffers and transition zones (see page 34). Thrive's large Limited Growth area and compact development everywhere in the name of complete communities create risk with their policy backed potential to induce sprawl.

Additionally, there are a multitude of minor language improvements, clarifications, and definitions needed in Thrive to ensure its guidance is not misconstrued or misused. There is no need for the plan to be weakened by a lack of final work effort around tightening the language.

A greater amount of consistency, coherence, and congruence better serves our county. The County Council should demand it. The Planning department is certainly capable of delivering it. Communities deserve it.

For now we continue to focus on the aspects that directly impact those we represent and communities like ours: places outside the Agricultural Reserve and outside the sewer envelope and more broadly all the areas outside what Thrive calls the "(established) development footprint".

A one page synopsis of issues with Thrive's Limited Growth area:

On a macro scale the Limited Growth area

- is a growth area with significant footprint
- consumes *Special Protections Areas*
- extends well outside *Priority Funding Areas*
- extends into *areas with no sewer service*
- extends into *sparsely populated areas*
- extends into areas with planned *rural patterns of transportation infrastructure*
- obfuscates the notion of an established development footprint
- is more than half composed of areas Planning designates as low "*level of activity heat*"
- Potomac areal is nearly half non-sewer service areas
- Patuxent areal west of MD-97 is nearly all non-sewer service areas
- consumes highly forested and stream intensive lands

and clearly appears to

- expand the established development footprint
- forgo a strong rural pattern
- detract from Corridor-Focused Growth

The Limited Growth area needs to be limited and the Rural Areas and Agricultural Reserve expanded to:

- create a resilient rural pattern
- protect the ecosystem
- align with other forward looking county policies
- support a variety of desirable county characteristics
- focus investment in the Corridor-Focused Growth area, Priority Funding Areas, and Equity Emphasis (Focus) Areas

Successfully managing a complex density gradient as illustrated within the Limited Growth area will be exceedingly difficult. Our wisdom and our experience say we will have very limited success for all the reasons pointed out in Thrive. In no case should the area be as large as proposed.

Supplemental Material to DCA July 8, 2021 Public Hearing Testimony

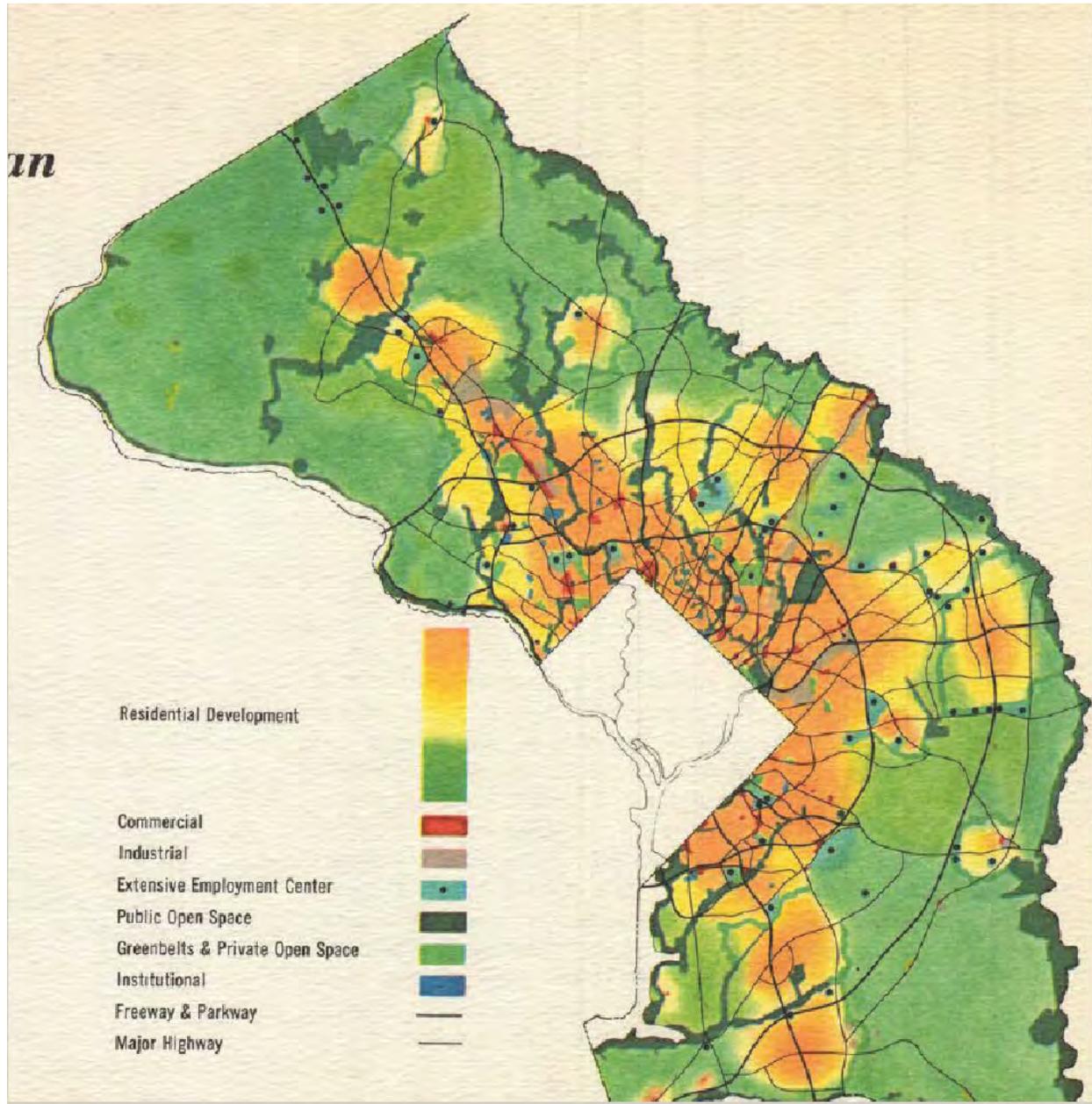
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[DCA Map Stack on the Rural Pattern and the Limited Growth Area](#)

What follows is something we call our map stack. It is a visual depiction of the Rural Pattern and shows Limited Growth area anomalies and its congruence and continuity issues with the natural, built, and planned environment.

1964 plan generalized land use map.
 Large rural pattern constraining the urban core and corridors.
 Olney and Damascus are outliers.



The 1993 plan, which is the current plan, defined the rural pattern and named it The Wedge consisting of two areas; an Agricultural Wedge and a Residential Wedge.

THE WEDGE

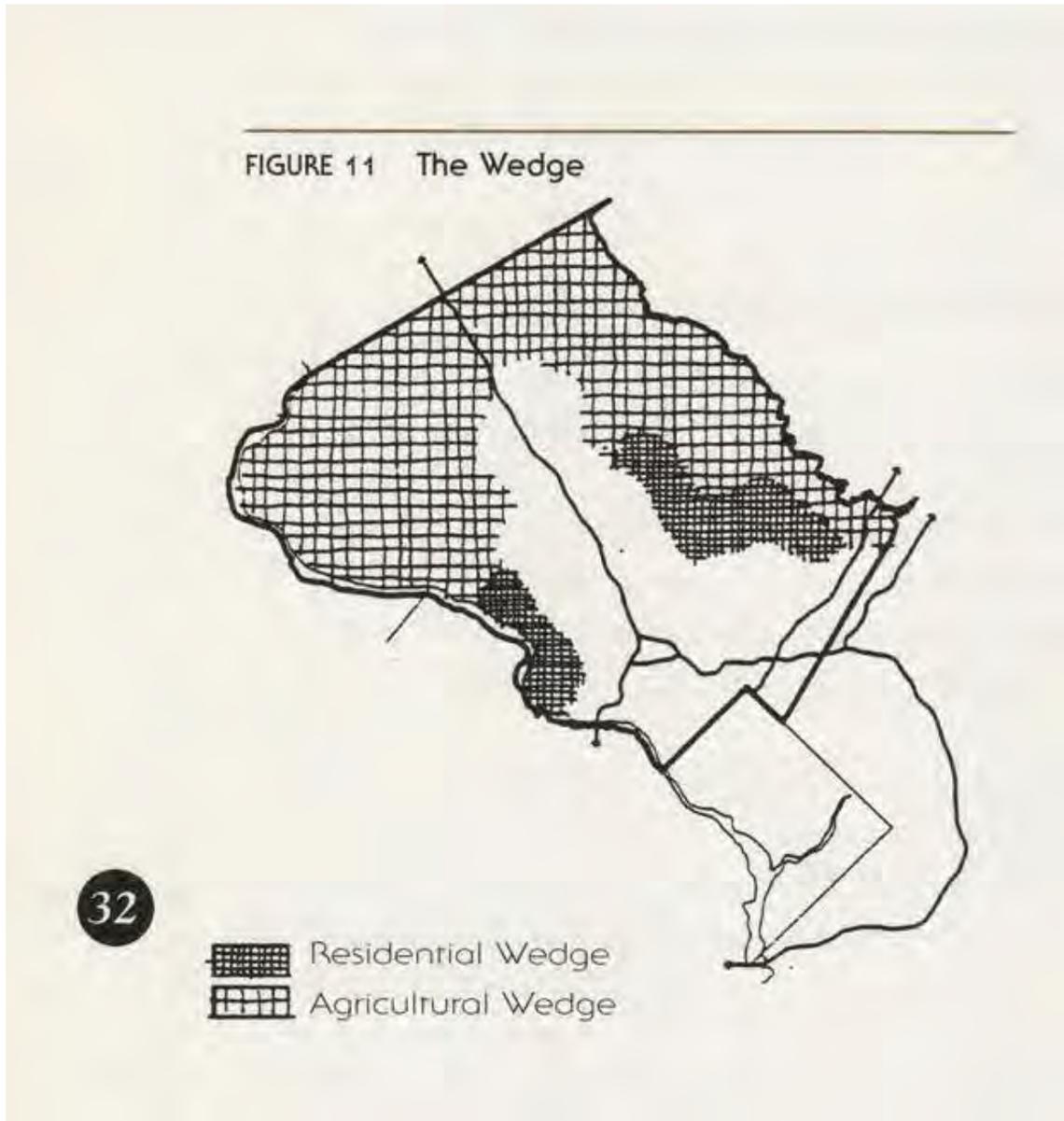
A vision for the Agricultural and Residential Wedge is generally characterized by ...

- agricultural use;
- low density residential development;
- large areas for open space;
- small rural centers; and
- targeted public and private investment.

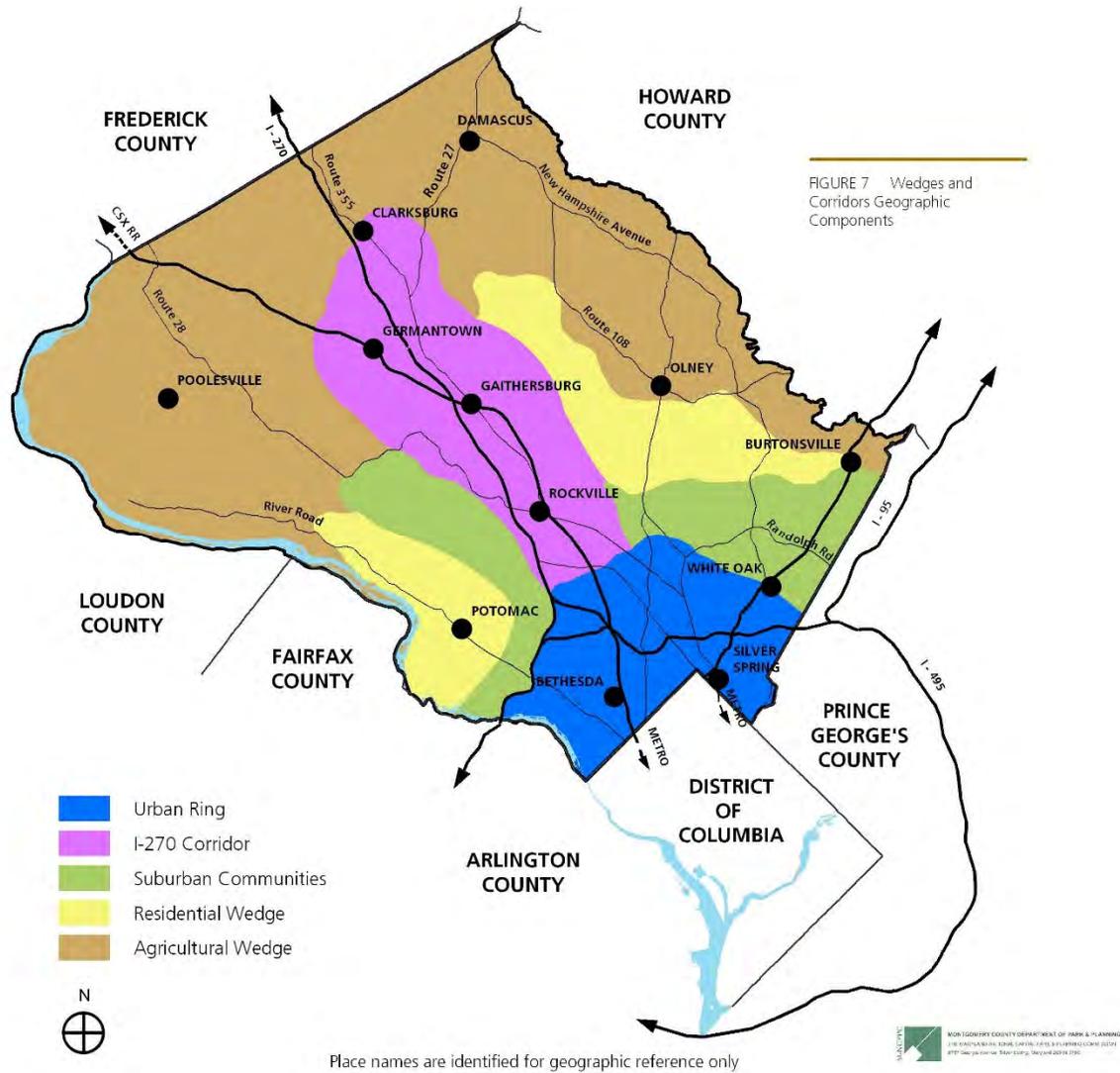
Location

The Wedge is divided into two distinct parts. The Agricultural Wedge consists of approximately 91,000 acres of land delineated as the Agricultural Reserve in the 1980 Functional Master Plan for the Preservation of Agriculture and Rural Open Space. **The Residential Wedge is defined as all Wedge areas outside the Agricultural Reserve. The Agricultural Wedge and the Residential Wedge together constitute approximately two-thirds of Montgomery County's entire land area. The Wedge areas are bounded by the County's two major water resources: to the west by the Potomac River and to the east by the Patuxent River.** Within the County, the Wedge areas are defined by the outer edges of the I-270 Corridor and by the Suburban Communities to the east and west of the Corridor.

The 1993 Wedge map representing the rural pattern.



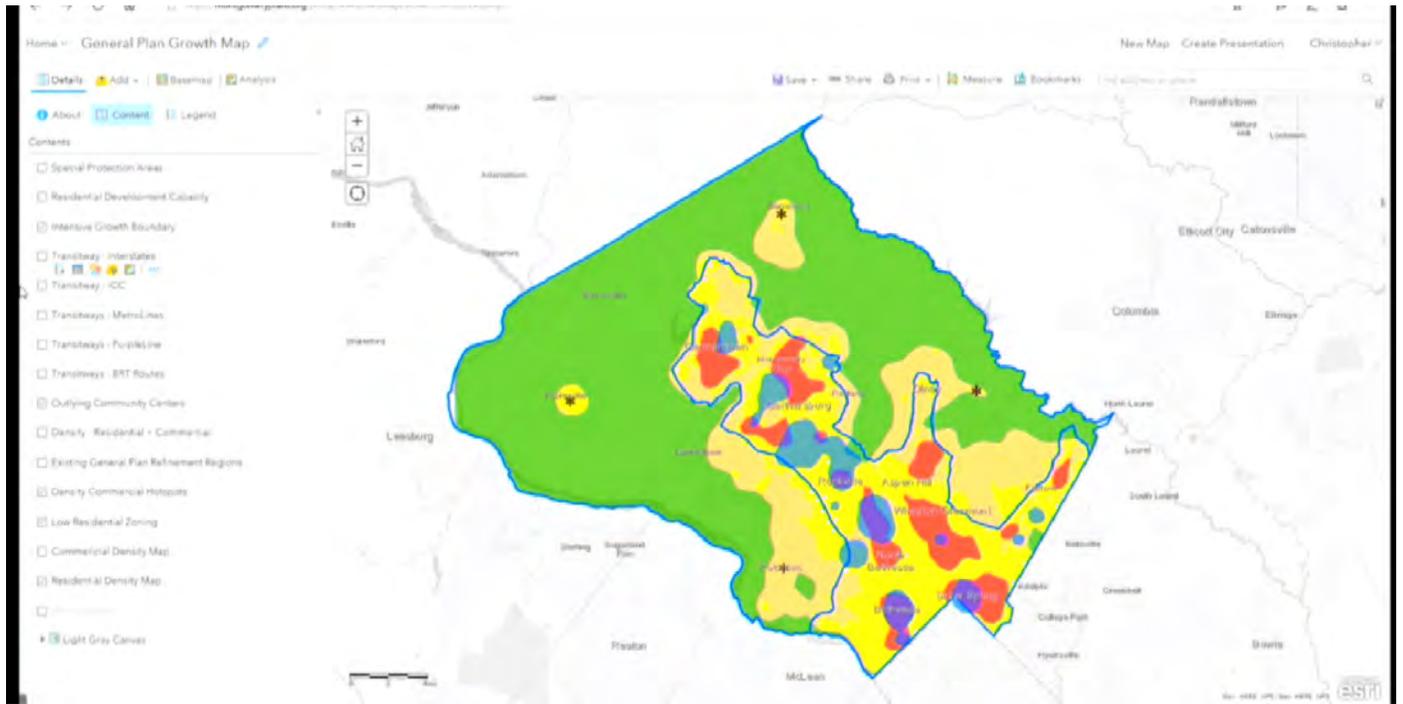
1993 plan generalized land use map.



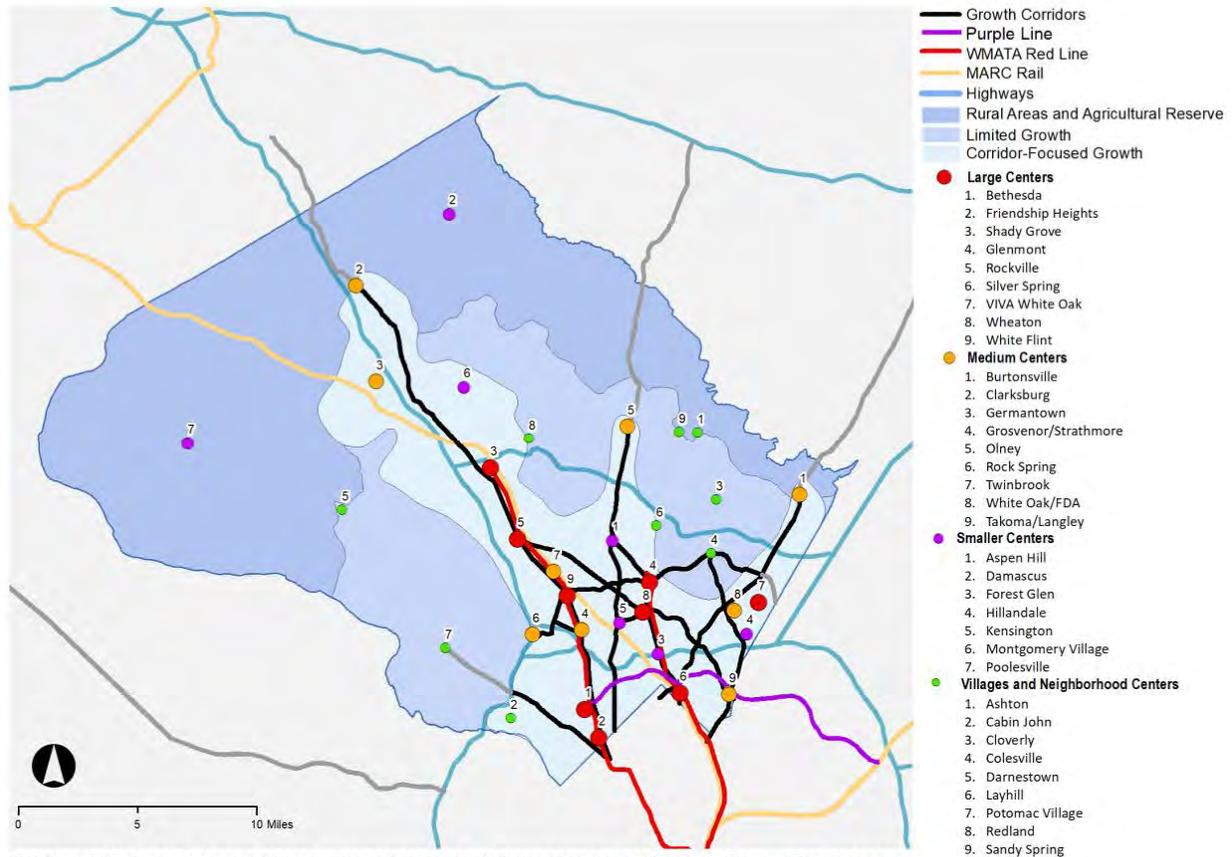
The Thrive Map from the Planning Board Public Hearing Draft. A web of centers and corridors focusing growth around transit stations and along the major corridors.



Thrive Growth Map from the Planning Board work session on January 28, 2021.

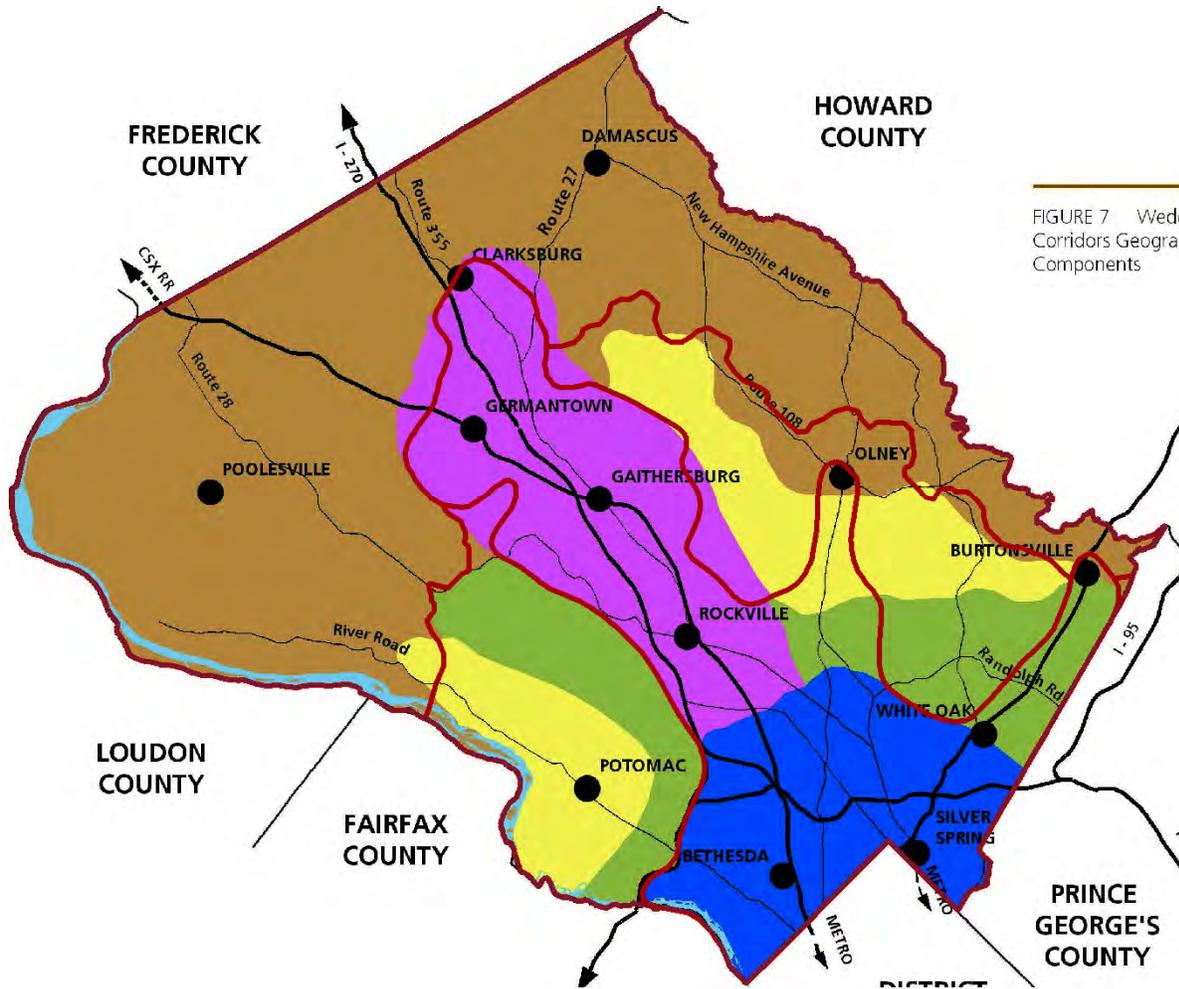


The currently proposed Thrive Montgomery 2050 Growth Map.

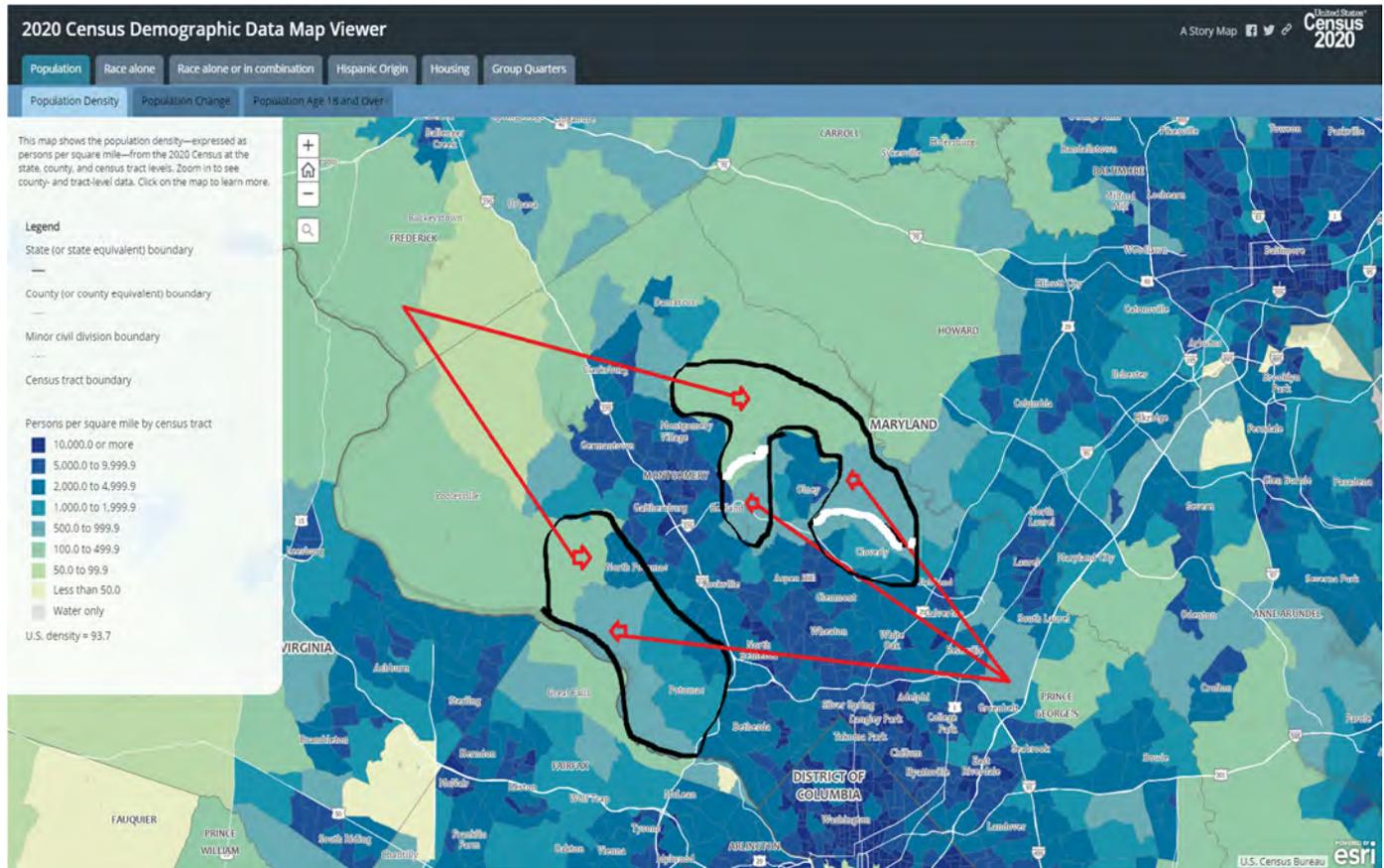


The Growth Map should be considered in the context of the Compact Growth and Complete Communities chapters. The centers of activity shown are not exhaustive of all existing or potential centers. Some of the centers listed on the growth map are not subject to Montgomery County zoning authority.

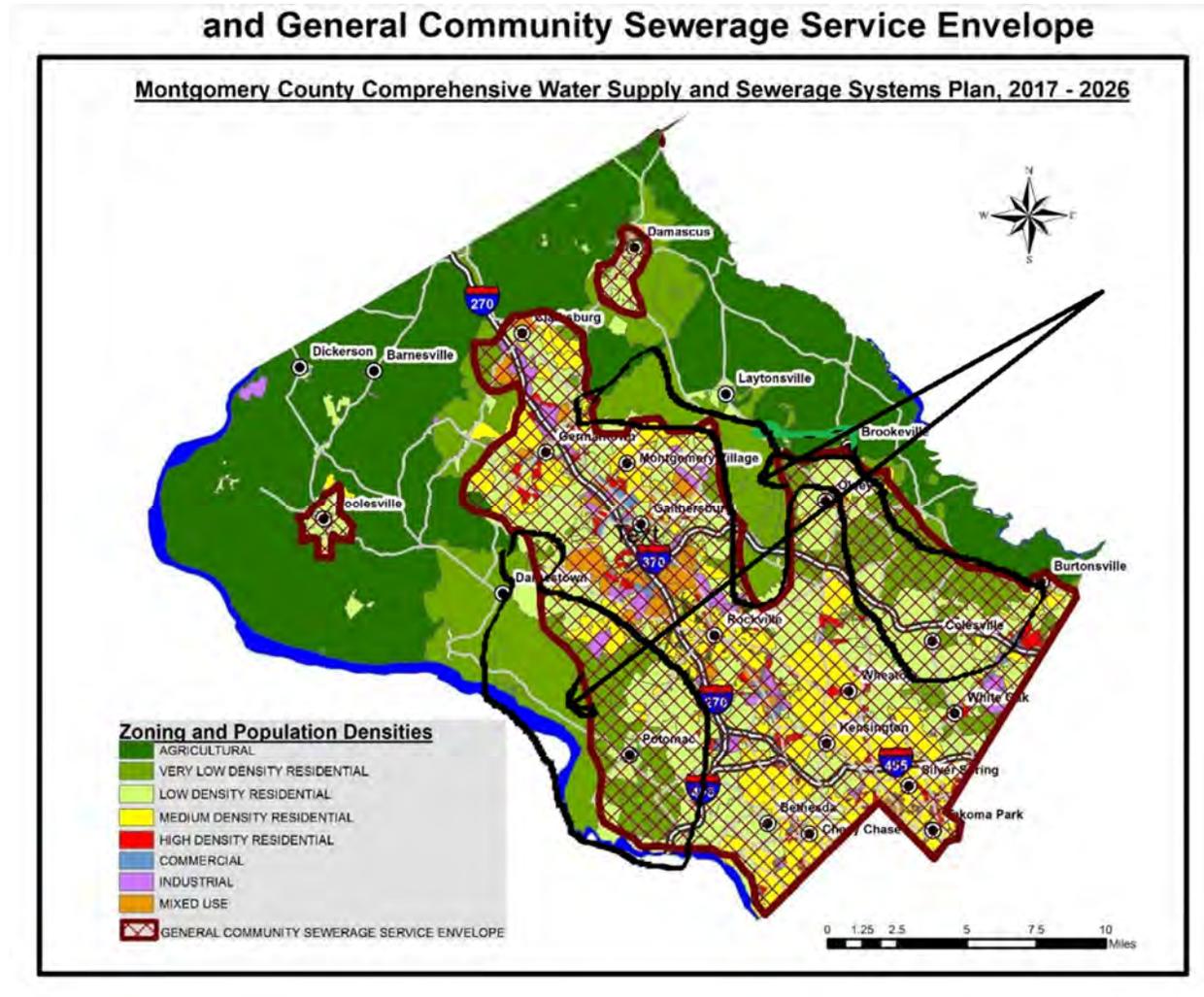
Thrive combines the yellow Residential Wedge and the green Suburban Communities of the 1993 plan together into a single area called the Limited Growth area. Not only does the Limited Growth area consume the entire Residential Wedge it includes land from the Agricultural Wedge.



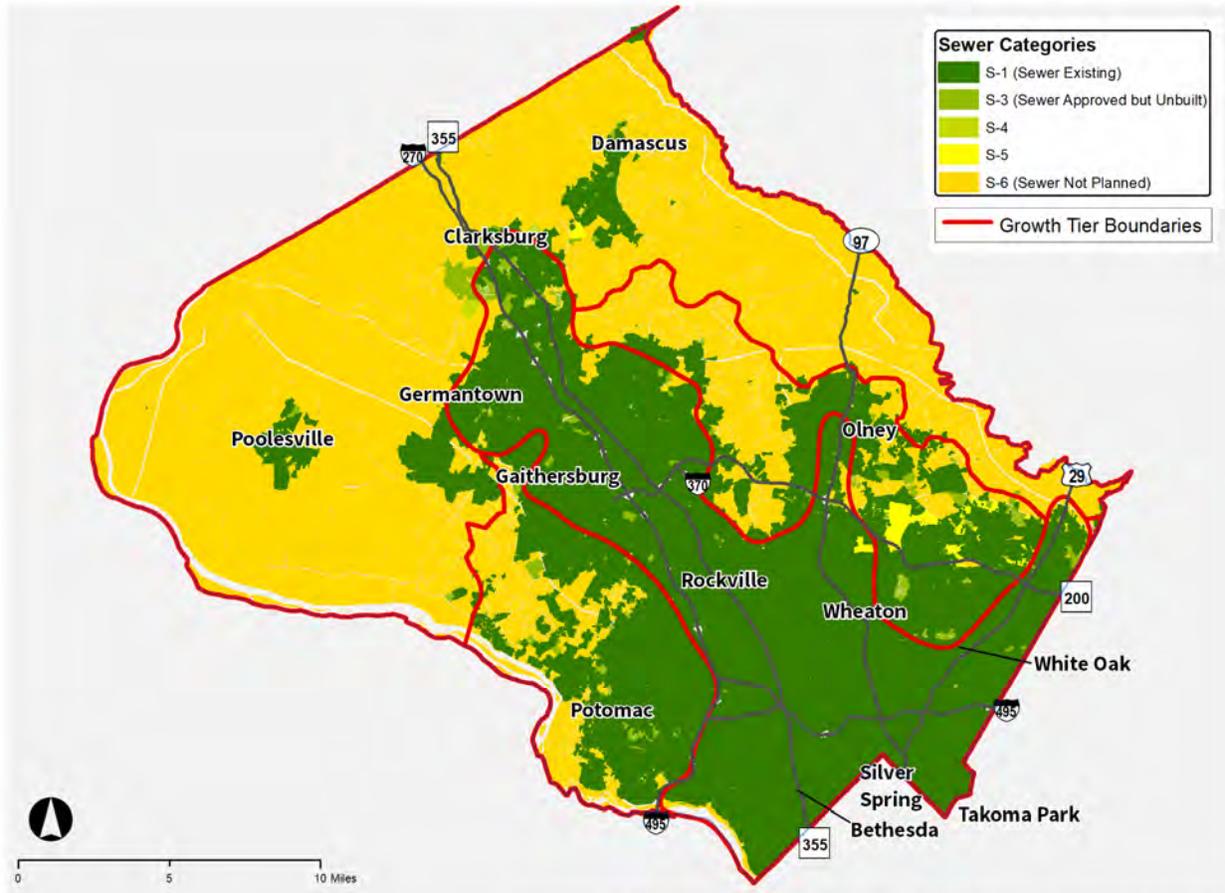
The Limited Growth area extends well into Montgomery County's least populated areas.



Thrive's Limited Growth Area includes two large areas outside the sewer service envelope.



The Limited Growth area promotes septic based development and / or an expansion of the sewer service area by its inclusion of “Sewer Not Planned” areas.



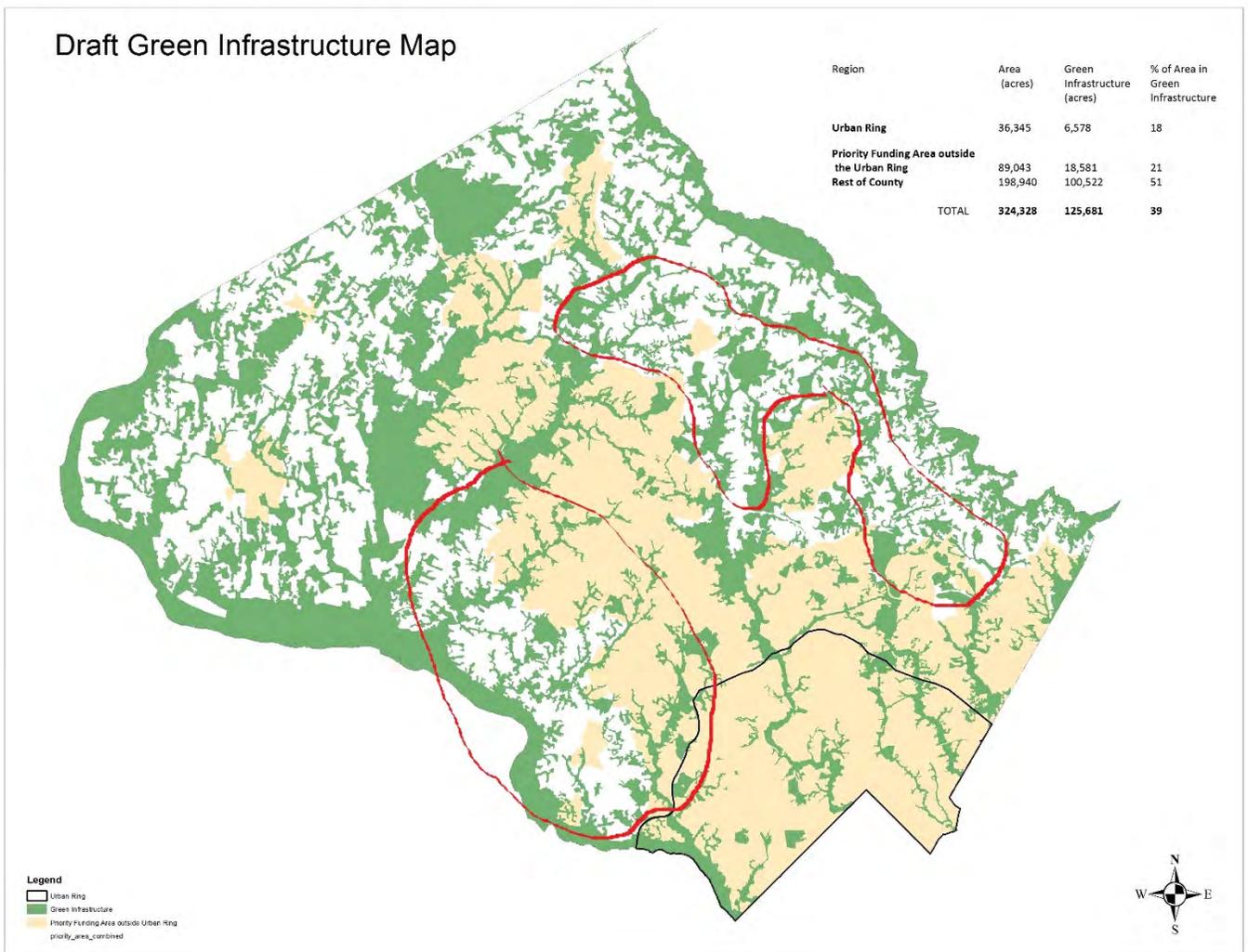
Document Path: O:\IT\I\Area 2\PopulationDensityMap\Khalid_lyr_Exports\Oct2021 thrive map with sewer envelope.mxd

The map used here is a generalized representation of ecosystem resources.

The northern Limited Growth area consumes high green density land.

The southern Limited Growth area covers the entire narrow green zone between the Potomac River and the Corridor-Focused Growth area.

The Limited Growth area contains a large amount of land outside of Priority Funding Areas and Rural Villages.

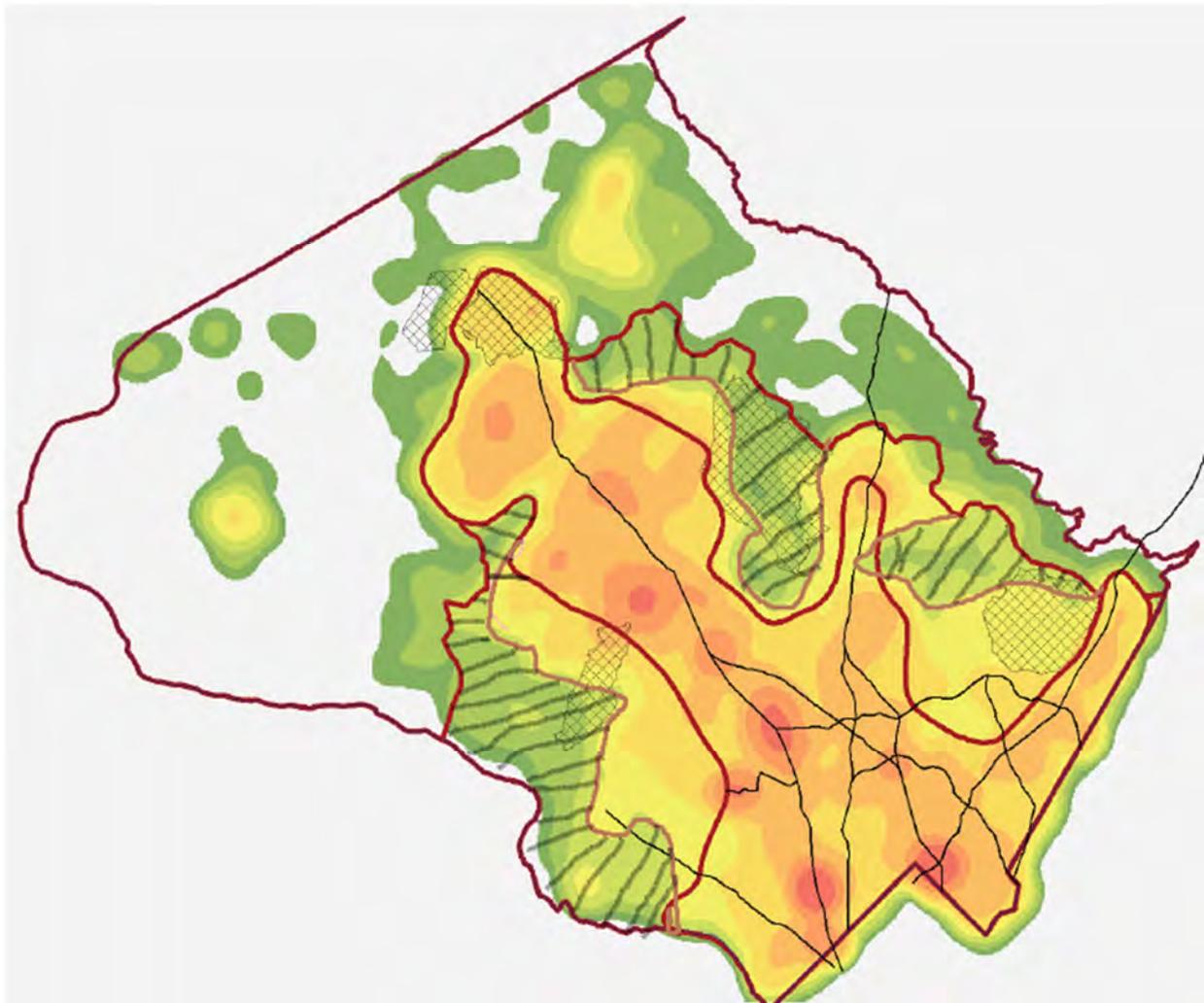


The colors represent “a level of activity heat map”.

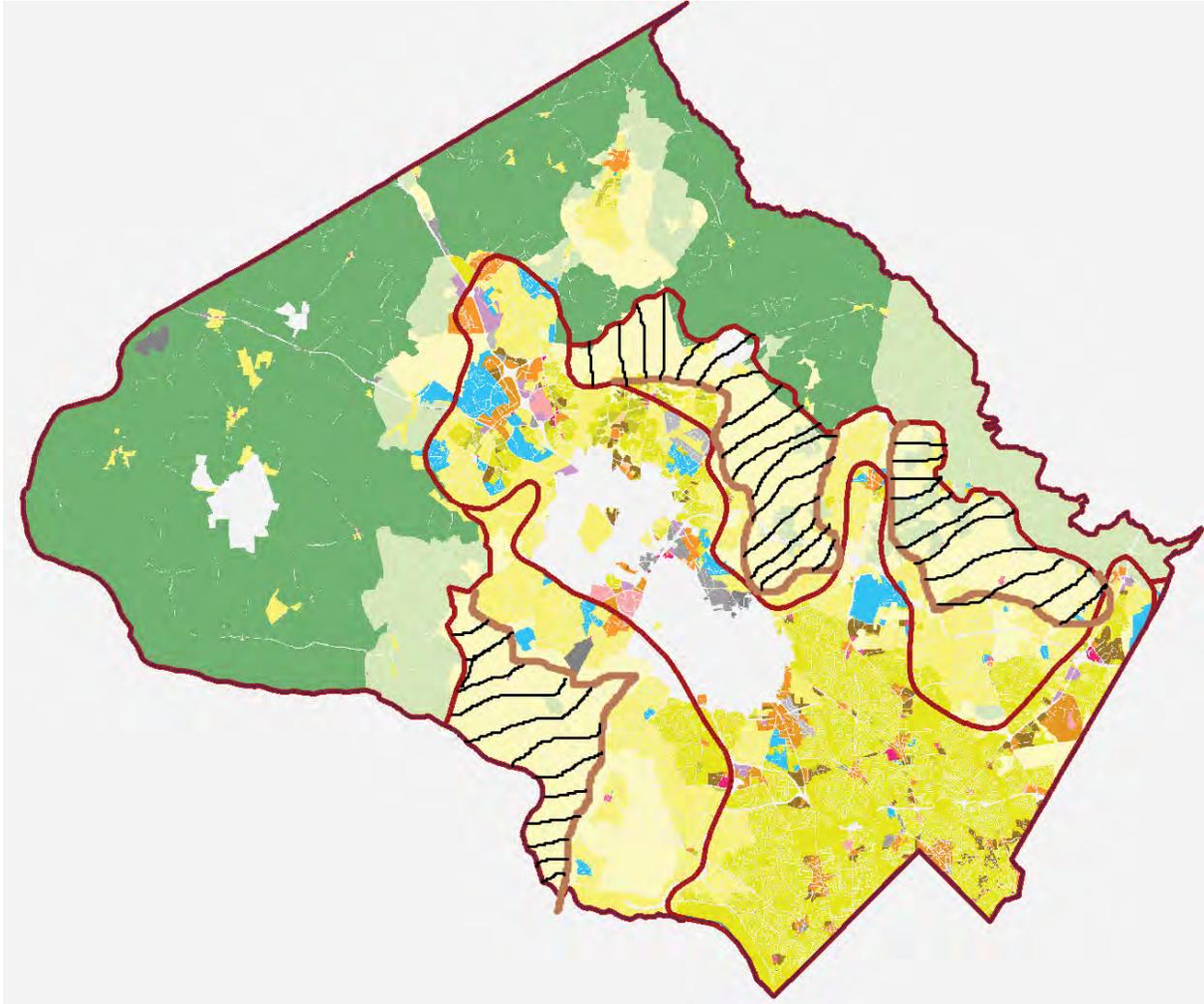
The tight cross-hatched areas are Special Protection Areas.

The wide striped areas on the map represent lower heat areas that should remain in the Rural Areas and Agricultural Reserve and not be included in the Limited Growth area.

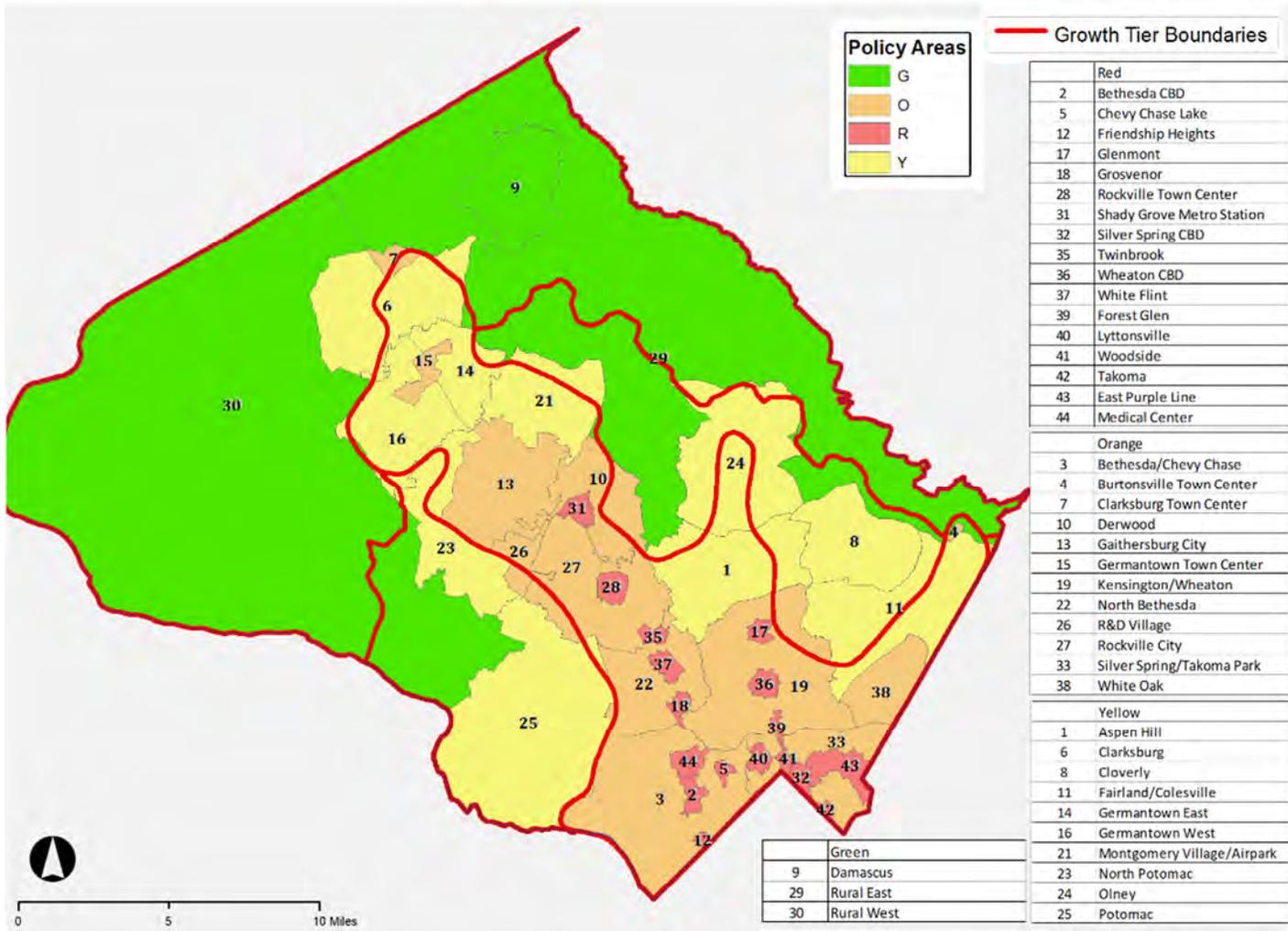
Three Special Protection Areas are consumed by the Limited Growth Area.



The wide striped areas on the map represent the RE1, RE-2, and R200 zones mostly outside the current sewer envelope that should be in the Rural Areas and Agricultural Reserve along with the RC (light green) zones.



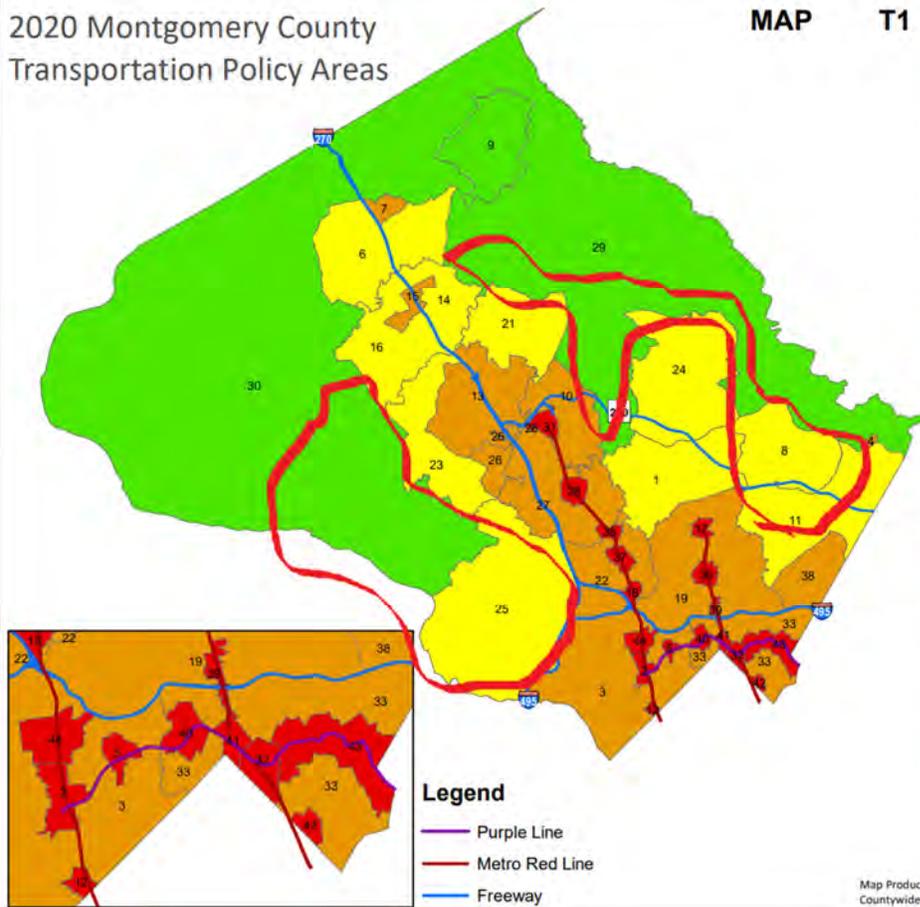
Thrive's Limited Growth area sprawls out into the Rural West and Rural East transportation policy areas of the adopted 2020 Growth and Infrastructure Plan.



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2020 Montgomery County Transportation Policy Areas

MAP T1



Red	
2	Bethesda CBD
5	Chevy Chase Lake
12	Friendship Heights
17	Glenmont
18	Grosvenor
28	Rockville Town Center
31	Shady Grove
32	Silver Spring CBD
35	Twinbrook
36	Wheaton CBD
37	White Flint
39	Forest Glen
40	Lyttonsville
41	Woodside
42	Takoma
43	Purple Line East
44	Medical Center
Orange	
3	Bethesda/Chevy Chase
4	Burtonsville Town Center
7	Clarksburg Town Center
10	Derwood
13	Gaithersburg City
15	Germantown Town Center
19	Kensington/Wheaton
22	North Bethesda
26	R&D Village
27	Rockville City
33	Silver Spring/Takoma Park
38	White Oak
Yellow	
1	Aspen Hill
6	Clarksburg
8	Cloverly
11	Fairland/Colesville
14	Germantown East
16	Germantown West
21	Montgomery Village/Airpark
23	North Potomac
24	Olney
25	Potomac
Green	
9	Damascus
29	Rural East
30	Rural West

Map Produced by the Montgomery County Planning Department
Countywide Planning and Policy Division (CPP) November 11, 2020

An MPOHT base map with an (ESTABLISHED) DEVELOPMENT FOOTPRINT AND PROTECTED LANDS CONCEPT

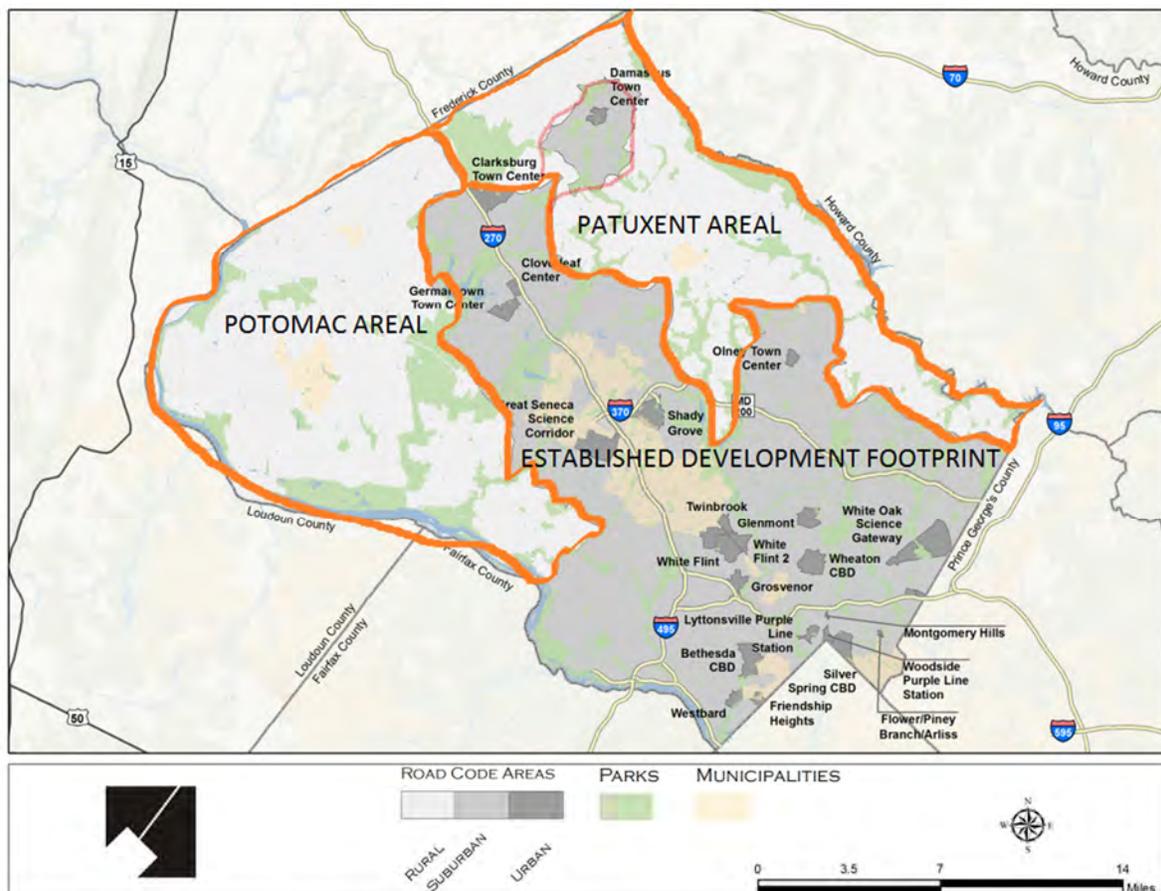


Figure 3: Road Code Areas

Limited Growth Area Definition

The Limited Growth Area between these two tiers contains the mainly suburban residential communities where limited, organic growth is recommended to meet localized needs for services and provide a diverse, and appropriate range of housing choices; increase racial and socioeconomic integration; and achieve more Complete Communities.

Our maps clearly show the Limited Growth Area is not mainly “suburban residential communities” in terms of land area. Large lot residential is not reasonably equated with suburban.

Verbal descriptors not reflected in the plan language accompanied by undefined controls over development in a wide swath of land containing hugely complex and varied density gradients, including greenfield areas near sensitive natural and heritage areas, leave the Limited Growth area vulnerable to the “political economy of sprawl”.

Thrive Growth Map – Two Corridor Oddities

1.

There are six light gray lines on the Growth Map:

- they are not identified in the legend
- one is in Virginia
- three extend past Medium Centers through the RA and AR into other counties
- one goes from the beltway to Potomac
- one goes through the Focused Growth Area into another county

The gray lines exist in all three Thrive areas. Perhaps these are the six corridors not identified as “priority corridors” in the metrics section of chapter 1.

2.

Colesville has three growth corridors and is in the Limited Growth area

The Rural (Sparsely Populated) Pattern: Land Area by Zone

An illustration of Strategic Land Use to Achieve Required Population Densities

Land Area by Zones and Strategic Population Density Plan

		% of	317,000	2050	2050
<u>Rural</u>	Zone	total land	Acres	Population	pop./acre
	AR	38%			
	R	1%			
	RNC	1%			
	RC	9%			
Total		49%			
<u>Residential Estate</u>					
	RE1	4%			
	RE2	11%			
	RE2C	2%			
Total		17%			
Sparsely Populated		66%	209,220	75,000	2.79
<u>Population Centers</u>					
	R200	12%			
	R90	6%			
	R60	6%			
	R40	6%			
Total		30%	95,100	1,175,000	12.36
Non-residential		4%			

NOTES:

Population estimated using census tract GIS maps then applying expected growth rates.

Land area taken from old fact sheets produced during the 2014 zoning rewrite.

Zones are more varied and complex now, but the idea of a large sparsely populated area and a small densely populated area is well illustrated.

The Population Centers density is a very respectable 7,900 people per square mile.

Enough density to support frequent, pervasive, no cost to use transportation as a service.

Enough density to address our inequities, protect our ecosystem, and grow our economy.

Rural Pattern – Thrive is quite clear on the importance of the rural pattern. Previous plans have similarly given import to preventing growth in one area to focus it in another area. Thrive does not detail or emphasize its specific rural pattern and at times references the Agricultural Reserve as if it was the entire rural pattern. There is only a very narrow sliver of RC, R, and RNC land as the rural pattern outside the AR, as is now stated in the Growth Map “legend” on (29). Thrive makes no attempt to highlight its rural pattern design and describe the rationale for its size and shape, especially as contrasted with prior plans’ treatments, avoiding completely a discussion of how its rural pattern differs from the existing plan it intends to replace and the original plan, or how it will guide downstream plans in a new and better direction than the existing plan.

Our interpretation of the current 1993 plan rural pattern is shown in the map stacks we have shared. As stated in the plan documents, it is the Agricultural Wedge and the Residential Wedge. The Residential Wedge of the current 1993 plan includes by map reference some land in a residential zoning category, notably large lot residential like RE1 and RE2 on septic.

Current Zoning – The current rural pattern includes the Residential Wedge. The zoning categories in the Residential Wedge understandably can be zoning categories classified as residential. It is curious to claim low density residential is not part of the rural pattern because the zoning code category happens to be residential as might be expected in a Residential Wedge.

On the Zoning Map on (36) if you chose to change the lightest yellow (largest residential lots) to lightest green to portray them as the densest rural lots you more closely align with the current sewer and water, and transportation plans, and rural pattern. Aligned and in concert and congruent across all three main pillars of land use policy; environment, transportation, and water/sewer, and followed closely by power as a fourth pillar for advanced green communities. Our entire map stack is an effort to illustrate these alignments.

Where is Rural? - Zoning categories are not the only area designators of rural, urban, and suburban. Gun code, road codes, and a long list of other laws also define these area designators of rural, urban, and suburban.

Most county plans and policies designate Darnestown and areas like it as rural. No sewer, low road capacity, high densities of natural infrastructure (like streams and forests), green corridor proximity, and heritage resources. The Census Bureau designates as rural the three census block groups plus the handful of houses the DCA and the Potomac Subregion Master Plan call Darnestown.

In the end, the generally accepted definition of rural is a sparsely populated area.

Limited Growth area

Thrive's Growth Map areas use of the current Euclidean zoning as the foundation to define the new plan's strategic long-range growth footprint is curious. The same Euclidean zoning the new plan calls errant and intends to replace. The same zoning used as a tool to discriminate. The same zoning market forces and political forces were able to manipulate and overcome to bloat our corridors and drive sprawl as noted in Thrive:

" While the Wedges and Corridors Plan was visionary in recognizing the consequences of sprawl and the value of land preservation, subsequent land use and transportation planning decisions did not always adhere to the 1964 plan's guidance, illustrating the political economy of sprawl. On one hand, resistance to the kinds of dense infill and development in areas within the growth footprint identified by the 1964 plan left the urban form unrealized in many areas, with – for example – only a few Metrorail station areas developed with high density. On the other hand, the desire of property owners to maximize the value of their land in some cases led to more development in outlying areas than contemplated in 1964, with a proliferation of garden apartments and townhouses in places like Aspen Hill. The absence of tighter limits allowed development to disperse, consuming large amounts of land and increasing the cost of roads, water, sewer, and other public infrastructure by limiting economies of scale. This pattern of development also limited opportunities to offer cost-effective transit service."

The large Limited Growth area will continue to enable these dynamics.

We have proposed a straightforward, non-disruptive adjustment to the size of the Limited Growth area. Our adjustment aligns the Limited Growth area more closely with a myriad of foundational land use elements as well as being congruent and in concert with other current long-range plans, policies, and work products by extending and reinforcing their vision.

The Limited Growth area needs to be limited and the Rural Areas and Agricultural Reserve expanded to:

- create a resilient rural pattern
- align with other forward-looking county policies
- support a variety of desirable county characteristics
- focus investment in the Corridor-Focused Growth area, Priority Funding Areas, and Equity Focus Areas

DCA is joined by four other rural community associations;

- Montgomery Countryside Alliance
- West Montgomery County Citizens Association
- Sugarloaf Citizens Association
- Boyds Civic Association

and the Coalition for Smarter Growth in our call to adjust Thrive's Limited Growth area.

Maps and Discussion on (35) through (37)

Page (35) “The Growth Map is meant to guide the county’s future master plans, functional plans and other initiatives that will shape and directly impact all land use and development in the county.”

Thrive’s large Limited Growth area might very well guide master plans and functional plans to drive an expansion of transportation, and sewer and water infrastructure, and lead to greater negative environmental impacts as shown in the maps on (37) and in maps throughout our map stack.

Page (35) “The Transportation Policy Area Map, used in the Growth and Infrastructure Policy, and the Sewer Service Area Map, on the other hand, are regulatory tools periodically updated to implement the recommendations of the adopted master plans and functional plans as described below. “

The GIP and the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan are part of the fabric woven by general, master, sector, minor master, and functional plans along with areas of code. These two plans are far more than “regulatory tools” and have foundations and roles in addition to their APFO component. The GIP and the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan are two of our most forward looking detailed strategic land use planning and implementation programs.

MPOHT - an example of area designator origin and of another long-range program

The MPOHT is congruent with the GIP transportation component as one might expect. MPOHT derives its area designators of rural, urban, and suburban from a wholly difference place.

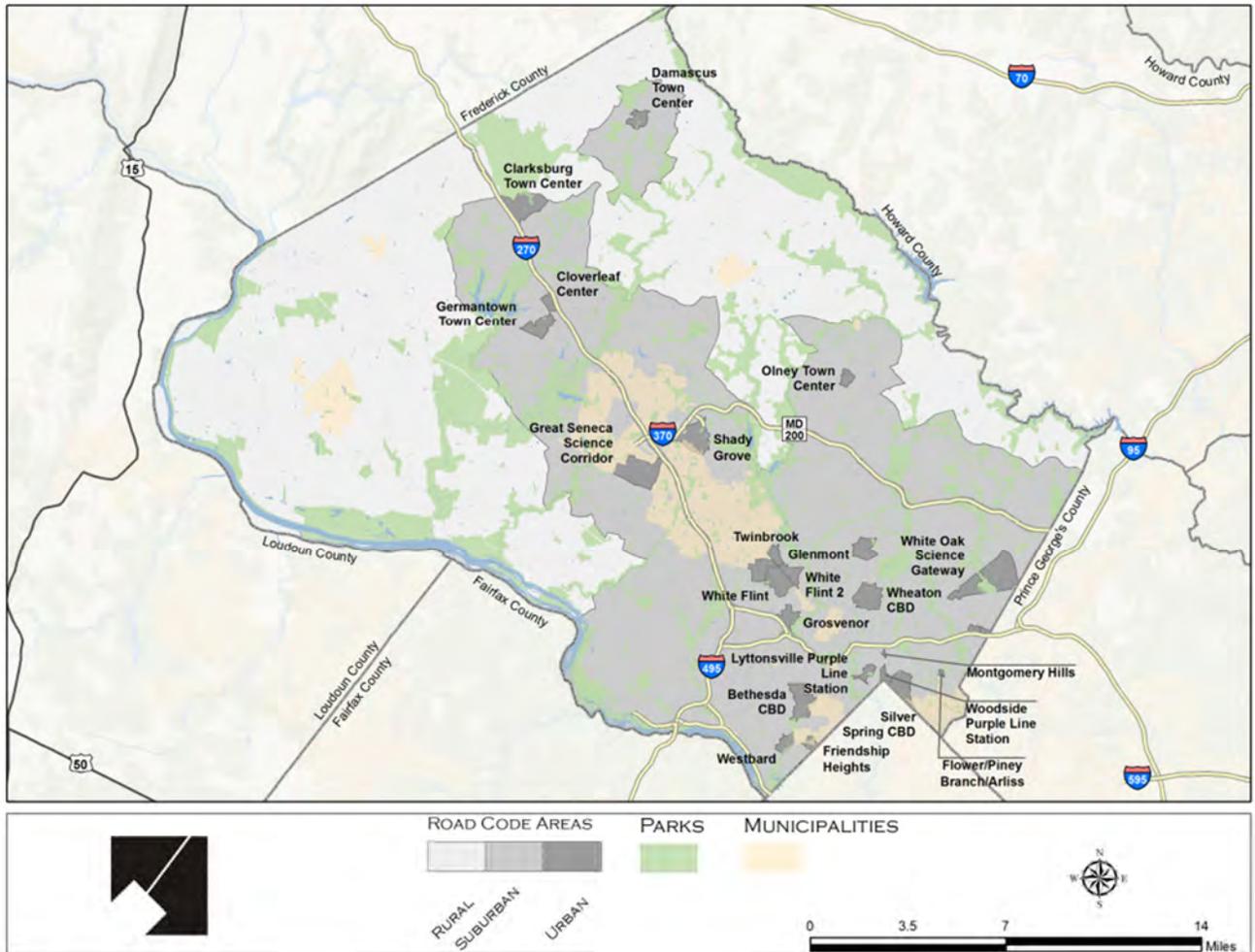


Figure 3: Road Code Areas

Excerpt from Technical Update to the Master Plan of Highways & Transitways | Approved and Adopted | December 2018 p4

This update to Montgomery County's Master Plan of Highways and Transitways provides a comprehensive summary of all significant existing and planned highway and transitway facilities within the county. The new master plan provides a "road map" for making transportation investments within the context of a long-range vision. It ensures the future network of transportation facilities will serve residents, businesses, visitors and people passing through the county. A new functional master plan for bicycles, completed in 2018, is independent from this document.

The example below shows explanatory text relating to how it all flows together, the kind of thing one would expect in a comprehensive strategic plan:

From p6

A functional master plan, following approval by the County Council and adoption by the Maryland-National Capital Park and Planning Commission, constitutes an amendment to the General Plan for Montgomery County. As such, it provides a set of comprehensive recommendations and guidelines for the use of publicly and privately-owned land within its planning area.

Countywide functional master plans are intended to provide a benchmark point of reference regarding public policy for a specific system. These plans cover such functions as overall circulation systems, parks and recreation facilities, environmental systems, agricultural preservation and public services, such as fire and police stations and libraries. A functional master plan reflects a vision of future development for these systems that is balanced with the principal development objectives of the entire county. A functional master plan amends the General Plan, but does not make land use or zoning recommendations.

Together with relevant master plans, a functional master plan should be referred to by public officials and private individuals when decisions are made that affect the facilities within the plan. It should be noted that functional master plan recommendations and guidelines are not intended to be specifically binding on subsequent actions, except in certain instances where documents such as the Zoning Ordinance or Subdivision Regulations require a specific condition to exist.

Functional master plans generally look ahead to a time horizon when the adopted area master plans will be fully developed. It is recognized that the original circumstances at the time of adoption of a functional master plan will change, and that the specifics of a plan may be viewed differently as time goes on.

Any sketches in an adopted functional master plan are for illustrative purposes only and intended to convey a general sense of desirable future character rather than any specific commitment to a detailed design.

Excerpted from the current code showing the area designator origin:

4.1 AREA TYPES

The context of a roadway begins with its nearby natural resources, terrain, and the manmade environment (development patterns, historic, cultural, and recreational assets). The environmental context can be a determinant of the desired type of roadway features to serve different users. This context often establishes the physical constraints of the roadway alignment and cross-section, and the influences the selection of target and design speed. This environmental context is generalized as area type as identified in Master Plans, the County Code, and field conditions. A description of the area types applicable to these standards follow.

URBAN

Urban areas are designated by the County Council. Urban areas typically include central business districts, town centers, or Metro Station Policy Areas (MSPA) with high density commercial and residential development. Open space is generally found in formal parks or urban preserves.

SUBURBAN

Suburban areas vary widely in character and are usually found surrounding the urban areas. Some components of suburban areas may appear rural in character, while others are densely populated and more closely resemble urban areas.

RURAL

Rural areas are generally undeveloped or sparsely settled with development at low densities along a small number of roadways or clustered in small villages. Rural areas are often distant from the metropolitan center. Large portions of the County's rural areas are in the agricultural reserve.

The Boundaries for Urban and Rural Areas have been established by the County Council and are shown in Appendix A. All other areas of the County are considered Suburban. The County Council may change these boundaries from time to time.

(bold emphasis is mine)

DCA Comments & Recommended Language Updates Following Final PHED Work Session

Clarifications

The language in this section / Appendix shall prevail and serves to resolve questions about intent and clarify cases where language is inconsistent, vague or in conflict with other language in the plan.

It is not the intent of the Limited Growth (LG) area to guide future sewer service area expansion or road improvements in the LG area, even if doing so would support complete communities. Expansion of the sewer service area takes away from focused growth and should be prohibited.

Extensions of sewer service into sparsely populated areas (under 2000 people per square mile, approximately equal to three people per acre) should be prohibited, even if doing so would support complete communities.

The Montgomery County Comprehensive Water Supply and Sewerage Systems Plan should not allow extensions outside the sewer service area for spot developments of any size.

Centers of activity should not be in areas without sewer service. Sewer service should not be extended to support a center of activity.

Centers of activity should not be in areas with rural transportation patterns. Transportation infrastructure should not be extended to support a center of activity.

Transportation plans should mitigate current and prevent future corridor level (highway and arterial) non-transit traffic in sparsely populated areas.

Sparsely populated areas are to be excluded from density initiatives, including compact growth and complete communities.

Sparsely populated areas need a fundamentally different form-based code and pattern book. Sparsely populated areas should remain sparsely populated.

New centers of activity and new complete communities should not be developed

- in the Limited Growth (LG) area
- in the Rural Areas and Agricultural Reserve (RA and AR)
- outside of Priority Funding Areas and Rural Villages
- near Special Protection Areas

It is imperative to focus growth into a narrow footprint in and around Equity Focus Areas.

Future policies, zoning law, general, master, sector, minor master, and functional plans should not expand the existing development footprint or the requisite infrastructure.

Limited Growth (LG) area

There is no language in Thrive around the Limited Growth area other than its introduction on the Growth Map. It was a very late addition. It did not exist in January 2021. The Growth Footprint map itself dates back only to after the PB Public Hearing in November 2020.

On a macro scale the Limited Growth area

- is a growth area with significant footprint
- consumes *Special Protections Areas*
- extends well outside *Priority Funding Areas*
- extends into *areas with no sewer service*
- extends into *sparsely populated areas*
- extends into areas with planned *rural patterns of transportation infrastructure*
- is more than half composed of areas Planning designates as low “*level of activity heat*”
- Potomac areal is nearly half non-sewer service areas
- Patuxent areal west of MD-97 is nearly all non-sewer service areas
- consumes highly *forested and stream intensive lands*

and clearly appears to

- expand the established development footprint
- forgo a strong rural pattern
- detract from Corridor-Focused Growth

The Limited Growth area needs to be limited and the Rural Areas and Agricultural Reserve expanded to:

- create a resilient rural pattern
- protect the ecosystem
- align with other forward looking county policies
- support a variety of desirable county characteristics
- focus investment in the Corridor-Focused Growth area, Priority Funding Areas, and Equity Focus Areas

Successfully managing a complex density gradient as illustrated within the LG area will be exceedingly difficult. Our wisdom and our experience say we will have very limited success for all the reasons pointed out in Thrive. In no case should the area be as large as proposed in the PB Draft.

The easiest gradient delineation to use for management is the current sewer service area. We should follow both the county sewer categories and the state level sewer tiers.

Another delineation closely aligns with the GIP transportation component areas. Sandy Spring and Ashton appear to be exceptions based on their designation as a Rural Village and their sewer service. They create a pleasant sprawl with greatly increased population densities. It is reasonable to expect transportation improvements to handle the higher end state densities.

A third delineation is by current zoning. Split the LG between RE lots and the smaller lots.

Another method is to use census tracts or census block groups to manage differently in the sparsely populated areas. The language we used in the Clarification section above used “sparsely populated areas” as an identifier. The essence of rural is sparsely populated.

Any combination of the identifiers italicized at the beginning of this section could be used as a delineator and they mostly align with each other and the above suggestions. Most of these have been picked up in the Clarifications section.

We have previously mentioned Thrive’s reasoning for limited success with previous plans. One aspect we have not mentioned regards the use of barriers, buffers and transition zones as effective land use tools. The LG justification should not be based on its ability to barrier, buffer or transition. The “political economy of sprawl” and “loose limits” will overwhelm aspirational controls. Quoting from Thrive:

““The separate-and-buffer approach failed to anticipate – much less meet – the demand for housing in mixed-use centers of activity. For the most part, the corridor cities neither achieved the densities nor provided for the variety of uses, building types and services necessary to maximize their value in attracting residents and workers looking for more vibrant and appealing places to live and work.””

““The separation of uses and associated homogeneity in lot sizes, development standards and building forms, coupled with the commitment to barriers, buffers and transitions had the effect – whether intentional or not – of discouraging connections among people and places and sharpening racial, social and economic divisions between neighborhoods and parts of the county.””

As per our County Council testimony, sparsely populated (low density) areas, whether they are part of the RA and AR or part of the LG area, require a radically different forms-based code and pattern book. The 2020 Coalition Accord on Rural Communities begins to suss out the full creed for settlement in these areas.

One of the few places we differ from Planning is that we believe compact forms are not appropriate at the T1 and T2 transects. Miniature cities and suburbs dotting the rural pattern are untenable long-term solutions. We are fans of recursive patterns in design but at the T1 and T2 transect levels, nature should be the central element not people and their structures.

We have contributed ideas around context sensitivities and density gradients.

From our June 11, 2020 PB testimony:

““We are open minded but wary and doubt the recursive nature of compaction and believe at its core it belies the most desirable features of each form type. As stated earlier we prefer a broader solution set of design principles. We envision a dynamic and broad range of Complete Communities across a wide spectrum of densities each with their own interpretive application of design principles befitting their defining aspects.””

From our July 8, 2021 County Council testimony:

““The rural and agricultural Protected Lands should be excluded from density initiatives, including compact growth and complete communities. These Protected Lands need a fundamentally different set of human settlement precepts. Perhaps a good example is how our rustic roads are covered by a whole different code set than the rest of our roads. We are also, in the Coalition Accord for Rural Communities, calling for a rural living creed which suggests accountability measures for situations where people own and inhabit large plots of land.””

Rural Area and Agricultural Reserve (RA and AR)

Almost all the language around the RA and AR only refers to the AR when describing the rural pattern. Only until the recent PHED meetings were the Rural Areas even broken out and then only as a footnote on the Growth Map.

The stated importance of the rural pattern and the text treatment of the details do not match.

A strong rural pattern directs investment, development and growth in a tightly defined geographic area achieving the densities needed to address our inequities, protect our ecosystem, and grow our economy.

All the sentences referring to the benefits of the rural pattern, AR, and RA and AR should be adjusted to mention forming a strong urban pattern thereby focusing growth. For example:

Preservation of land for recreation, agriculture, and environmental Management, and to focus growth must be ensured for the benefit of the entire county.

Another example:

More specifically, the following policies and practices should be adopted in order to maximize the efficiency of land use and public investment and establish the building blocks for development of vibrant centers of activity while preserving land to focus growth, for recreation, resource conservation, and agriculture.

Issues with Language

The development footprint is referenced multiple times and unclear. It seems to be anywhere development occurs, which are myriad. The plan provides no controlling influence.

As an example of numerous language issues we look at two sentences in paragraph 11, chapter 1:

Outside of these corridors, limited, organic growth should be allowed to meet localized needs for services and provide a balanced, diverse, and appropriate range of housing choices; increase racial and socioeconomic integration; and achieve more Complete Communities in all parts of the county.

“These corridors” refers to “major transportation corridors” and they are defined as “either have robust transit service in place or planned or are located close to existing concentrations of jobs, services, and infrastructure in ways that lend themselves to supporting more intensive development to produce the kinds of Complete Communities described later in this plan.”

The sentence says “limited, organic growth” should be allowed everywhere. The effect is outside of “these corridors” limited organic growth should be allowed in all parts of the county. The sentence ends with “in all parts of the county”.

It is also close to the wording, the only wording in the entire document, around the LG area.

“The Limited Growth area (medium blue) contains the mainly suburban residential communities where limited, organic growth is envisioned to meet localized needs for services, provide a diverse range of housing choices, and increase racial and socioeconomic integration to achieve Complete Communities.”

This limited development must be managed in ways that help to form more Complete Communities without expanding established development footprints or encouraging significant intensification of land uses outside of Complete Communities.

“Must be managed” flies in the face of our previous experiences as laid out in Thrive.

Planning has indicated master plans drive the development footprint and change the MPOHT, GIP, and the Montgomery County Comprehensive Water Supply and Sewerage Systems Plan which will allow the development footprint to continue to grow counter to Thrive. If we intend to focus growth to “established development footprints” then these current long-range transportation, water, and sewer service infrastructure components of land use would be fundamental in defining the “established development footprints”, as we have argued.

Thrive does not mention future Policies, Plans and Code adhering to the footprint.

The sentence is at odds with the first sentence which points to complete communities in all parts of the county regardless of the yet to be defined “established development footprint” and clearly allows for intensification of land uses inside complete communities. There is no designation of the complete communities, so there is no notion of where intensification is not allowed or where complete communities are not allowed. Moreover, it will all be allowed everywhere as it is simply “not encouraged” rather than disallowed.

Sometimes “corridors” is used and sometimes “growth corridors” is used and there are “priority corridors”. If they are the same, they should be stated the same, if not, then define them. There are numerous instances of these kinds of issues with other terms and phrases.

Kinds of growth mentioned in Thrive:

- limited
- organic
- infill
- redevelopment

These growth methods are inconsistently referenced as to where they are to be used. They are not defined, compared, or contrasted. The inconsistencies alone make the distinctions muted and are perhaps intentional. A long list of questions arises out of unstated definitions, for example:

- If zoning changes are made, is that considered organic?
- Is allowing for multi-use organic?
- Are higher densities organic?
- If sewer service needs to be added to an area is that organic?
- If road improvements are to be added to an area is that organic?

Most people involved in the process know how Thrive was written and why the inconsistencies are there, and we should fix it.

Guides and blueprints are more effective and less prone to misinterpretation if they use consistent terminology.

A greater amount of consistency, coherence, and congruence better serves our county. The County Council should demand it. The Planning department is certainly capable of delivering it.

Place Making Legal Constructs and Process Primer for Residents

A plain language guide for people new to the subject on the interaction between ordinances, executive agencies, Planning, and the County Council in place making. There are numerous examples of current Planning brochures, presentation slides, web pages, and document sections (such as the MPOHT section we included in our previous communication) attempting to depict bits and pieces of the puzzle.

County Subdivision, Zoning and Roads code

Federal, state, and local environmental regulations

Development approval process

GIP

Ten-Year Comprehensive Water Supply and Sewerage Systems Plan

MPOHT

MCPS planning programs and cycles

General, master, sector, minor master, and functional plans

Relevant State Acts: “Tiers” Act, “Smart Growth” Act, etc.

State Land Use Code

Special status of Montgomery and Prince Georges counties

- Background on M-NCPPC
- Division II

DCA Memo to County Council re: Darnestown as a Named Center of Activity
(11/19/2021)



MEMORANDUM

November 19, 2021

TO: Gabe Albornoz, Montgomery County Councilmember
Evan Glass, Montgomery County Councilmember
Tom Hucker, Montgomery County Councilmember
Sidney Katz, Montgomery County Councilmember
Nancy Navarro, Montgomery County Councilmember

FROM: Scott Mostrom, President, Darnestown Civic Association


SUBJECT: Darnestown as a Named Center of Activity

The Darnestown Civic Association has been actively contributing to the Thrive Montgomery 2050 effort since October 2019. Our public hearing testimony to the County Council in July 2021, which is on record, included all our previous public testimony to the Planning Board.

Darnestown is a bit of an enigma to many. Our geographic position in the county has given rise to a unique and crucial perspective on land use policy.

Thrive's description of past plans makes clear the need to limit the Limited Growth area to avoid limited success. Our suggestions around the Limited Growth area are well researched and documented. We are happy to brief you and your staff with a nine-minute presentation.

In addition to our broad work on the plan, I am writing to you today to bring a very specific Darnestown concern to your attention: Darnestown's inclusion as a named "center of activity" in the Thrive Montgomery 2050 Growth Map.

Darnestown has a very low population density. Our three main Census Block Groups are unique in many aspects and rank among the lowest population densities in the county outside the Agricultural Reserve.



Darnestown’s inclusion as a named center of activity in the current version of Thrive Montgomery 2050 does not support a continuation of our very low population density way of life.

We are working several avenues to convince councilmembers that Darnestown should not be a named center of activity “where existing and future compact growth should be concentrated”.

Our latest attempt was our 10/14/21 memo, attached below, to four councilmembers laying out several points that Darnestown is unlike every other named center of activity in many respects. We have observed conversations about how we are like Potomac or Sandy Spring / Ashton and other dismissive views not founded on the facts about how different our community is.

The issue of being named a center of activity is an issue only of importance to the 1900 or so households in our community as no other community similar to Darnestown has been subjected to being named a center of activity in Thrive.

We ask you move to strike Darnestown as a named center of activity on the Thrive Montgomery 2050 Growth Map.

MEMORANDUM

October 14, 2021

TO: Hans Riemer, Montgomery County Councilmember
Will Jawando, Montgomery County Councilmember
Andrew Friedson, Montgomery County Councilmember

CC: Craig Rice, Montgomery County Councilmember

FROM: Scott Mostrom, President, Darnestown Civic Association

SUBJECT: Darnestown as a Named Center of Activity

The Darnestown Civic Association has completed our review of the County Council central staff 9/20/21 decision to not recommend removing Darnestown from the Thrive Growth Map and offer the following:

While we agree that Darnestown fits the description of a Village and Neighborhood Center, we question it is appropriate to include it as a center of activity for the following reasons:

- Darnestown is the only named center without sewer service.
- Darnestown has a population density 2 to 8 times less than any other named Village and Neighborhood Center.





- Darnestown is the only named center outside of Priority Funding Areas and Rural Villages.
- Darnestown has one of the highest densities of vital natural and heritage resources in the county. The DCA sketched these in our Council testimony (p. 6) and include below for your convenience.
 - The Agricultural Reserve and the Seneca Historic District (Maryland's largest) to our west
 - The Potomac River & the C&O National Historical Park to our south
 - Muddy Branch Stream Valley on the east
 - Seneca Creek State Park that wraps our north and west borders plus five M-NCPPC parks
- The growth and higher population densities called for in centers of activity are not appropriate for Darnestown.

We truly appreciate your continued efforts on Thrive and hope that the inclusion of Darnestown on the Thrive Growth Map will be reconsidered by both Planning Staff and the County Council in the coming months.

From: Lynne Ford <lford14@gmail.com>
To: County.council@montgomerycountymd.gov
Subject: VOTE AGAINST THRIVE - Please
Date: Monday, November 29, 2021 10:21:44 AM

THIS IS IMPORTANT.

I urge you to vote against the current version of Thrive (as revised by the Planning, Housing, and Economic Development committee), and return it to Montgomery Planning with instructions to substantially revise the Compact Growth, Complete Communities, and Housing chapters so that the plan adopts evidence-based solutions to the County's shortage of low to moderately-priced housing, and takes into account the needs and desires of all County residents, including not only future residents, but those who already live and make their homes here.

Thrive fails to consider, or even acknowledge, the desires and needs of current residents and the potential negative effects on their communities and homes Thrive must recognize and address not only the desires and needs of those who will soon move into Montgomery County (estimated by the Metropolitan Washington Council of Governments (COG) to be 200,000 through the year 2050), but also the desires and needs of the more than 1,000,000 people who already live here, in small communities that those residents have chosen to make their homes. Thrive must be honest in acknowledging those differing interests and commit to balancing them for the good of everyone who lives (or will live) in the County. It must acknowledge that whatever changes are planned in order to implement Thrive must not destroy the very characteristics of the County and its neighborhoods that make this such a great place to live. Indiscriminate, unproven, one-size-fits-all zoning policy changes are not helpful. The Council should insist that Thrive require community engagement at each step, and demand the other safeguards I mentioned at the beginning of this letter.

Lynne Ford
5114 Elm Street
Bethesda, MD 20814
347-449-0104
Lford14@gmail.com

PH 6-17-21 THRIVE
MONTGOMERY 2050

5130356

PD
CC

From: [Gaebel, Jill](#)
To: [County Council](#)
Subject: FW: CASA letter in Support of Thrive 2050
Date: Tuesday, November 30, 2021 7:52:15 AM
Attachments: [CASA SUPPORT THRIVE 2050.docx](#)

From: Ashanti Martinez <ashantimartinez@wearecasa.org>
Sent: Monday, November 29, 2021 9:40 PM
To: Gaebel, Jill <Jill.Gaebel@montgomerycountymd.gov>
Cc: avazquez <avazquez@wearecasa.org>
Subject: CASA letter in Support of Thrive 2050

[EXTERNAL EMAIL]

Hi Jill,

Attached is CASA letter for the record in support of Thrive 2050.

--

Ashanti F. Martinez | CASA
Research & Policy Analyst
o: 240-560-8501
c: 240-485-6126
e: ashantimartinez@wearecasa.org

He/Him/His



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19



Councilmember Tom Hucker, President
Councilmember Gabe Albornaz, Vice President
Stella Werner Council Office Building
100 Maryland Ave
Rockville, MD 20850

November 30, 2021

Council President Hucker:

At the center of every CASA policy is the guiding principle that every person deserves dignity and respect, no matter where they're from, the color of their skin, or the money in their pocket. We fight for robust progressive policies that bring CASA members and the immigrant community at large closer to ending inequity. Our team leads and contributes to powerful campaigns on the local, state, and federal levels to build power in vulnerable communities and create a society where all community members can succeed; that's why, we carefully read and analyzed the Montgomery County Planning Board's Thrive 2050 - an update to the County's general plan that has been in the works since 2018. It is a policy document that addresses the vision for the County's future. The document addresses issues CASA members care deeply about: from affordable housing, to access to transit, environmental justice and economic opportunities.

The General Plan is a policy document that embraces our values and we hope for a future. This is not a zoning text, but a long-range guide for what planners should be considering as the county continues to evolve within the next 30 years. In fact, the second page of the document states that "none of the plan's zoning-related recommendations can be implemented without a sectional map amendment, district map amendment or a zoning text amendment approved by the County Council."

For more than 30 years, CASA has been heavily involved in master plan processes in Montgomery County as well as in other jurisdictions such as Prince George's County, Baltimore City and Alexandria, Virginia. We are indeed very familiar with planning processes and how they can affect immigrant and low-income communities. That's why, we recognize that Thrive Montgomery is a much-needed updated planning guide for our County; one that recognizes the need of advocating for policies towards racial and economic equity. In this critical time, we ask the Montgomery County Council to take leadership and move our county forward by voting in favor of Thrive 2050.



At CASA, we carefully read the recommendations provided in the “Affordable and Attainable Housing: More of Everything” chapter (pages 87-110) and the “Transportation and Communication Networks: Connecting People, Places and Ideas” (pages 75-86).

Some of the highlights from both sections that matter to our over 120,000 CASA members:

HOUSING

- Increase the number of income-restricted affordable housing units, especially for low-income households.
- As part of the commitment to the Housing First approach, develop strategies to build deeply affordable housing and provide permanent supportive housing.
- Prioritize use of public land for co-location of housing and other uses, particularly where government agencies design new facilities or dispose of real property.
- Calibrate the applicability of the MPDU program and other affordable housing programs to provide price-regulated units appropriate for income levels ranging from deeply affordable to workforce.
- Develop targeted strategies to minimize gentrification and displacement while promoting integration and avoiding the concentration of poverty.
- Expand existing programs designated to increase access to homeownership, especially among low-income residents, people of color and young adults; create new programs and tools such as community land trusts to maintain long term affordable homeownership opportunities.
- Support creative housing options including single-room occupancy units, missing middle housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment buildings; shared housing, co-housing, ADUs, and social housing, and cooperative housing to help meet housing needs and diversity housing options.
- Improve collection of data on neighborhood change to monitor and address involuntary displacement, disinvestment and related phenomena.
- Encourage provisions of multi-bedroom units suitable for households with children in multifamily housing.
- Integrate people with disabilities, people transitioning from homelessness and older adults into attainable housing with appropriate amenities and services.



TRANSPORTATION

- Build a network of rail, bus rapid transit, and local bus infrastructure and services that make transit the fastest, most convenient and most reliable way to travel to centers of economic, social and educational activity and opportunity.
- Connect historically disadvantaged people and parts of the county to jobs, amenities, and services by prioritizing investments in increasing access to frequent and reliable all-day transit service.
- Focus investments in communications infrastructure and services to connect people and parts of the county that lack convenient access to jobs and educational opportunities.

Furthermore, as stated in page 107, “Preservation of natural-occurring and regulated existing affordable units will minimize gentrification and displacement as these communities see future investments in transit infrastructure, schools and amenities.” For CASA, this is critical.

As the county continues to evolve, CASA is committed to continue working as partners. We encourage the County Council to vote in favor of Thrive 2050 and continue making as many changes as they consider to ensure our low-income and immigrant communities continue to have the opportunity of living in the county they called home.

Respectfully -

Ashanti Martinez, Research & Policy Analyst

From: [Phyllis Edelman <predelman@gmail.com>](mailto:Phyllis.Edelman@gmail.com)
To: Montgomery County Council; Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.albornoz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov;
[Councilmember.Glass](mailto:Councilmember.Glass@montgomerycountymd.gov); Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov;
councilmember.rice@montgomerycountycouncil.gov; councilmember.riemer@montgomerycountycouncil.gov
Cc: countyexecutive.elrich@montgomerycounty.gov
Subject: Remove All of River Road as a Growth Corridor in Thrive 2050
Date: Tuesday, November 30, 2021 10:20:09 AM

5810 Ogden Court

Bethesda, MD 20816
November 30, 2021

Councilmember Tom Hucker, President & Council Members
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Re: Remove All of River Road as a Growth Corridor

Dear Council President Hucker, Vice-President Albornoz and Members Friedson, Glass, Jawando, Katz, Navarro, Rice, and Riemer:

On September 5, 2021, I sent a letter to my Councilmember, Andrew Friedson, outlining why River Road should NOT be a growth corridor in Thrive Montgomery 2050. Councilmember Friedson questioned this designation at the September 20, 2021 PHED Committee meeting and what resulted was a recommendation by the PHED that from the Beltway to Little Falls Road, River Road should be removed as a growth corridor. This is not enough. **River Road should be completely removed as a growth corridor.** I will summarize the points I made in my letter to Councilmember Friedson. I also will give additional reasons as to why this designation makes no sense.

Why River Road Should NOT be a Growth Corridor:

- <!--[if !supportLists]-->1. <!--[endif]--> **It does not provide multi-modal transit.** There is one WMATA bus line, the T2, that travels along River Road every 30 minutes weekdays and every 50 minutes on weekends. **This is not the level of public transit service needed for a “car less or car free” residential area.**
- <!--[if !supportLists]-->2. <!--[endif]--> **Crossing River Road from many of the bus stops is extremely dangerous, as there are no traffic signals or crosswalks for pedestrians.** This may influence why many people choose not to take the bus, especially now, on Standard Time, when coming home after 5:00 p.m. means crossing in the dark when it’s hard for drivers to see you.
- <!--[if !supportLists]-->3. <!--[endif]--> **It is a dangerous road to drive, bike and walk along. Although the speed limit has been lowered from 45 to 35 mph from the Beltway to Ridgefield Road, that has not significantly slowed traffic.** Most vehicles are still traveling between 40 and 45 mph, if not faster.

Bicycle lanes were painted on River Road a few years ago, but **because of the volume of traffic, its speed, the turning lanes and the hills and valleys along the road, there are few brave and experienced bicyclists along this road.**

There is only one mile of narrow sidewalk along River Road, from Western Avenue to Ridgefield Road. There is no green buffer between the sidewalk and the road and on the other side, there are many driveways – from private homes along the first half-mile and from commercial establishments for the next half mile.

-
From Ridgefield Road to the Beltway, a distance of 3.2 miles, **THERE IS NO SIDEWALK** on either side of River Road. If a pedestrian is walking along the side of the road, it’s

because their car broke down or they're frustrated that the T2 didn't show up when expected.

4. **There is only one "Activity Center" along River Road** and that's Westbard, which is in the midst of its first round of redevelopment with anticipated completion in the next three-five years.

5. While there are some employers along River Road, notably, schools, some senior citizen facilities, and the commercial area of Westbard, **there are no major employers in this area.** (e.g., NIH or Suburban Hospital, which are on Old Georgetown Road, which hasn't been designated a growth corridor.)

Finally, there is one other major reason why River Road should not be included as a Growth Corridor: Westbard. In the next three – five years, in compliance with the Westbard Sector Plan approved in 2016, **the Westbard area,** which borders River Road and my community, Springfield, **will see 300 new housing units and a senior living facility.**

How the community, especially our schools, our infrastructure, and emergency services are going to absorb this growth has clearly not been considered in making River Road a Growth Corridor. In addition to these 300 units, **more than 700 additional residential units are allowed under the 2016 Sector Plan, which could be built anytime within the next 10-15 years.** As a result, our area could see 3,000 or more new residents within the time span of the Thrive growth policy.

Consequently, the Council does NOT need to make River Road a Growth Corridor when our area is already going to experience significant growth within the Westbard Sector Plan.

River Road is a connector road, a pass-through for most traffic, with much of it from Virginia headed to and from D.C.

Most drivers using River Road during morning rush hours are using it to get to Goldsboro Road, Westbard Avenue and Little Falls Parkway to connect to Massachusetts Avenue to go to downtown D.C. To a lesser extent, drivers may take River Road to Western Avenue, turn left and head to Friendship Heights or continue on Military Road and points further east in D.C.

So why was River Road included as a "Growth Corridor" in Thrive 2050?

Planning staff responses to this question have ranged from "a BRT might go along River Road" to "it's an equity issue," but the real reasons are unknown. **River Road does not have any of the characteristics of the other Growth Corridors,** yet there is **no explanation in Thrive as to why it was included.** At the very least the **communities along River Road deserve an explanation for this inclusion.**

Some Assumptions as to Why River Road is a Growth Corridor

One can only assume that in the future, any or all of these could occur on River Road: a bus rapid transit route to Tysons, Virginia via the Beltway and the American Legion Bridge; a park & ride built at River Road and the Beltway to accommodate BRT passengers going to Virginia; River Road from Ridgefield Road to the Beltway will be widened from four to six lanes; the Purple Line will extend from Bethesda along the Capital Crescent Trail to Westbard where it will run along River Road.

All of the above possibilities have been mentioned, albeit briefly, in master plans developed by the Planning Department. These are all far down the list of priorities the County has for its network of transportation according to the Corridor Forward: I-270 Transit Master Plan. The reality is that **the River Road corridor is not an equity focus area** and therefore given the number of priority transportation projects anticipated in the next 20-30 years, **these should be no more than hypothetical possibilities within the next 30 years. Our tax dollars would be better spent on other areas of the county.**

Consequently, as explained above, please remove all of River Road as a Growth Corridor in Thrive 2050.

Sincerely,

Phyllis R. Edelman
5810 Ogden Court
Bethesda, MD 20816

Sent from my iPad

From: [Joan Glickman <glickmanjoan@gmail.com>](mailto:Joan.Glickman.<glickmanjoan@gmail.com>)
To: councilmember.friedson@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; [Glass's Office, Councilmember; councilmember.riemer@montgomerycountymd.gov](mailto:Glass's%20Office,%20Councilmember; councilmember.riemer@montgomerycountymd.gov); councilmember.albornoz@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: comments for the record
Date: Tuesday, November 30, 2021 12:44:02 PM

Dear County Council,

I have serious concerns regarding Thrive 2050. I am a strong proponent of the need for more affordable housing in my neighborhood, in Montgomery County, and across the country. In fact, I've spent the last 10 years working on reducing the energy burden of inefficient housing, with a focus on households with the greatest need.

I'm also a believer in data driven decision-making, community engagement, and thoughtful land use planning. I think it's imperative that we work diligently and expeditiously to increase affordability of housing in the County. But, I don't think a one-size-fits-all approach will lead to the best or even good results. As you know, policy -- whether related to land use or other social needs -- is complicated. Rarely do we anticipate all the consequences related to implementing policy. While we certainly do need policy changes improve equity and affordability of housing, these problems deserve thoughtful discourse and proposed solutions deserve review.

With those goals in mind, I urge you to make the following changes to Thrive Montgomery and future planning efforts:

1. Do not mandate countywide zoning changes; instead, articulate the desired housing outcomes and provide guidelines for consideration for how to integrate multifamily structures in areas currently zoned as single family.
2. Articulate the importance of using local master and sector planning processes to achieve desired outcomes in a county with rural, suburban, and urban communities with different needs and capacities.
3. Establish community advisory groups for all potentially affected communities to ensure citizen input. Ensure that timelines for land use changes allow adequate time for public engagement.

Sincerely,

Joan Glickman
4620 Morgan Drive
Chevy Chase, MD 20815

5130523

From: [Katherine Bradley <kat7108@gmail.com>](mailto:kat7108@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050
Date: Wednesday, December 1, 2021 12:44:34 PM

I am writing to express my concerns over what I see in Thrive 2050 as the indiscriminate plan to substantially alter the character of existing neighborhoods, as well as imposing significant and not well thought out burdens on those communities' infrastructure and schools. I don't understand all the ins and outs of this process, but I would ask that the Council consider the following suggestions that I have to make this plan better and more acceptable to affected neighborhoods.

1. Don't treat every neighborhood the same. Some neighborhoods have older houses with architectural merit. Many are nevertheless torn down, but others are bought by people who appreciate their unique architecture and renovate instead. With the huge boon that this proposal would give to developer's profits, the chances of any of these old beauties being saved is almost nil. Also, some neighborhoods near metro have very little developable land other than that zoned for single family homes. Around the Bethesda metro, on the other hand, there are many other areas that could be redeveloped to meet the goals of Thrive without the adverse impact on established neighborhoods. An example of this would be the townhouse development across from Bethesda Elementary.

2. Seek the input of neighborhood community associations or other groups: I have lived in my neighborhood for 26 years, as have many of my neighbors. Yes, it is important to provide middle income housing, but we should have a say in such a drastic change in the neighborhood that we have lived in for so long. In order to get buy-in, you must include the voices of the existing residents.

3. Don't ignore infrastructure issues: Parking is a prime example. In our neighborhood, for example, the streets are narrow and cars must do the "Edgemoor dance" to pass by each other which is already a dangerous proposition even without more cars parked on the streets. I frequently walk my dogs on the many roads in our neighborhood that don't have sidewalks (including my street) and it is already dangerous enough trying to navigate parked cars, landscapers' trucks, and cars using our neighborhood as a cut through. We are also a designated bike path and more cars on the street would make this dangerous for bikers as well. Any redevelopment into multiplex units absolutely must include two spots per residence for our neighborhood. (This may or may not be true for every neighborhood under consideration, illustrating why you can't treat every neighborhood the same under this proposal.)

4. Schools: The overcrowding of our local schools has been ignored for so long, I am not sure it is even a factor anymore. But obviously more housing means even more overcrowding. Please consider slowing down residential development until this issue can be addressed. My kids are out of the MCPS system now, but over the six years spread between my oldest and youngest, I saw a very significant drop in the quality of the schools due to overcrowding. This overcrowding has caused more students in areas like Edgemoor and Chevy Chase to transfer to private schools, thus weakening schools like BCC High School which have had both racial and socioeconomic diversity.

In sum, I don't disagree with the goals of Thrive 2050 to provide quality housing to every Montgomery County resident. I only ask that such a drastic change as is being considered in

Thrive 2050 go through a thoughtful and deliberate process that takes into account the needs of future AND existing residents.

Sincerely,

Katherine Bradley
7108 Exfair Road
Bethesda, MD 20814

From: [Ellen R <er12533@yahoo.com>](mailto:er12533@yahoo.com)
To: [Montgomery County Council](#)
Subject: Where is the water in Thrive 2050?
Date: Tuesday, December 7, 2021 4:30:19 PM

Dear County Council members:

So many people have worked for so long on the Thrive documents that it's hard to believe that water resources are left out. Whether it's water pollution, water availability, water protection, or backup supplies in case of terrorism or natural disaster (not to mention overbuilding), it's barely mentioned in the document you're considering.

Which means Thrive 2050 is seriously deficient.

The council has said climate change is an emergency. What about the Potomac River, the Chesapeake Bay? What about the coming droughts -- where is this area going to get the water it depends on? And by "this area," I mean everyone, regardless of race, age, wealth, neighborhood, density, and so on. Will we have the infrastructure to get it safely to everyone? And equitably? And a reasonable cost?

Failing to plan is planning to fail. Thrive 2050 needs to have solid plans -- in the main document, not an appendix or addendum -- for our water resources or it's not going to work. Please correct this problem.

Ellen Ryan
Rockville, MD

From: [S Campbell <scampbell.lw@gmail.com>](mailto:scampbell.lw@gmail.com)
To: [Montgomery County Council](mailto:county.council@mccouncilmd.lmhostediq.com)
Subject: Re: NO & postpone Thrive 2050 vote for 1 year to get REAL FEEDBACK - Submitted By:Ms Sharon Campbell - (Attn: All CMs, Council Webform)
Date: Tuesday, December 7, 2021 5:40:16 PM

So, it's already 12/7 and you don't have the date/time?

On Mon, Dec 6, 2021 at 3:12 PM Montgomery County Council
<county.council@mccouncilmd.lmhostediq.com> wrote:



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

OFFICE OF THE COUNCIL PRESIDENT

Dear Ms. Campbell,

Thank you for your comments regarding Thrive Montgomery 2050. I have shared them with my Council colleagues, and I am pleased to respond on their behalf.

As you probably know, the Council held two public hearings on the Planning Board's Thrive Montgomery 2050 Plan, one on June 17 and another on June 29. Following our public hearings, the Council's Planning, Housing, and Economic Development (PHED) Committee began its review of the Thrive Plan. The PHED Committee held 10 worksessions over the summer and fall. During this time, the Council held a Town Hall meeting including the Thrive 2050 Plan as one of its primary issues for public input.

The next step in the review and adoption process would be for the the full Council to hold worksessions on the Plan; however, given the volume of correspondence receive to date and the importance of public input to the Council, two additional listening sessions are being held. The first one occurred on November 30 and the second one is being planned for later this month.

The Council will hold its worksessions on the Plan once its additional outreach is complete. I appreciate you taking the time to share your comments with us. Your views are important and will help the Council in its consideration of the Plan and deliberations in the future.

Sincerely,



Tom Hucker
Council President
Montgomery County Council

5127586

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5131094

From: tev826@yahoo.com
To: County.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Friday, December 10, 2021 1:46:20 PM

To all county council members,

I would like you to know that all of my family and I are opposed to Thrive 2050. We believe this to be a terrible mistake that will eventually ruin this county. In the future, we will not vote for any candidate who supports Thrive 2050.

Thomas Evans
Bethesda MD.

5131118

From: [j <sumax@verizon.net>](mailto:j<sumax@verizon.net>)
To: county.council@montgomerycountymd.gov; dale.tibbitts@montgomerycountymd.gov;
gwen.wright@montgomeryplanning.org; mcp-chair@mncppc-mc.org; khalid.afzal@montgomeryplanning.org;
jason.sartori@montgomeryplanning.org; glenn.orlin@montgomerycountymd.gov
Subject: Observations & suggestions regarding Thrive 2050
Date: Friday, December 10, 2021 10:13:31 PM

Dear Leaders & Prominent residents of Montgomery County,

From a background as a civic activist for over 20 years, as well as a party at interest in several important land use cases before the Planning Board & Hearing Examiners, I offer my balanced input regarding Thrive 2050.

To begin, let me offer my congratulations & thanks to the many dedicated public servants who spent many months creating Thrive 2050 in order to present the plan to the one million plus residents of Montgomery County. It is an earnest & honest endeavor to present a blueprint to guide the county as to, how & where, growth, housing, & development should occur & be carried out over the next 30 years as well as the types of housing desired. That span of time, plus the rapidly changing world in which we live present a very great challenge to the planners involved, since we are moving very much into unknown circumstances & times.

At this point I will quote Robert Burns, " The best laid plans of mice & men oft go awry" as a guide for everyone to keep in mind to temper their praise or their criticism of Thrive 2050. Further, the quote holds true for those who completely agree with the plan, or those who offer alternatives. Another quote comes to mind by Forrest Gump, " Life is like a box of chocolates - you never know what you're gonna get". The latter also points out the difficulty in making plans for the future since planners rely on the past & their assumptions for the future, in formulating their plans. I will remind readers of just 2 subjects in regard to the quotes above; The Purple Line snafus, delays, & greater costs, & the Metro subway's lack of reliability & its management failures.

We are all hoping that the current viruses will stop proliferating & mutating & will fade away, however we may be faced with the possibility that they will be present far into the future calling for new vaccines yearly, similar to the need for new influenza vaccines yearly. Note that only approximately 50% of the people in the USA get flu shots & that on average 36,000 people die yearly from the flu, as further background for considering where & how the public will work, live, recreate, & carry out their life's activities. Will there continue to be a large percentage of our national population that remains unvaccinated for any threat? We don't know & that remains as a factor with which to deal.

I submit that many have already & will continue to choose to live a distance away from their previous workplaces because the present state of technology allows them to work from home or wherever their lap top or computer allows. As an example, a close relative is stationed in Paris, however has traveled to & worked from Italy, Spain, Norway, Sweden, Greece, & various parts of France. Certainly, not all can work remotely, but a large percentage can & there are even advanced developments in robots so that they are able to serve as restaurant & retail employees. Certainly our labor leaders are making plans for that possibility. Also, Amazon has several completely automated stores in operation. All these developments point out that the world is changing faster than we realize & I feel that our planners have made plans based on the past & have not fully considered the many changes occurring now, much less what an unknown future will bring. As to the buildings that will no longer house workers, they could be converted to affordable apartments.

One of the main methods suggested for providing more affordable housing & the missing middle housing types is the "by-right" promotion of duplex, triplex, & quadplex dwellings, plus small apartment buildings, in single family home communities. While the by-right ability for building dwellings has long been with us, the suggestion for by-right enlargement of affordable housing in single family communities has greatly upset many county residents & many, many civic organizations. Use of the wording "by-right" has for many, a very negative semantic connotation. In reality, the by-right method eliminates sight plans, plus the ability of abutting & adjoining neighbors & communities the ability to have their early input in relation

to pending housing planned to be built affecting those communities. Those wishing to take advantage of the opportunities to purchase & raze an existing detached house & replace it with 3 townhouses for example, may have a profit motive in mind & not a desire to enlarge the supply of "affordable" housing. It is extremely important to realize that the market determines the price of housing & Thrive 2050 does not in any way guarantee that the 3 townhouses in the example will be affordable. The example cited could apply to all the denser housing types mentioned, & be instituted by local or non-local investors, builders, developers, real estate investment trusts, & targeted hedge funds.

Another issue addressed is termed the "overhoused", wherein less people live in a house than there are bedrooms. Now this is a subject dear to my heart as well to many of my friends, relatives & neighbors. Many of the overhoused are seniors, also known as "Perennials", who have lived in their homes for many years & are comfortable in their familiar neighborhoods & among their friendly neighbors. Typically, they have considered downsizing, but don't care for their alternatives. Some have moved, but many choose to remain indefinitely, so don't count on that segment to be of large aid to Thrive 2050's aims. Within 1 block of my home are over a dozen single occupant homes, for example. Another group is composed of individuals with sufficient resources to live wherever they wish & in as large a house as their hearts desire, so don't look for a lot of affordable housing from that arena.

I have communicated with many people from a variety of backgrounds & who were not civic activists or member of a civic organization. They were people with deep knowledge, experience, & understanding of the zoning laws, regulations, etc. dealing with the issues discussed in Thrive 2050. I cite this as background for my discussion here of the issues

Transportation & it's ramifications are another subject mentioned. Bicycling is promoted despite the fact that 1/2 of 1% commute by bicycle. Even if time & a favorable climate change occurs & bicycling quadruples, it will only constitute 2% of commuters. We can add electric scooters, walkers, joggers, etc. & all together that will be a very small group. Please face the fact that automobiles, buses, motorcycles, & work trucks/vans, will still constitute by far the largest transportation mode for commuters, as well as travelers in general.

Also, keep in mind the increasing move to electric powered vehicles which will decrease the pollution objection to those vehicles. The discussion of walkable communities for the various activities of residents leads me to comment that that is taking place in a number of locations now & may take place in the future in newly planned developments. However, due to how our county grew & developed over many past years, the large majority of folks will still travel by vehicle to their destinations for goods & services. For instance, our doctors, dentists, podiatrists, & preferred shopping places are not within walking distance & are in different directions & we don't wish to patronize those that are nearby. Carrying 6 shopping bags in a bike basket is quite challenging so most will opt for a car for that task. I'll wager a survey will disclose the majority of county residents have similar attitudes.

In regard to the expectation of 200,000 additional residents coming here over the next 25 years, I supply the following information. Employing 2.79 as the average household size, we arrive at the number of houses needed per year at about 3000 dwelling units. Thrive 2050 appears to call for the new dwellings to be built around the existing transportation infrastructure which likely can be easily accomplished. The thought occurs to me that the series of negative events in other parts of our nation such as fires, floods, mudslides, drought, very unusually hot or cold weather, etc, may motivate even more people to move here than has been forecast. What then? Suppose it's a huge amount. This leads me to wonder whether changes may need to be instituted regarding the Agricultural Reserve which comprises about a third of the county's land. Possible are changes to parts of the reserve that are not desirable for farming, or other agricultural uses, but may be suitable for housing. As much as I realize that many people will consider me cracked to even think of such an event, I submit that it may need to be considered, but hopefully will be unnecessary.

Along with thoughts about agriculture comes the need for Thrive 2050 to seriously consider the effects of climate change, the need for storm water management as well as the importance of water quality. Thrive 2050 has not given these matters sufficient attention.

In conclusion, I suggest that in view of the Council's coming enlargement, that a final vote on Thrive 2050 be delayed until after the newly elected Council has been in office for about 6 months. Additionally, with more Councilmembers from districts, & an improved synergy among the new Councilmembers, there will also be time for Thrive 2050 to be enhanced with the improvements & considerations arising from the listening sessions & the many emails & communications from the People of Montgomery County.

I will close with a quote from former Supreme Court Justice Brandeis, " THE MOST IMPORTANT OFFICE IN OUR DEMOCRACY IS THAT OF PRIVATE CITIZEN".

Sincerely,

Max Bronstein

From: [Susan Helm <ssjphelm@gmail.com>](mailto:ssjphelm@gmail.com)
To: County.council@montgomerycountymd.gov
Subject: Thrive — narrow vision
Date: Sunday, December 12, 2021 8:55:12 AM

5131136

Although I am aware that the county council makes decisions despite objections from citizens I nevertheless felt I should express my opinion against the Thrive concept. It is the product of narrow minds and builder interests. If nothing else, jamming the county full of concrete and construction without asking the basic question of where will the water come from to support this population seems foolhardy. What are the population projections for Virginia — another million there? Perhaps consideration of the consequences of these huge population increases should be viewed in the light of what has happened with water resources in California. So approve on without utter disregard for what you may create.

Sent from my iPad

PH 6-17-21 THRIVE
MONTGOMERY 2050

5131180

PD

From: [L.Schuster <L.Schuster520@gmail.com>](mailto:L.Schuster520@gmail.com)
To: County.council@montgomerycountymd.gov
Subject: Against Thrive 2050
Date: Monday, December 13, 2021 12:48:27 PM

As County Council you have the obligation to be truthful about the consequences of this policy.

Lisa Schuster

From: [David Kosterlitz <david.s.kosterlitz@gmail.com>](mailto:david.s.kosterlitz@gmail.com)
To: [Council MoCo](#)
Subject: Fwd: Is it Thrive Montgomery or Thrive Developers?
Date: Tuesday, December 14, 2021 12:03:20 PM

FYI

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

From: **David Kosterlitz** <david.s.kosterlitz@gmail.com>
Date: Tue, Dec 14, 2021 at 12:00 PM
Subject: Is it Thrive Montgomery or Thrive Developers?
To: <info@hansriemer.com>, Tom Hucker
<Councilmember.Hucker@montgomerycountymd.gov>, Marc Elrich
<marc.elrich@montgomerycountymd.gov>

Hi Marc, Hans and Tom,

I believe in affordable housing and in diversity of all kinds. But I'm not sure if the proposed Thrive Montgomery will result in more affordable and diversely occupied housing. Does the plan mean letting developers put triplexes on formerly single-family-home zoned lots, regardless of their proximity to public transportation like Metro? Will the developers of these multi-unit housing buildings cause gentrification so that the costs to buy or rent will be unaffordable? Are there sufficient restrictions in the proposal to preserve tree canopy and the relatively tranquil feel of residential neighborhoods?

Before this proposal gets rushed through, I think the public needs to be better informed.

Sincerely,

Dave

--

David S. Kosterlitz
6209 Hollins Dr
Bethesda, MD 20817

(301) 928-1818

--

David S. Kosterlitz
6209 Hollins Dr
Bethesda, MD 20817

(301) 928-1818

From: [Gaebl, Jill](#)
To: [County Council](#)
Subject: FW: Written testimony for ELAINE ROECKLEIN on THRIVE 2050
Date: Tuesday, December 14, 2021 3:07:39 PM
Attachments: [Outlook-li5g4hn1.png](#)
[Outlook-outlook si.png](#)
[Outlook-outlook si.png](#)
[Outlook-outlook si.png](#)
[Outlook-outlook si.png](#)
[Outlook-outlook si.png](#)
[THRIVE.rtf](#)

From: Lindsay, Jordan Yvonn <Jordan.Lindsay@montgomerycountymd.gov>
Sent: Tuesday, December 14, 2021 3:06 PM
To: Gaebl, Jill <Jill.Gaebl@montgomerycountymd.gov>
Cc: Healy, Sonya <Sonya.Healy@montgomerycountymd.gov>; Jimenez, Lucia <Lucia.Jimenez@montgomerycountymd.gov>
Subject: Fw: Written testimony for ELAINE ROECKLEIN on THRIVE 2050

Hi Jill,

Below is the written testimony from Elaine Roecklein since she will not be able to attend the Thrive 2050 Listening Session this evening.

Kind Regards,



[Jordan Lindsay](#)

Public Information Officer

Montgomery County Council

100 Maryland Ave., Rockville, MD 20850

O: 240-777-7809

C: 240-496-6289

[Stay Council connected](#)



[Watch Council LIVE & On Demand](#)

From: Elaine Roecklein <elaineroecklein@hotmail.com>
Sent: Tuesday, December 14, 2021 3:02 PM

To: Lindsay, Jordan Yvonn <Jordan.Lindsay@montgomerycountymd.gov>

Subject: Written testimony for ELAINE ROECKLEIN corrected version on THRIVE

[EXTERNAL EMAIL]

President Gabe Albornoz

Members of the Montgomery County Council

PLEASE PUT MY TESTIMONY INTO THE PUBLIC RECORD:

I recently learned our Planning Board was re-imagining the General Plan for our County and developing the attainable housing ZTA.

I have read THRIVE and have many serious concerns. My main concern deals with the Housing Element. Although, I believe we as a society should provide Affordable Housing, I question the methods promoted to achieve this. We currently have over 44,300 approved housing units in the pipeline and Staff of Montgomery Planning has identified an addition 83,000 potential units that can be built. THRIVE recommends using "missing middle" to build housing supply. Even though the Silver Spring Study has identified this new type of housing, 3-4 unit buildings, built one at a time does not produce "affordability". It will only increase housing costs, and create numerous unintended consequences which will cost taxpayers in the long run. The issues that will need to be addressed are storm water run-off and dismantlement of naturally occurring affordable housing. There is an accompanying document, that you will not vote on with Thrive. It's called the Action Report. It addresses some but not all of the potential consequences. It may not provide legislative relief for many years to come, if at all. We cannot predict what future County Council members will feel appropriate down the road. How wise is it to promote housing before addressing the necessary consequences of these actions? This is like putting the cart before the horse and is a glaring flaw.

Also, after reading the Transportation and compact community sections, I have serious doubts about the findings and the estimated costs. Over 75% of the population rely on cars. Period. It's the American way. In spite of this fact, THRIVE recommends removing many roads and road improvements from old Master Plans. So, how can we potentially double our density yet only rely on buses when less than 5% of the population use buses? Can we really expect Americans, in a major metropolitan area to wean themselves off of automobiles? This is highly unlikely. Just think of NYC and LA. Wasn't the Washington Metropolitan area considered #3 in traffic congestion just behind LA and NYC? As our population grows, so will our traffic woes.

Another concern is THRIVE will result in the displacement of people who currently enjoy NOAH (Naturally Occurring Affordable Housing) the loss of tree canopy and open green spaces. It seems to me that no green space, park, tree or shrub is safe in Montgomery County. There is building everywhere. Given all of the above, I am concerned that unforeseen expenses will lead to significant increases to Taxes. This has happened in other parts of the Country where up-zoning has been implemented. THRIVE is incomplete and will result in a diminished quality of life for lower income and middle- income folks in our beloved Montgomery County.

In conclusion: Where blanket up-zoning has been used in other communities, gentrification-displacement of people of color, replaced with whites and Asians has occurred. Taxes have increased, traffic has increased. Lower income folks, African Americans and Hispanics have been pushed out. Gentrification has taken over. At

the moment, Montgomery County is well diversified. Those of us who live here value that diversity. It's one of the reasons why I love living here because I enjoy living in a diverse community. Let's work on another plan to keep it that way.

Please do NOT approve THRIVE. Please send it back to Planning and start the process over. I am asking for meaningful public engagement and participation on THRIVE. Lastly, I would request that there should be more metrics in the way of public discourse. I would suggest a County- wide poll on the subject. This way there will be no doubt as to where the public stands on the matter of THRIVE.

Thank you and Sincerely,

Elaine Roecklein

9903 Blundon Drive #201

Silver Spring, MD 20902



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

December 14 2021 Written Testimony from Elaine Roecklein

To: President Gabe Albornoz

Members of the Montgomery County Council

PLEASE PUT MY TESTIMONY INTO THE PUBLIC RECORD:

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I have read THRIVE and have many serious concerns. My main concern deals with the Housing Element. Although, I believe we as a society should provide Affordable Housing, I question the methods promoted to achieve this. We currently have over 44,300 approved housing units in the pipeline and Staff of Montgomery Planning has identified an addition 83,000 potential units that can be built. THRIVE recommends using "missing middle" to build housing supply. Even though the Silver Spring Study has identified this new type of housing, 3-4 unit buildings, built one at a time does not produce "affordability". It will only increase housing costs, and create numerous unintended consequences which will cost taxpayers in the long run. The issues that will need to be addressed are storm water run-off and dismantlement of naturally occurring affordable housing. There is an accompanying document, that you will not vote on with Thrive. It's called the Action Report. It addresses some but not all of the potential consequences. It may not provide legislative relief for many years to come, if at all. We cannot predict what future County Council members will feel appropriate down the road. How wise is it to promote housing before addressing the necessary consequences of these actions? This is like putting the cart before the horse and is a glaring flaw.

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In conclusion: Where blanket up-zoning has been used in other communities,

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Please do NOT approve THRIVE. Please send it back to Planning and start the process over. I am asking for meaningful public engagement and participation on THRIVE. Lastly, I would request that there should be more metrics in the way of public discourse. I would suggest a County-wide poll on the subject. This way there will be no doubt as to where the public stands on the matter of THRIVE.

Thank you and Sincerely,

Elaine Roecklein

9903 Blundon Drive #201

Silver Spring, MD 20902

From: Darnestown Civic Association <darnestowncivic@gmail.com>
To: [Montgomery County Council](#)
Subject: Re: DCA Written Feedback for Thrive Virtual Community Listening Session
Date: Tuesday, December 14, 2021 3:01:38 PM

Dear Councilmember Hucker,

I appreciate your response. The residents of Darnestown and the Darnestown Civic Association have been actively engaged with Thrive for over two years. After writing you on 11/19/21 about one of the four straightforward non-disruptive Thrive adjustments we submitted as Public Hearing testimony to the Council on July 8, 2021 I felt it would be useful for the Council to hear directly from our residents about the issue of being a named center of activity.

We continue to be certain our four adjustments are essential for our community and beneficial for the entire county. Since our July 8th testimony we have developed more layers of detail and rationale for our suggested adjustments. We are ready to brief with you and your staff at your request. We look forward to your consideration and support of our adjustments before the full council.

Sincerely and Respectfully,

Scott

Scott Mostrom

President, Darnestown Civic Association
301-760-6444



www.darnestowncivic.org

On Mon, Dec 6, 2021 at 3:55 PM Montgomery County Council
<county.council@mccouncilmd.lmhostediq.com> wrote:

|



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

OFFICE OF THE COUNCIL PRESIDENT

Dear Mr. Mostrom,

Thank you for your comments regarding Thrive Montgomery 2050. I have shared them with my Council colleagues, and I am pleased to respond on their behalf.

As you probably know, the Council held two public hearings on the Planning Board's Thrive Montgomery 2050 Plan, one on June 17 and another on June 29. Following our public hearings, the Council's Planning, Housing, and Economic Development (PHED) Committee began its review of the Thrive Plan. The PHED Committee held 10 worksessions over the summer and fall. During this time, the Council held a Town Hall meeting including the Thrive 2050 Plan as one of its primary issues for public input.

The next step in the review and adoption process would be for the the full Council to hold worksessions on the Plan; however, given the volume of correspondence receive to date and the importance of public input to the Council, two additional listening sessions are being held. The first one occurred on November 30 and the second one is being planned for later this month.

The Council will hold its worksessions on the Plan once its additional outreach is complete. I appreciate you taking the time to share your comments with us. Your views are important and will help the Council in its consideration of the Plan and deliberations in the future.

Sincerely,



Tom Hucker
Council President
Montgomery County Council

5130260

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Scott Mostrom

President, Darnestown Civic Association
301-760-6444



www.darnestowncivic.org

PH 6-17-21 THRIVE
MONTGOMERY 2050

5131224

PD
CC
MM
SS

From: [Todd Hoffman <thoffman@townofchevychase.org>](mailto:thoffman@townofchevychase.org)
To: councilmember.Albornoz@montgomerycountymd.gov; [Friedson's Office, Councilmember;](#)
councilmember.glass@montgomerycountymd.gov; ["councilmember.hucker@montgomerycountymd.gov";](mailto:councilmember.hucker@montgomerycountymd.gov)
Councilmember.Jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov;
councilmember.Navarro@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov;
Councilmember.Reimer@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Cc: [Anderson, Casey](#); Gwen.Wright@mncppc-mc.org
Subject: Town of Chevy Chase Letter re. Thrive Montgomery 2050
Date: Tuesday, December 14, 2021 3:02:04 PM
Attachments: [TOCC Letter re. Thrive Montgomery 2050 \(12-14-2021\).pdf](#)

Please see the attached letter from Town of Chevy Chase Mayor Barney Rush. Thank you.

Todd Hoffman
Town Manager
Town of Chevy Chase, Maryland
[4301 Willow Lane](#)
[Chevy Chase, MD 20815](#)
[301-654-7144](tel:301-654-7144) (P)
[301-718-9631](tel:301-718-9631) (F)
thoffman@townofchevychase.org



Barney Rush, *Mayor*
Irene Lane, *Vice Mayor*
Joy White, *Treasurer*
Joel Rubin, *Secretary*
Ellen Cornelius Ericson, *Community Liaison*

December 14, 2021

Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Dear President Albornoz and Members of the County Council,

We support many of the principles of Thrive, including its call for inclusive, socially connected, and walkable communities and for environmental sustainability and resiliency. We also support its general objective of encouraging higher density development along transit corridors and activity centers around the County. Achieving this objective will offer significant benefits to County residents.

However, before the County Council approves Thrive, which will form the policy and legal foundation for long-term and large-scale community development and redevelopment, we submit for your consideration the following comments and recommendations along with our endorsement for one particular principle of urbanism concerning parks.

1. Reinstate Chapter on Economic Competitiveness

Our County faces an enduring and increasingly severe financial strain. We must find ways of attracting new and better paying jobs to the County, to afford both the growing level of services our residents need, and the infrastructure projects called for in Thrive. Thrive recognizes the magnitude of this problem by including economic competitiveness as one of only three overarching objectives in the plan. The introduction presents a highly concerning set of facts, demonstrating how Montgomery County has fallen behind other counties in our region in job creation and has suffered a decline in household income over the past 15 years. We are not on a sustainable path.

Instead of confronting this crisis, the authors of Thrive deleted a chapter on economic competitiveness that had been in an initial draft. We now read statements about the County's potential to attract employers, the County's need to strengthen its "economic competitiveness by creating the kinds of places where people with diverse choices want to live and work." (p. 7), and "Major employers are looking for amenity rich walkable areas near transit." (p. 24). While such statements have merit, they neither comprise the comprehensive strategy our County requires nor

appear particularly compelling. Notably, rapid job growth is evident in many areas of Northern Virginia that are not in or adjacent to complete communities.

We encourage the County Council to hold a hearing on how best to integrate economic competitiveness back into Thrive and to invite the Montgomery County Economic Development Corporation to testify and submit comments on the document. Montgomery County residents deserve a more comprehensive discussion of the interrelationship between economic development and planning for our future growth. For example, as the December 2020 Planning Department Report on White Flint determined, developers will not build housing there unless there are jobs in the area.

Also, a 2019 Brookings Institute [paper](#) points out the additional elements required to attract new jobs: Innovative companies favor mixed-use downtowns and *innovation districts where research institutions, advanced industry firms, and entrepreneurs cluster and connect*. (Emphasis added). Thrive should include a specific vision for how the county can build on existing economic strengths (e.g., biotech, hospitality, federal government), create an environment for innovation and entrepreneurship, promote more job training programs, and compete given increased telecommuting opportunities and increased office and retail space vacancy rates. Taxes, regulations, the ability to deliver needed infrastructure, and other factors should be considered as well.

Other jurisdictions, including Prince George’s County, Frederick County, Anne Arundel County, and Fairfax County, have seen the wisdom of integrating planning and economic development in their general plans. Indeed, even Montgomery County’s 1993 General Plan Refinement had an employment/economic activity chapter. Therefore, we ask the County Council to reinstate and update the chapter on economic competitiveness.

2. Use Master & Sector Planning Processes

The current draft of Thrive does not discuss how recommended policies will be implemented, and several Councilmembers have expressed the view that the ways and means of undertaking any land use changes should be considered only as a subsequent matter. We are concerned with this position. We agree that Thrive will serve as a policy guide, but the document should state, as the original version of Thrive did, “Many of Thrive Montgomery 2050’s recommendations cannot be implemented with a one-size-fits-all approach. Area master plans will help refine Thrive Montgomery 2050 recommendations and implement them at a scale tailored to specific neighborhoods.” Previous substantive changes to zoning have occurred through this established process.

The master and sector planning processes help ensure that essential and accurate analyses of attainable and affordable housing prospects, concentrated infrastructure capacity studies and investments, improved stormwater regulations to manage increased residential density, targeted economic development strategies, and tax changes are integrated and comprehensive. This raises confidence in the success of the proposed changes, permits more localized flexibility and appropriate development, and provides the means to secure local support for the proposed changes. Thrive should state the importance of continuing to use this vital process that has

served the County well and earned the confidence of residents as the fair and reasoned way to make zoning changes.

3. Promote Market-Rate Affordable Housing In More Locations

The original draft of Thrive extolled urbanism as the means to move the County away from car-centric to people-centric living. The current draft purports that applying the principles of urbanism also will address issues of racial disparities in home ownership, neighborhood equity, and affordable housing. We are concerned that too much is being expected from the promotion of this one vision. In particular, Thrive fails to account for the high cost of land and construction for in-fill development in urban areas. How will the County achieve the increase in market-rate housing that can be afforded by “a broad swath of County residents” (p. 62)? Thrive asks in every chapter, *what problem are we trying to solve?* In our view, increasing the supply of market rate affordable housing requires building more housing in many parts of the County. This will include building in areas of existing high density but also in areas where land is less expensive and construction costs more moderate - such as less urban areas.

In making this statement, we are not opposed to identifying a Corridor-Focused Growth Area, since even that area includes considerable property that is not particularly urban. But we do not foresee that “complete communities,” as Thrive defines that concept, will be the location for much of the market-rate, broadly affordable housing needed. We suggest that Thrive consider the development of affordable housing in both the Focused and Limited Growth Areas, with the view that the County should also encourage CR development in non-urban areas -- development that will bring some services closer to where this housing is and will be located. This concept is hinted at on p. 32 but should be explored more fully.

4. “Housing for All: More of Everything.” But Let us Not Denigrate Suburbia

Thrive offers recurring praise for compact development that supports “dense, vibrant and energized” communities. Thrive states that if we build more housing near “high quality transit corridors” we can provide housing that will keep the most productive workers in the County.” (p. 66). Other goals include increasing the number of County residents that bike and walk and reducing reliance on cars. Meanwhile, suburban living is implicitly criticized: “The desire of property owners to maximize the value of their land led to more development in outlying areas... with a proliferation of garden apartments and townhouses...The absence of tighter limits allowed development to disperse...” (p. 17).

However, suburban homes - both multi-family and single family - are a material component of the County’s stock of attainable middle-income housing and offer a lifestyle desired by many families. These communities can also offer social connectivity, inclusiveness, and walkability but at a different scale than downtown, high-density areas. Thrive can state that there is an unmet need for more housing in urban areas; but there is no need to imply that suburban living is a mistake, undesirable – or where *less* productive workers live!

Thrive also builds a case that the County has too much single-family housing and that a material shortage exists in the provision of smaller units. Thrive states on p. 58, that “the percentage of

households consisting of one person has risen from 7% in 1960 to 25% in 2019, and that this has led to a housing “gap.” But is this so? When one looks closely at the table of family composition, shown on p. 59, it is apparent that the percentages in the different categories have not shifted materially in the 30 years since 1990. Over this period, the percentage of people living alone has grown only from 21% to 25%, and the percentage of families with children has shrunk by only a few percentage points. As a result, the purported mismatch of housing types to demand does not appear to be as serious an issue as the text suggests.

In addition, Thrive shows no awareness of how the work/home life paradigm is rapidly shifting. Looking ahead, we should expect that a family with children, with working (productive) parents based at home and therefore, in need of home office space, might choose a more suburban housing option where they can afford more space. And the environmental consequence of this choice may not be so detrimental if they only need to commute intermittently to an office in an electric vehicle or ride share.

Given these considerations, we suggest a reset of the tone of the document: The County should strive to meet the needs of its residents and of residents it wishes to attract, whatever choice in housing they decide to make. We should support additional housing in urban areas without denigrating suburban developments where families may find the right mixture of amenities that they want at a price they can afford.

5. Improve Infrastructure When Increasing Housing Density

Thrive should state that infrastructure improvements need to be undertaken commensurate with any zoning changes (i.e., through a master or sector plan) to increase housing density. Thrive should include calls for infrastructure improvements to meet added demands placed by infill development on water/sewer lines, electrical lines, high-speed communications, stormwater capacity, and other critical infrastructure needs for communities. Currently, such improvements are required for large developments but not for infill development that typically impacts one lot at a time. Thrive advocates for substantial additional density in the High Growth Area. While individual projects that might fulfill Thrive’s vision may or may not be large, there must be an understanding of the cumulative impact of such developments, and the corresponding demands made on infrastructure. The plan needs to address this. In addition, Thrive should be integrated with the Climate Action Plan (CAP) so that infrastructure improvements meet climate change challenges.

6. Develop a More Imaginative Transportation Approach

Thrive should include a broader, more realistic, and more imaginative transportation approach beyond wider sidewalks, more bike lanes, and BRT. Some important questions should be addressed: How will mass transit-centric transportation be staged both in terms of development timelines and service coverage areas (i.e., given the high cost of constructing and maintaining transit and limited funds)? To what extent will ride sharing provide home to office transportation that will be faster than mass transit? In addressing these questions, Thrive should set out strategies for how the County will flexibly plan for traffic and technology advancements, account for transportation needs that support all the land uses in the County, and accommodate

the needs of different population groups that cannot use public transit, including the elderly, disabled, and young families. Also, as indicated in the County MDOT's response letter about Thrive, coordination with MDOT will be essential to implementing Thrive along with the recognition that most county residents and visitors will continue to use their cars.

7. Reinstate Chapter on Environmental Resiliency

Given the vital importance of improving environmental resiliency, we believe that there should be a stand-alone chapter in Thrive on this topic. This would provide the means to treat all key environmental topics holistically and set out how they may relate to and reinforce each other, instead of leaving the reader with the task of piecing together disparate comments through the text. And it would encourage consistent treatment of such issues as increasing the use of clean energy, promoting green buildings, the need for climate adaptation, and improving climate governance. A separate chapter also could set out energy efficiency recommendations for all new commercial and residential buildings. We also encourage providing current watershed and water quality maps, instead of referencing a Water Resources Functional Plan that was written 10 years ago before we began to experience the increasing severity and frequency of storms.

8. Require Five-Year Reviews of Thrive

Thrive would benefit from acknowledging the inherent uncertainty of making plans: facts and circumstances change, sometimes abruptly. Would anyone have imagined that the trend to remote work would accelerate as it has due to the pandemic? Therefore, Thrive should be reviewed and updated every five years. Such revisions would permit the systemic analysis of data that Thrive asks to be collected at the end of each chapter and would allow consideration of other factors, such as the state of the County's finances and the pace of economic development and job creation.

This periodic review should be countywide and comprehensive, including input from a broad number of agencies as well as documentation on the changes through a number of critical success factors: economic growth, development and competitiveness; multi-family versus single-family housing demand and supply; public revenue; transit, and ride-sharing use; vehicle miles traveled; housing affordability metrics; adequate public facility impacts; and environmental factors such as stormwater management efficacy. Such a review should lead to recommendations for adjustments to Thrive to achieve critical County goals.

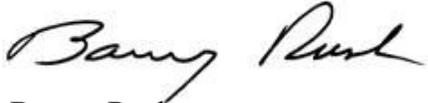
We Applaud Thrive's Support for Urban Parks

Before closing, we would like to state our strong support for language in the section on parks and recreation, where Thrive recognizes the vital contribution made by urban parks to the success of complete communities. We support this principle with our wallet as well as voice. The Town of Chevy Chase has authorized contributing up to \$4 million to the creation of two new parks in Bethesda, connected to the redevelopment of the Farm Women's Market. This is an example of an innovative public-private partnership, involving the County, the Town, and the developers (The Bernstein Management Corporation and EYA). It is also an example of the partnership value that municipalities such as ours could bring to Thrive. We look forward to collaborating

with our partners to realize this development and turn into reality a vital component of the vision set out in Thrive and in the Bethesda Downtown Plan.

Thank you for the opportunity to express our concerns and recommendations regarding the Thrive general plan and our hopes for the success of our County. We are always available should you like to speak further.

Sincerely,

A handwritten signature in black ink that reads "Barney Rush". The signature is written in a cursive, flowing style.

Barney Rush
Mayor

From: Albornoz's Office, Councilmember
Sent: Wednesday, December 15, 2021 12:33 PM
To: Council President
Subject: FW: Thrive 2050: More clear evidence of unintended consequences that eliminate first time buyers of modest means from the housing market

IQaccount: COUNTY_COUNCIL
IQmailAttach: E-Mail Message 2021-12-15 12-33PM.html
IQmailID: 5254447
IQpeopleID: 7057448

From: Lloyd Guerci <lgjreg@hotmail.com>
Sent: Wednesday, December 15, 2021 12:33:13 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Cc: Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>
Subject: Thrive 2050: More clear evidence of unintended consequences that eliminate first time buyers of modest means from the housing market

[EXTERNAL EMAIL]

Dear Council President Albornoz:

The Washington Post (web version today, likely in print version tomorrow) has a report on unprecedented flow of global finance into American suburbs. Documents show that an investment venture buys as many as thousands of homes a month, turning them into rentals while outbidding middle-class buyers. Tenants allege unfair rent hikes, shoddy maintenance and excessive fees:

[Global investors profited from U.S. rental homes, foreclosure crisis - Washington Post](#)

The Planning Board draft of Thrive 2050 fails to anticipate this or more broadly gentrification.

I might note that In my email to you of Nov 3, I stated:

Thrive 2050 - owners of apartments. Further thought needs to be given to the possibility of hedge funds coming in and owning housing stock. This likely will be very bad news for renters – much higher rents. Consider what happened to trailer park residents when the trailer parks were acquired by investment firms. Rent went up -- a lot. See, [What Happens When Investment Firms Acquire Trailer Parks | The New Yorker](#) (New Yorker March 15, 2021 issue); [The New Yorker: What Happens When Investment Firms Acquire Trailer Parks – Private Equity Stakeholder Project](#)

pestakeholder.org ; see also Financial Times articles.

This is underscored by hedge funds' inroads into peoples' lives in other ways. While not directly on point as to housing under Thrive, hedge funds are even buying doctors' practices. [Rich investors buy up MD practices and seek to strip patient safeguards | Patrick Malone & Associates P.C. | DC Injury Lawyers - JDSupra](#) This simply shows the aggressiveness and shamelessness of hedge funds. While people want doctors to provide the best advice and care, does anyone really believe that hedge funds place that as the top priority over return on investment?

Lloyd Guerci
Hunt Ave, Chevy Chase
District 1

1.

From: Lloyd Guerci
Sent: Wednesday, November 3, 2021 3:55 PM
To: Councilmember.Albornoz@montgomerycountymd.gov <Councilmember.Albornoz@montgomerycountymd.gov>
Subject: Thrive 2050; and separately lifeguards

Thank you for participating in the Taxpayers League session on Thrive this afternoon (although I was an observer seeking information and not a member of the Taxpayers League). Four comments:

1. Keep it up. From the time you sent my son an email when he got a summer job in the Rec Department as a lifeguard over 5 years ago to today, you have made yourself available. This is a nice way of operating.
2. Thrive 2050 - owners of apartments. Further thought needs to be given to the possibility of hedge funds coming in and owning housing stock. This likely will be very bad news for renters – much higher rents. Consider what happened to trailer park residents when the trailer parks were acquired by investment firms. Rent went up -- a lot. See, [What Happens When Investment Firms Acquire Trailer Parks | The New Yorker](#) (New Yorker March 15, 2021 issue); [The New Yorker: What Happens When Investment Firms Acquire Trailer Parks – Private Equity Stakeholder Project \(pestakeholder.org\)](#) ; see also Financial Times articles.

This is underscored by hedge funds' inroads into peoples' lives in other ways. While not directly on point as to housing under Thrive, hedge funds are even buying doctors' practices. [Rich investors buy up MD practices and seek to strip patient safeguards | Patrick Malone & Associates P.C. | DC Injury Lawyers - JDSupra](#) This simply shows the aggressiveness and shamelessness of hedge funds. While people want doctors to provide the best advice and care, does anyone really believe that hedge funds place that as the top priority over return on investment?

3. Turning to planning staff. You mentioned turning to planning staff for further review related to Thrive. At this stage, one real concern is that planners have bought into their product and are defending it totally. At least on

some factual aspects of the possible impacts of Thrive, please have your own staff look into them.

4. A Rec Department issue not related to Thrive. This summer (2021), I went to the county's Bethesda pool. It had shorter hours than in the past. Lifeguards told me there was a lifeguard shortage. Advance planning is needed for 2022. Lifeguards need to be certified and hired before Memorial Day. This will be good for the county residents and for people (often young people) who want to work and be paid as lifeguards. Outreach to potential lifeguards needs to begin by the winter. Swim centers like the Kennedy Shriver Aquatic Center (where my son took the lifeguard course) need to offer lifeguard courses by late winter and spring of 2022. Please use your good offices in this regard.

Lloyd Guerci
4627 Hunt Ave
Chevy Chase, MD



For COVID-19 Information and resources, visit: www.montgomerycountymd.gov/COVID19

From: Silber, Stacy P. <spsilber@lercheearly.com>
Sent: Wednesday, December 15, 2021 1:17 PM
To: 'County.Council@MontgomeryCountyMD.gov'
Subject: Thrive Montgomery 2050
Attachments: NAIOP LTR - Councilmember Albornoz - Thrive(4368195.2).docx

Dear Councilmember Albornoz,

Please find attached a letter from NAIOP DC/MD regarding its support for Thrive Montgomery 2050.

Best,
Stacy Silber

Stacy P. Silber, Attorney

Lerch, Early & Brewer, Chtd. rising to every challenge for over 70 years

7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814

T 301-841-3833 | F 301-347-1767 | Main 301-986-1300

spsilber@lercheearly.com | Bio

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NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
DC MOCHAPTER

December 15, 2021

The Honorable Gabe Albornoz
President
Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Re: Thrive Montgomery 2050

Dear Councilmember Albornoz:

NAIOP DC/MD represents hundreds of companies, including many Montgomery County based companies that have been involved in creating some of the most innovative mixed use developments in the County. We are writing to express our strong support for Thrive Montgomery 2050. We urge the County Council to schedule Thrive for full Council worksession and vote in the first quarter of 2022.

Thrive provides an excellent framework for the next thirty years. We appreciate the PHED Committee and the Planning Board's recognition that to ensure a vibrant, strong and competitive economy, we need to attract and maintain major employers, support small business and innovation and attract a diverse workforce. Of great importance, the Plan stresses the notion of equity – creating a place where residents have equal access to affordable housing, employment, transportation, and education.

We appreciate the PHED Committee, Planning Board and Park & Planning Staff's thorough analysis and evaluation of recommendations set forth in the Thrive Montgomery 2050 Plan. We urge the Council to schedule Thrive for full Council worksession and for final vote in the first quarter of 2022.

Sincerely,



Stacy Silber
Chair, Leadership Committee

cc: The Honorable Andrew Friedson
The Honorable Evan Glass
The Honorable Tom Hucker
The Honorable Will Jawando
The Honorable Sidney Katz
The Honorable Nancy Navarro
The Honorable Craig Rice
The Honorable Hans Riemer

From: Bob Kneisley <bobkneisleyllc@gmail.com>
Sent: Sunday, December 19, 2021 6:47 PM
To: County.council@montgomerycountymd.gov
Subject: THRIVE 2050

Claims about THRIVE 2050 vs the FACTS

CCCFH (Citizens Coordinating Committee on Friendship Heights)

DEC 10, 2021 —

Members of the County Council claim that the Thrive Plan is only a vision for the County's future. What they are not telling us is that **THE THRIVE PLAN CALLS FOR ALMOST 80% OF THE COUNTY'S NEW HOUSING BY 2040 TO BE MULTI-FAMILY UNITS (DUPLEXES, TRIPLEXES, TOWNHOUSES, AND APARTMENT BUILDINGS), OF WHICH NEARLY 55% WILL BE RENTALS.** (*PHED Committee Draft of Thrive Montgomery 2050, November 2021, pgs. 62-63*)

Members of the County Council claim that the Thrive Plan does not change the current zoning of any property in the County. What they are not telling us is that **THE THRIVE PLAN WILL BE THE LEGAL BASIS FOR FUTURE REZONINGS OF ALL RESIDENTIAL PROPERTY IN THE COUNTY, INCLUDING PROPERTIES IN SINGLE-FAMILY NEIGHBORHOODS.** (*PHED Committee Draft of Thrive Montgomery 2050, November 2021, p. 85-89*)

Members of the County Council claim that the Thrive Plan does not affect any existing master or sector plans for the County. What they are not telling us is that **THE THRIVE PLAN WILL ALSO CONTROL THE PROVISIONS OF FUTURE MASTER AND SECTOR PLANS FOR THE COUNTY, INCLUDING THOSE FOR SINGLE-FAMILY NEIGHBORHOODS.** (*PHED Committee Draft of Thrive Montgomery 2050, November 2021, p. 6*)

WHY ISN'T THE COUNCIL LEVELING WITH THE CITIZENS OF THE COUNTY? IS IT BECAUSE ITS MEMBERS DON'T WANT US TO KNOW WHAT THE THRIVE PLAN IS REALLY ALL ABOUT?

From: Naomi Spinrad <nspinrad@gmail.com>
Sent: Sunday, December 19, 2021 7:44 PM
To: councilmember.albornoz@montgomerycountymd.gov; Friedson's Office, Councilmember; Hucker's Office, Councilmember; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; Nancy Navarro; councilmember.rice@montgomerycountymd.gov; Councilmember Riemer's Office; county.council@montgomerycountymd.gov; Michaelson, Marlene; Dunn, Pamela; linda.mcmillan@montgomerycountymd.gov
Cc: Amanda Farber; Cheryl Gannon; Joyce Gwadz; Dedun Ingram; Naomi Spinrad
Subject: Thrive Montgomery 2050/Citizen comments and language
Attachments: 5 - Transportation .docx; 1 - Introduction .docx; 2 -CompactGrowth .docx; 4 - Design, Arts, Culture.docx; 3 - CompleteCommunities.docx; 8 - CONCLUSION .docx; 7 - Parks and Recreation.docx; 6 - Housing .docx; 9 - APPENDICES .docx

Dear Council President Albornoz, Council Vice President Glass, Councilmember Friedson, Councilmember Hucker, Councilmember Jawando, Councilmember Katz, Councilmember Navarro, Councilmember Rice, Councilmember Riemer, Ms. Michaelson, Ms. Dunn, and Ms. McMillan:

Thrive Montgomery 2050's path to the full council has been rocky and irregular. Some councilmembers have invited members of the public to submit language to improve Thrive and address concerns. With revisions, Thrive could be a better foundation for the next thirty years. This letter and attached document, an annotated Word version prepared by five citizens (Amanda Farber, Cheryl Gannon, Joyce Gwadz, Dedun Ingram, and Naomi Spinrad), is therefore submitted for your consideration. Our letter discusses general issues and provides recommendations for the document, followed by more specific comments about each section. The Word document includes specific language changes and comments for your consideration. Extraneous formatting markup has been removed for readability.

Thrive Montgomery 2050: General Comments

1. Environmental and economic development chapters should be restored.

Economic competitiveness and environmental sustainability are two of the three overarching objectives of Thrive and deserve focused chapters. The county's current economic state is not good and Thrive should focus more on how its policies will work to improve the county's economy, including small businesses. Without a stronger economy many of Thrive's goals will be unaffordable. The county is already feeling the impacts of climate change and a chapter focused on policies aimed at dealing with climate change seems critical. Identifying elements of the other chapters that relate to the economy and the environment is helpful, but not sufficient.

2. Thrive must place primary importance on Master and Local Area Planning Processes and other mechanisms of robust citizen input such as charrettes and citizen advisory panels to implement changes in zoning and uses, particularly among residentially zoned properties.

Countywide changes cannot take into account differences that Thrive already recognizes, such as rural/suburban/urban, as well as ways to increase income as well as racial and social diversity in particular geographical areas in the context of existing development.

3. The possibility that county residents' preferences in housing and other aspects of their lives will change, and the likelihood that technologies will also alter how we live, require that Thrive acknowledge the vital role of the master planning process to implement policies to achieve the three overarching goals.

Thrive is premised on many assumptions, including that a substantial number of residents now want to live in dense urban areas, and that this number will grow. Recent studies – for example, <https://www.pewresearch.org/fact-tank/2021/08/26/more-americans-now-say-they-prefer-a-community-with-big-houses-even-if-local-amenities-are-farther-away/> - suggest changes in housing preferences and patterns. Technological changes can have similar wide effects not just on housing preferences, but also on transportation, shopping, and working choices and preferences. The master planning process

allows public input that reflects how people actually live and hope to live. This democratic, bottom-up process is key to keeping Thrive flexible and relevant as it aims to achieve its goals.

4. The language throughout Thrive is often vague.

Vague language, without definitions of terms and concepts within the text or as footnotes, has undoubtedly contributed to the many different interpretations of what Thrive actually says. Some definitions are even missing from the glossary appendix. For example:

- “Neighborhood” and “community” are used frequently, “district” occasionally, but none of these are defined.
- In the Complete Communities chapter, “within one of the state’s four growth tiers” is never identified as a reference to Maryland’s Sustainable Growth and Agricultural Preservation Act of 2012 (Senate Bill 236). Other cases are noted within each chapter.

5. When definitions are provided, they are often incomplete.

For citizens around the county, this leads to greater uncertainty about what Thrive is proposing and allows individual interpretations. For example, on page 21 (Compact Growth), although there are descriptions of activity centers of different sizes, there is no guidance as to what public and private facilities might be associated with a particular size activity center. A school? DMV office? Full service grocery store?

6. Thrive sees only one path to achieve the overarching goals of economic health, racial equity and social justice, and environmental resilience.

There is only fleeting mention, in the conclusion, that there may be other ways to achieve the three goals. Thrive focuses on planning concepts that are in vogue today but often unproved, and has a limited view of technology, its potential for change, and how quickly it can change. Yet Thrive’s proposed policies are often mandates instead of recommendations, and it states repeatedly that they “will” lead to the desired goals. We believe that Thrive should include policy recommendations, not mandates, and that it should include recognition of technology’s potential changes. For example, simply replacing polluting gas vehicles with electric vehicles will on its own do little to reduce congestion and the need for roads.

7. Comments about the 1964 plan and 1993 update are overly simplistic, loaded with value judgments, and sometimes contradictory.

Plans are shaped by their times and the people who write them. Fifty years from now Thrive – like earlier plans – is likely to be viewed critically as well. Thrive should be straightforward about what needs to change without impugning the motives or capabilities of those who wrote the 1964 plan and 1993 update.

8. Thrive does not pay adequate attention to land use policy as it relates to seniors, the disabled, families, those with low incomes, and both the general and specific needs and situation of people of color, including Blacks, Latinos, and Asian Americans, and others.

Thrive displays limited concern about displacement with no suggested policies to prevent it. It fails to recognize that the county has communities that are not high income and White but where home ownership is highly valued and meant to last years and to build wealth. Displacement is mentioned only four times in the entire document, gentrification only three times – and none of these mentions involve a proposed policy to prevent them. As a result, some members of the public have inferred that Thrive is meant primarily to meet the demands of a small portion of the population who will not require many County services.

9. It is young people who will live longest and most intensely with unintended consequences.

Accurate data, specific metrics at regular intervals, and openness to new information and technologies are the best way to ensure against unintended negative consequences, or at least reduce their impact. Our proposed changes and comments identify places where more information of these sorts would be useful.

10. Figures and tables need to be made ADA compliant with readable, informative, accurate titles and readable legends.

As well, in some cases figure and table sizes should be increased to improve readability.

11. The “metrics” listed at the end of each chapter to evaluate progress toward goals are no more than categories.

These are not metrics but broad categories, with no indication of the sorts of changes needed. Specific goals tied to specific timelines and checkpoints should be included in each chapter.

Comments on Specific Sections

1. Introduction

- It's vital that there be more explanation and discussion of the important role of master planning, that the map showing all the area master plans be included, and that Thrive explicitly acknowledge that any major changes be done through the master plan process rather than through countywide changes. We have added language from the staff draft of Thrive to this section.
- Although the introduction talks about constraints on new development including lack of vacant land, it does not mention the already zoned capacity discussed on page 33. This presents an incomplete view of development capacity. It also ignores planned projects.
- We have serious concerns about the portrayal of community engagement, as indicated in our comments in the document.

2. Compact Growth: Corridor-Focused Development

- Include a map showing the growth areas from the 1993 plan to contrast with what is being proposed in Thrive, and add more information about the differences.
- Exactly what "centers of activity" comprise should be defined in the narrative and in the glossary in more detail: for example, what public facilities are necessary.
- Ensure that the definition of "centers of activity" is consistent across chapters. For example, in the Complete Communities chapter, centers of activity in suburban and rural areas "range from large retail shopping centers such as Aspen Hill, to clusters of commercial and neighborhood serving retail uses like the shopping areas in Potomac Village or Four Corners."
- Further, based on a sentence in the first paragraph of the Compact Growth chapter, and others in the Complete Communities chapter, it appears that downtowns, town centers and rural villages, are not "centers of activity", but are places where compact growth is desired ("Thrive Montgomery 2050 proposes redoubling and refining efforts to concentrate growth in downtowns, town centers, rural villages, and intensively developed centers of activity..." and "through infill and redevelopment within centers of activity along corridors as well as within existing downtowns, town centers and rural villages."). Yet other text in the Compact Growth chapter also seems to indicate that villages and neighborhood centers are not considered to be centers of activity: "The Growth Map identifies several existing and potential centers of activity at a variety of scales, including Large, Medium, and Small as well as Villages and Neighborhood Centers."
 - What is the distinction between centers of activity and downtowns, town centers, rural villages, neighborhood centers?
 - The sections that describe large, medium, and small centers of activity are too vague and do not convey to the reader what geographic entities are included in each category. At the least, the category descriptions should name the types of areas considered to fit in each category and give population size indications – naming some examples for each category would be helpful.
 - The confusion continues when "node" is used as a synonym. The document should use one term consistently.
- In the description of the Corridor-Focused Growth areas on the growth map, there is no mention of Complete Communities or centers of activity. Yet in the description of the Limited Growth areas, creation of Complete Communities is mentioned. There needs to be integration of the concepts of centers of activity and Complete Communities with these three different types of growth areas.
- There is a lot of focus in the Compact Growth chapter on the Agricultural Reserve. Nowhere is the size of the area (as a percentage of the total county area) mentioned. This should be added. Further, some discussion about rural areas not in the Agricultural Reserve should be added.

3. Complete Communities: Mix of Uses and Forms

- No definition of complete communities is provided. At the least, there should be a discussion about the minimum requirements for an area to be considered a complete community. Does it include a center of activity? Must it contain a supermarket, pharmacy, schools, library, fire station, police station, medical offices, housing, parks and public open spaces? What other public amenities would be required - sidewalks, bike lanes, access to transit? What are the characteristics of Complete Communities in the three different growth areas – Large, Medium, and Small?
- In the Different Ingredients for Different Communities section, as well as other sections such as the Retrofit section, the lists of things that would need to be added to the different community types in order to make them "complete" generally seem incomplete and routinely leave out mention of parks and public spaces. These sections need to be more carefully and consistently written.
- Language needs to be added throughout this chapter that calls for use of the master and sector plan process to implement the various changes called for in uses and housing types allowed in different areas. This section repeatedly calls for expanding the uses allowed in residential neighborhoods. The statements need to be tempered with references to use

of the master and sector plan processes to implement any such changes and also to requiring that any expanded uses must be reasonable given the context of each neighborhood.

- The assumption in this chapter is that infill development and redevelopment will necessarily be environmentally beneficial. When this development involves removing large surface parking lots this no doubt is true. But when it involves removing detached houses from single-family neighborhoods and replacing them with larger multi-family housing or other structures, the environmental consequences may not be beneficial but may actually result in increased heat islands, stormwater run-off, and decreased tree canopy. This needs to be acknowledged in the appropriate places in this chapter and language added requiring that infill development/redevelopment be done so it does not have these negative impacts.
- This chapter denigrates single-family neighborhoods to some extent. Instead, it should recognize that single-family neighborhoods continue to be what many county residents prefer and acknowledge that they have a place in the county's diverse housing options.

4. Design, Arts, and Culture: Investing and Building Community

- This chapter is disorganized and confusing. This is a land use/natural resources plan and there is no need for language about Arts and Culture beyond noting that the built environment should include space, distributed equitably, for art and cultural activities and those who engage in them.
- If there is a determination that arts and culture should be included, the chapter should be divided into two separate subsections.
- Ensuring that space for Arts and Culture is included in development is very different than fostering different arts engaged in by diverse people in multiple communities. Will quotas be set? Who decides who gets support? The establishment of grant programs for the arts should not be a concern of a general plan.
- If special accommodations (housing, dedicated space) are acceptable for those in the arts and cultural fields, why not others? Why not housing for police and teachers?
- Regarding the appropriate concern with design of the natural and especially built environment, there is no differentiation in *Thrive* between areas like the downtowns and activity centers and residential areas. For example, there is support for wide sidewalks but imposing this in many existing residential areas is challenging and roads are already narrow here. Yet there is also support for narrowing roads, without distinguishing where.
- There is no recognition that views about what is good design are subjective and change over time.
- As with other chapters, there is little acknowledgement that the vast majority of people rely on cars for essential activities, and that we all rely on vehicles for the delivery of goods and services.
- More information is needed about how buildings can be constructed to be more adaptable – not detailed techniques but, for example, the characteristics that will allow an office building to be converted into residential units of various types and sizes.
- If this chapter is to contain statements that public art and design help to create economically successful communities, supporting evidence should be included.

5. Transportation and Communication Networks: Connecting People, Places, Ideas

- This section makes broad assertions which may not hold up over time, or even reflect current realities.
- *Thrive* does not contemplate changing transportation needs. The plan does not include a comprehensive call for extensions of red line metro or increases in MARC availability (as proposed in Corridor Forward) or preparations for newer forms of transportation. The plan ignores the high financial cost of public transportation and its inequitable burden on some communities.
- Another broad assumption is that residents favor walking, biking and public transportation over car travel, which will be true for many, but not all, residents. Not all residents who are employed live and work on a metro line, and not all residents are able to travel everywhere by walking and biking, and not all services are accessible using those modes. *Thrive* should acknowledge that cars will continue to be a major source of transportation within the county for many years to come.
- The document has internal inconsistencies, asserting on one hand a need to reduce car traffic to increase safety and environmental resilience, which includes removing traffic lanes for sidewalks and adding bike lanes, and on the other hand advocating for building more streets in residential neighborhoods for interconnected street traffic grids, which will bring more car traffic through neighborhoods.
- *Thrive* must allow for periodic review and adjustment through the master plan processes as evolving transportation needs become clear, taking into account existing amenities in specific neighborhoods.
- Public transit, road and sidewalk changes, and adding bike lanes are all expensive. *Thrive* does not address transportation funding priorities directly or considering the best return on investment.
- We are on the cusp of major changes in the transportation realm, including significant technological changes which will change mobility dramatically. *Thrive* makes passing reference to these changes without any discussion of how to prepare for and adapt to them. Instead, *Thrive* discusses current metro and bus systems as the only transportation modes that will

exist other than walking and biking. For example, charging stations for EVs are a major challenge everywhere to increasing use of EVs and the plan makes no mention of that challenge or how it will be met. There are other jurisdictions, like Baltimore for example, that have put measures in place on public property, but Thrive is silent about this.

- The communication part of the section is incomplete and redundant, repeating sentences about building high speed communication networks without detail about how and where and with what zoning and regulatory changes. The plan fails to recognize that simply building a telecom network does not in itself create equity with underserved communities if the residents can't afford to subscribe to the services. The plan should call for requiring reduced or free cost access to residents with economic challenges as part of the zoning and regulatory changes that will allow deployment.
- The Council should consider consulting a panel of transportation and telecom experts to help predict the future landscape of transportation, financing, implementation, and equity and likewise the future of information technology, zoning changes needed for a roll-out and equity and financial issues with regard to these.

6. Housing for All: More of Everything

- The assertion that more housing will bring more jobs and boost the economy runs throughout this section, without support. The study of White Flint for Planning found that the limited job growth in the county is holding back residential construction, in which case the jobs must come before the residential construction will happen. The relationship between housing and jobs is at best unclear.
- Assertions of the benefits of adding different types of housing ("missing middle," duplexes, triplexes, quadplexes, small apartment buildings, and the like) are made without support, and without consideration of the experiences in other areas of the country (for example Austin, Minneapolis, Chicago, New York) where results have been mixed at best, and in some areas more negative than positive. Additional research regarding the actual experiences in other parts of the country, not what those advocating change hoped would happen, should be reviewed before changes such as those described in this section should be considered.
- Although there are likely to be places in the county appropriate for increased density, including in the older, more fully developed neighborhoods, one-size-fits-all (or many) would be the wrong approach. Thrive needs to make clear that any changes to zoning to permit increased density are to be made through the master / sector plan process. This process provides for community involvement (working toward community buy-in and support) with attention to local factors. It also helps ensure essential and accurate analyses of attainable and affordable housing prospects, and careful consideration of infrastructure needs, street capacity, stormwater management, tree canopy, and other issues.
- This section includes data points and charts, but many of these need better explanation, titles, and sourcing.
 - Where percentages are used, absolute numbers should also be presented to give a complete picture.
 - Where averages are shown (for example, for sales prices and rent), the median should be included as well, as the average can be distorted by outliers.
 - Some of the charts are misleading. Please see the comments to this section in the markup.
- All references to residents being "over-housed" (and its ties to an aging population) should be deleted and the concept dropped from Thrive. The implication is that the "over-housed," especially the older and "empty-nester", need to get out of those homes and move to something smaller, presumably so the homes can be sold to larger households or divided into duplexes, triplexes, or apartments. There is no place in Thrive for the judgmental implications of the "over-housed" concept.
 - Individuals and families make personal decisions regarding the size of a home, where to live, when to stay and when to move.
 - Older residents whose children are grown often want to stay in the family home as long as circumstances and health permit, providing a place where grown children and their families can gather and stay for a longer visit.
 - The "over-housed" in the workforce, regardless of age, and especially parents with children at home, may need space for working at home – one or more separate home offices - as has become abundantly clear during the pandemic.
- Adequate and accurate data is missing from the discussion of housing needs. The data presented must include, among other things, the number of residential units (single-family and multi-family) now being built or that in the future could be built under current zoning, to accurately present the unmet needs. Without this information, the assertion that substantial increased density is required to accommodate the new residents is not supported by the facts presented.
- Statements and data presented contradict the many statements made about Thrive that one of its goals is to increase home ownership, especially among low- and middle-income residents. Figure 60 shows almost 60% of new housing being rental housing. Adding primarily rental properties increases the percentage of renters, not owners. This apparent inconsistency in goals needs to be resolved.
- There is much in this section about providing a diversity of housing to improve access of low- and moderate-income residents to services, amenities, and infrastructure, which access most would get only by moving to a new area. Equal

attention must be given in Thrive to providing our low-and moderate-income residents the same level of services, amenities and infrastructure in the communities in which they now live.

7. Parks and Recreation for an Increasingly Urban and Diverse Community: Active and Social

This is the best written and most organized chapter of the document.

8. Conclusion

The conclusion would benefit from more detail about implementation and indicators for measuring progress.

9. Appendices

Some words used in the main document need definitions in the glossary, and others need more detail and/or changes.

We know you are getting many comments from many individuals and organizations. Our experience is that if people feel they have been heard and their concerns considered, they are more open to collaboration and compromise. You have an opportunity to create that environment, and we hope our thoughts will be useful. We can discuss these thoughts with you if that would be helpful. Thank you for your attention.

Sincerely,
Amanda Farber
Cheryl Gannon
Joyce Gwadz
Dedun Ingram
Naomi Spinrad

INTRODUCTION

When Montgomery County adopted its first general plan, known as the “Wedges and Corridors Plan”, in 1964, much of our land was undeveloped. The 1964 plan – as modified by “refinements” adopted in 1969 and 1993 - embraced many of the principles and ideas that are still of value today, such as an emphasis on the preservation of the Agricultural Reserve, development of physically concentrated centers of all sizes, and encouragement of land use patterns that could be effectively served by a multi-modal transportation system. These plans helped to make the County one of the most desirable places to live and work in the United States. Our success has been built on an award-winning park system, high-quality schools, preserving our agricultural and natural resources, fostering the emergence of urban centers and mass transit, and shaping the design of attractive suburban subdivisions.

The Wedges and Corridors Plan was visionary, and its refinements were largely effective in adapting its principles and ideas to the needs of a growing population; however, today we find ourselves facing new challenges and changing circumstances. We have evolved from a bedroom community to a complex jurisdiction with major employment centers and mature residential neighborhoods [than in 1964 \(family living arrangements have been fairly stable since 1990\)](#). As a group, our residents are older, more diverse, and less likely to live in traditional family arrangements. We have a highly educated workforce, proximity to the nation’s capital, and a culture of openness to newcomers, but we also are struggling to attract businesses and house our residents, grappling with a legacy of racial and economic inequality, and facing the effects of climate change.

In addition, we now see that not all of the changes in our approach to planning were beneficial. ~~For example, t~~The 1993 refinement established the residential wedge, identified as an area for “maintaining a low-density residential character” and directed most growth to the “urban ring” and I-270 corridor. ~~However, t~~the removal of the eastern portion of the County as a location suitable for corridor-focused development discouraged public and private investment in this area. The establishment of the residential wedge consigned more than one-third of the County to zoning exclusively for single family homes, leaving many of our neighborhoods reliant on automobiles and disconnected from many amenities and services. These decisions, in conjunction with discriminatory land use and planning-related practices such as redlining and restrictive covenants [\(both created by the real estate and financial industries and then adopted by government agencies\)](#), established inequitable patterns of development that must be recognized and addressed [in ways that do not compound the issues caused by displacement and gentrification.](#)

Today the combination of rapid social, environmental, technological, demographic, and economic shifts at the national and global levels along with our new context requires us to take a clear-eyed look at our strengths and weaknesses. We have tremendous assets, but if we hope to continue to thrive, we must be prepared to make difficult decisions and take bold steps to prepare for the future. Thrive Montgomery 2050 is the vehicle for assessing the implications of these shifts for land use, transportation and public infrastructure and adapting our approach to planning and growth for the next 30 years.

WHAT IS A GENERAL PLAN?

A general plan is a long-range guide for the development of a community. Every jurisdiction must adopt some form of general or “comprehensive” plan as a legal predicate for the exercise of the government’s land use and zoning powers. The purpose of a 30-year plan is not to predict and respond to a single future, but to provide broad guidance for land use decisions as we face multiple, unpredictable future opportunities and challenges that influence growth and development such as disruptions brought about

Is this correct? The residential wedge was 1/3 of the County? (doesn't appear that way on the map). And not all the residential wedge is just zoned for single family

by climate change, pandemics, or terrorist attacks as well as the consequences of innovations such as [autonomous vehicles and micro transit](#).

Thrive Montgomery 2050 is the county's update to our general plan. It is a framework for future plans and development that defines the basic land use policies and context for all public and private development in the county. It provides direction for decisions about land use, transportation, and related issues under local government influence, but it does not [by itself](#) change zoning or other detailed land use regulations [\[although implementation of its recommendations would require such changes\]](#). Its recommendations also touch on the objectives and actions of other public and private entities that are responsible for implementing and providing land use related services and amenities.

Thrive Montgomery 2050 does not [completely](#) abandon or reject the Wedges and Corridors concept but instead modernizes it to remain relevant. Area master plans, sector plans, and countywide functional plans will remain valid until modified pursuant to the guidance provided by this plan. Like the previous general plan its broad policy recommendations pave the way for future actions, such as amendments to other plans, policies, and development rules.

Thrive Montgomery 2050 has a 30-year time horizon, but it is designed to be flexible and adaptable to changing circumstances. It is designed to provide long-term guiding principles and objectives that can deal with a constantly changing economic, social, and environmental landscape.

[Thrive Montgomery 2050 will inform future master and functional plans. Master plans \(or area master plans or sector plans\) are long-term planning documents for a specific place or geographic area of the county. All master plans are amendments to the General Plan. They provide detailed land use and zoning recommendations for specific areas of the county. They also address transportation, the natural environment, urban design, historic resources, affordable housing, economic development, public facilities, and implementation techniques. Many of Thrive Montgomery 2050's recommendations cannot be implemented with a one-size-fits-all approach. Area master plans will help refine Thrive Montgomery 2050 recommendations and implement them at a scale tailored to specific neighborhoods.](#)



[Functional plans are master plans addressing a system, such as traffic circulation or green infrastructure, or a policy, such as agricultural preservation or housing. A functional master plan amends the General Plan, but does not make land use or zoning recommendations. The Master Plan of Highways and Transitways, the Energized Public Spaces Functional Master Plan, and the Master Plan for Historic Preservation are examples of functional plans. New and revised functional master plans are needed to refine and implement Thrive Montgomery 2050 recommendations that affect county-wide policies.](#)

the terms autonomous vehicles and microtransit are barely mentioned elsewhere in the plan

the role of municipalities is not mentioned in the plan (but they were in the 1993 version)

This and the following paragraph are taken directly from p. 126 of the Sept. 2020 Working Draft. The map is included to show all current master and sector plans.

A BLUEPRINT FOR THE FUTURE

Thrive Montgomery 2050 is about addressing historic inequities, embracing new realities, and shifting the way we think about how the county should grow. Montgomery County has many assets and advantages. Our strengths will enable us to continue to thrive, but we must also take a hard look at where we have been, where we are going, and how we want to get there.

Montgomery County is growing more slowly than in past decades, but our population is still projected by the Metropolitan Washington Council of Governments to increase by about 200,000 people over the next 30 years. We have little undeveloped land left to accommodate this growth, even if new construction is compact. With 85 percent of our land already developed or otherwise constrained, accommodating even the modest growth expected over the life of this plan is an ambitious undertaking. The way we think about growth needs to change. We ~~need to~~ should reconsider sites previously considered unsuitable for development, such as parking lots or the air rights over existing buildings, and find ways to use land more efficiently.

Thrive Montgomery 2050 offers a blueprint for new approaches that are needed immediately and will extend over a period of decades. These strategies ~~will aim to~~ accommodate growth in ways that make room for new residents and also improve the quality of life for the people who already live here. The plan anticipates a county that ~~will~~ may become more urban, more diverse, and more interconnected. It seeks to guide us to leverage growth and redevelopment to create places that are more economically competitive, foster a stronger sense of trust and inclusiveness among people from different backgrounds, and improve environmental quality and public health in the process.

Plan Framework and Overarching Objectives

Thrive Montgomery 2050 aims to create communities that offer equitable access to jobs, more housing, transportation, parks, and public spaces. Just as importantly, it can help guide the design of the built environment to strengthen the social and physical health of our residents, supporting active lifestyles and

The 200,000 added population is expected to equal about 64,000 households. There is already zoned capacity for considerable growth that has not yet been utilized. Vacant land is only part of existing capacity. This is also further acknowledged on page 33 - "the downtowns of Silver Spring and Bethesda, the new life sciences hubs anticipated in the Great Seneca Science Corridor and White Oak, and the emerging town centers in Germantown and White Flint have zoning capacity as well as physical space for tens of millions of square feet of development."

encouraging interaction and engagement. ~~It can prioritize the conservation and expanded protection of our natural resources needed for a sustainable future. This framework embraces and builds on the Wedges and Corridors plan, with a greater emphasis. It emphasizes~~ on the development of compact, complete communities, ~~and~~ the role of major corridors as places to grow. ~~The plan is designed to~~ and the importance of space for ~~integrate~~ arts and culture ~~into the fabric of~~ our community ~~and open opportunities for creative expression.~~

The ideas and recommendations in this plan are organized to achieve three overarching objectives: economic competitiveness, racial and social equity, and environmental sustainability.

Economic performance and competitiveness

Opportunities and Challenges

The county has significant concentrations in two private industry sectors: hospitality and life sciences, in addition to a strong Federal presence of offices and laboratories. These elements form a strong foundation to produce higher wage jobs and spur economic growth. Montgomery County is home to companies representing half of the market capitalization of the entire hospitality sector, and the Washington area is consistently ranked as one of the nation's top life science clusters, with I-270 as its epicenter. Local institutions such as the University of Maryland are leading ground-breaking research in emerging fields such as quantum computing.

We are also part of a dynamic regional economy with a rich mix of public institutions and private companies. Many residents of the Washington region travel to, from or through Montgomery County to reach jobs or homes in other jurisdictions within the region. The effects of decisions about housing, environmental stewardship, economic development, and other issues in any DC-area jurisdiction are felt by its neighbors. We enjoy many benefits from cooperation with our neighbors but also compete against them for opportunities, and consensus on how to address regional problems is often elusive. We need to think about Montgomery County as a part of the larger region and find ways to work more effectively with other area governments on policies and projects that will help make us all stronger.

As we work to fortify the county's economic performance, we must simultaneously also bolster our dominance in existing sectors, diversify our job base, improve connections to centers of employment and innovation throughout the region, and provide the kinds of infrastructure, services, and amenities that will can strengthen our ability to compete effectively in the future. Our quality of life depends on the ability to attract and retain employers and the employees they need.

We continue to benefit from our proximity to the nation's capital, which draws highly skilled, educated, and motivated people from all over the world, but we must also recognize that some key measures of Montgomery County's economic performance have been stagnant since the Great Recession of 2008. The total number of jobs in the county grew by five percent from 2004 to 2019, while 20 similarly sized counties across the country grew by an average of 21 percent. In addition, household income growth in the county has lagged the national average (-2 percent vs. 10 percent) and was the slowest in the region during this period. Montgomery County added jobs, albeit slowly, but growth came largely in lower-wage sectors of the economy.

How Thrive Montgomery 2050 addresses economic health

Thrive Montgomery 2050 can plays an important role in strengthening our economic competitiveness by fostering the creation of ~~the kind of~~ places where people with diverse choices want to live and work. Its recommendations

No mention of the current role or importance of small businesses for the county economy!

for land use, transportation, parks, and other public and private infrastructure lay the groundwork for economic development initiatives undertaken by other entities. For example, the county's Capital Improvement Program (CIP) should be aligned with Thrive Montgomery 2050's recommendations to make our neighborhoods more attractive for private development by providing high quality transit, sidewalks and a walkable grid of streets, great urban parks, and high-performing and racially integrated schools. The combination of these kinds of investments is a reliable long-term strategy for attracting workers to well-designed and planned complete communities, which in turn [will entice can attract](#) businesses and employers to locate here.

Thrive Montgomery emphasizes that the county should support a diverse array of work environments. Re-energizing the county's commercial centers is a major goal of the plan, but so is the recognition that small offices or storefronts in Complete Communities and even home offices [will may](#) be common workplaces in the 21st century. Different skill and education levels and linguistic, racial, ethnic, and cultural backgrounds infuse the local economy with the varied pool of skills, experiences, and perspectives necessary to solve problems and innovate. The Plan's compact land use pattern and walkable communities supported by an efficient transit network [will should](#) connect the county's diverse population to economic opportunities.

Racial equity and social inclusion

Opportunities and challenges

Diversity and inclusion are essential to our economic success as well as to our ability to produce more equitable outcomes for all our residents, who deserve high quality housing, education, jobs, transportation, and recreational opportunities. The county's population has grown more diverse as a result of a steady influx of foreign-born immigrants. Montgomery County is home to some of the most culturally diverse places in the United States, including Silver Spring, Rockville, Gaithersburg, and Germantown.

But past patterns of discrimination – some intentional, some unintentional – have left many communities geographically, economically, and socially isolated. After the Civil War and the end of slavery, African Americans suffered from pervasive discrimination and exploitation in the provision of economic and educational opportunities, housing, health care, and basic public services. The resulting alienation led to the creation of self-reliant kinship communities in many parts of Montgomery County in the late 19th century. Over time, these communities suffered from lack of public investment in infrastructure such as new roads, sewer and water, schools, health clinics, and other public amenities and services. Some communities were hurt by the urban renewal policies of the 1960s. Others faced pressure to sell their houses or farms to developers for new subdivisions.

Planning decisions and real estate development practices [especially](#) aggravated these injustices for most of the 20th century. Redlining and restrictive racial covenants created geographic and economic divisions that have left a legacy of injustice, that not only separated people by neighborhood or community, but also barred Black Americans from building wealth (the type of wealth used to invest in higher education, start businesses, and pass to heirs). The effects of these efforts to separate people by race and class continue to be felt today. [More recently, disinvestment from and abandonment of neighborhoods previously considered highly desirable, combined with the suburbanization of poverty, have created new geographic divisions and barriers to equity and inclusion. The \[updates to the\]\(#\) Wedges and Corridor plan's focus on the I-270 corridor](#)

Which neighborhoods is this statement referring to?

and related planning decisions exacerbated this problem by discouraging growth in the East County, focusing public and private investment to the west.

Impacts of past practices

Today communities with high concentrations of racial and ethnic minorities also show lagging median household incomes, ~~not because of their race or ethnicity but because~~ financial precarity due to low wage jobs, high rates of being uninsured, declining business starts and lack of housing are experienced to a greater degree as a result of past and institutionalized discriminatory practices. Not surprising is the resulting gaps in quality-of-life indicators [can be] seen among too many Black, Hispanic, and Asian residents.

This separation of neighborhoods along lines defined by race and income has important consequences for access to educational opportunities and the life prospects of our county’s children. In 2019, three-quarters of Black, Hispanic, and English-learning students in Montgomery County Public Schools – along with more than 80 percent of all low-income students in the system – were enrolled in high-poverty-focus schools. By comparison, more than two-thirds of all white, Asian, and multi-racial students were enrolled in low- poverty schools.

As we seek a future that is more equitable and inclusive, improved access to infrastructure and amenities in racially, socially, and economically isolated areas will not be enough. We also must facilitate-work toward the integration of neighborhoods by race and income, across all ages. Increasing the share of racially and economically mixed neighborhoods and schools across all parts of the county is critical to ensure that the inequities of the past will not be perpetuated in the future.

In parallel with steps to reduce inequity in the geographic distribution of resources and opportunities, Montgomery County must-should work to build a shared sense of purpose that can help strengthen efforts to promote respect for diversity, demonstrate the value of inclusion, and build a foundation for greater trust. This concept, often described by academics under the umbrella term “social capital,” can pay dividends not only in sustaining support for racial and social justice but in bolstering civic capacity more broadly.

How Thrive Montgomery 2050 addresses racial equity and inclusion

In this regard, decisions about land use, transportation, and public infrastructure can play an important role in building a sense of community. Different measures of social capital, including trust in public and private institutions, the planning process, political participation, whether neighbors know each other, and other indicia of connection and cohesion are influenced by qualities of the built environment. The design of our communities can greatly influence levels of community cohesion and social interaction. Creating social capital requires the built environment to encourage and make it easier for people to meet others and engage in activities. For this reason, Thrive Montgomery 2050 emphasizes the roles streets, parks, and public spaces play in creating a physical environment where a sense of community can flourish.

Advancing racial equity through just planning policies and public investments in underserved communities, promoting the racial and economic integration of neighborhoods, and focusing on the potential for the design of communities to help build social trust and inclusion while encouraging civic participation and participation in the planning process are among the most significant elements of Thrive Montgomery 2050. Thrive Montgomery 2050 strives to create racially integrated and just communities. Like economic competitiveness and

Brackets need to be resolved. And this sentence doesn’t take into account differences in the challenges and gaps faced by various racial and ethnic groups. See the paragraph below.

define

environmental sustainability, policies designed to advance racial and social equity are integrated into every part of this Plan.

Environmental resilience

Opportunities and challenges

The Wedges and Corridors Plan laid the groundwork for the adoption of forward-thinking policies that emphasized land preservation for resource conservation and agriculture, protection of our streams, forests, and trees and reduction of greenhouse gas emissions. One-third of the county’s land is now protected within the Agricultural Reserve and another 13.8 percent is under the stewardship of the Parks Department. Along with aggressive improved stormwater and forest conservation regulations, these efforts have established an initial strong framework for the protection of natural resources. However additional work is still needed in these areas, including increased attention to localized flooding and loss of mature tree canopy.

Despite these policies, the county cannot avoid the impact of global climate change. Precipitation in northeastern United States increased by 55 percent between 1958 and 2016. This trend has meant more frequent violent weather events like the flash flooding that occurred in July 2019, when the D.C. region received a month’s worth of rain in a single day, causing streams to rise 10 feet in less than an hour, inundating vehicles, businesses, roads and closing the Metrorail system. The past decade has also been the hottest 10-year period in the region’s recorded history, with rising hospitalizations due to extreme heat impacts. Public health issues are exacerbated by climate change and intertwined with the quality of the built and natural environment. If these and other effects of climate change are not addressed in land use policies, the adverse effects of a changing climate will be felt most acutely by low-income residents and people of color, who are will be likely to suffer a disproportionate share of the damage to real property and personal health due to past and current patterns of discrimination.

Montgomery County has made progress in reducing its greenhouse gas emissions, a key contributor to climate change, but has much farther to go to meet its goal of eliminating these emissions by 2035. It will require significant changes in both the transportation and building sectors of the County. For transportation, the County should contemplate policies to facilitate a transition to zero-emissions vehicles (or other zero-emissions technologies). For buildings (both existing and new construction), the County should consider a combination of energy conservation measures and clean energy generation (such as rooftop solar PV). Together, buildings and transportation are responsible for more than 90 percent of our county’s greenhouse gas emissions, making reduced reliance on driving and more energy-efficient buildings and compact development patterns essential to meeting our climate objectives.

How Thrive Montgomery 2050 addresses environmental resilience

Thrive Montgomery’s focus on a compact form of development with a mix of uses supported by transportation systems that make alternatives to driving practical and attractive are essential pieces of any comprehensive strategy to fight climate change. A stronger focus on walking, biking, and transit infrastructure will be crucial, but the significance of mixed uses and compact development in reducing driving is equally also important. The environmental benefits of dense, walkable neighborhoods dovetail with the increasing preference across age groups to live in walkable places served by a mix of uses and amenities.

The advancement of racial and social equity is not as fully developed as it could be in later chapters. Attention also needs to be paid to seniors, the disabled, and families.

It would be helpful to include examples of problems in Montgomery County – for example, persistent flooding of Bethesda and River Rd in high rains. Also if there is data, hospitalizations due to extreme heat in the County.

Cheryl is working on this paragraph and will send you something.

What is this?

Evidence?

Of course, not even the most sustainable transportation planning and growth strategies will be able to resolve every environmental challenge facing the county. Thrive Montgomery 2050 builds on the tradition of robust conservation and protection of the natural environment. It prioritizes the [expansion of equitable distribution of natural green infrastructure](#) throughout the County. It supports alternative clean energy generation, distributed energy, grid modernization, improved composting and food waste recovery, and advances in other circular economy initiatives. And it proposes a series of strategies to mitigate the effects of climate change and minimize pollution. [The plan also anticipates the need for public and private infrastructure](#) to be made more resilient to withstand more severe weather and protect us from the effects of environmental degradation from sources that are beyond our ability to control.

Thrive Montgomery 2050 was drafted in coordination with the county's Climate Action Plan (CAP). While Thrive Montgomery 2050 is a high-level land use document that focuses on long-range planning and policies to guide the physical development of the county, the CAP recommends specific actions to be taken in the near-term to achieve the goal of eliminating greenhouse gas emissions by 2035 and to mitigate or adapt to the effects of increased heat and flooding, high winds, and drought. Thrive Montgomery 2050 incorporates a wide range of recommendations related to climate change and its connection to land use, transportation, and parks. To effectively reduce greenhouse gas emissions and slow the effects of climate change will require "greening" of our electricity grid through a significant increase in clean energy generation in the County, likely employing both large-scale solar PV projects where feasible and smaller distributed solar PV installations. The Planning and Parks Departments also will implement recommendations in the CAP that are within the scope of the M-NCPPC's responsibilities. Together these plans [will-should](#) create a comprehensive approach to climate change at the local level.

Other important objectives

The plan also addresses other important goals that complement the three overarching objectives discussed above.

Improving public health and encouraging active lifestyles

The length and quality of human life are strongly influenced by both the natural and built environment. In 2018, more than three-fifths of adults in Montgomery County were overweight or obese. Five of the seven zip codes in the county with household incomes in the lowest quartile are also among the zip codes with the lowest average life spans. And even though low-income residents and people of color are more likely to suffer from negative health outcomes for several reasons, all residents can benefit from a more active lifestyle supported by an emphasis on transit, walking, and biking, and easy access to parks and recreational opportunities [and nature](#). The importance of healthy living for seniors [and the disabled](#) will also remain a significant area of focus as our ageing population continues to grow. Active lifestyles supported by improved housing choices in compact, complete communities can serve to improve public health for all, while simultaneously reducing the ecological footprint of human activity.

Elevating quality of design and highlighting role of arts and culture

The Wedges and Corridors Plan envisioned a variety of living environments and encouraged "imaginative urban design" to avoid sterile suburban sprawl. Nonetheless, [like every plan](#), that plan was a product of its time. It relied on design approaches that were typical of the 1960s, emphasizing the convenience of driving and rigid separation of land uses.

need specific mention of drinking water resources

Good design is not a luxury but a critical economic development tool. Businesses and workers ~~now~~ today prefer walkable, accessible, amenity rich, mixed-use places that facilitate the interaction and exchange of ideas that feed innovation. A ~~greater-large~~ share of residents, across all ages, prefer walkable, transit-rich neighborhoods too. Combined with the lack of undeveloped land far from transit, these forces ~~dietate-suggest~~ a shift toward redevelopment and infill that converts “parking lots to places” near existing or planned transit lines and incorporating walkable form ~~in future projects including those on properties already zoned for development and in the pipeline.~~

Our arts and culture sector, taken as a whole, would be the county’s sixth-largest employer. The sector taps into creative, social, and economic networks, and its practitioners have developed tools to share stories, encourage empathy, and empower creative exchange. Supporting a healthy ~~and diverse~~ arts and culture ecosystem ~~will-may~~ not only enrich the lives of our residents and bring us closer together but also ~~will~~ help attract talent and spur innovation.

URBANISM AS ORGANIZING PRINCIPLE

Thrive Montgomery 2050 applies the principles of urbanism – a term this plan uses as shorthand for a set of ideas about what makes human settlements successful – to guide their future growth. Urbanism draws on the lessons of thousands of years of experimentation and evolution in the design and development of villages, towns, and cities to apply the ideas that have proven to endure as the foundation for adaptable and resilient communities everywhere. An urbanism-focused approach to the development of land and related infrastructure (such as roadways, transit systems, and parks) emphasizes the value of: (1) a compact form of development; (2) diverse uses and building types; and (3) transportation networks that take advantage of and complement these two land use strategies, at all densities and scales.

This approach calls for focusing growth in a limited number of locations rather than dispersing it, avoiding “sprawl.” It means encouraging ~~in appropriate areas~~ the agglomeration of different uses such as retail, housing, and office space as well as diversity within each type of use. For example, a variety of housing sizes and types near employment and retail ~~can help~~ to ensure that people of diverse income levels can live and work in proximity to each other. This over time ~~can produce~~ more racially and socioeconomically integrated neighborhoods and schools, ~~providing-and~~ more equitable access to economic opportunities, public services, and amenities. It also emphasizes the importance of walking, biking and transit and reduces reliance on cars.

Of course, other factors – particularly quality and thoughtfulness in the design of buildings, streets, neighborhoods, ~~and~~ public spaces, ~~and the incorporation of nature into urban areas~~ – are also essential. Combined with the fundamentals of urbanism, design excellence ~~and biophilic design~~ can help create a sense of place, facilitate social interaction, ~~and~~ encourage active lifestyles, ~~and contribute to environmental resiliency~~. Compact development ~~can~~ also provides other advantages including efficient use of scarce land, more natural areas for recreation and preservation, and reduced expense for building and maintaining infrastructure.

~~These principles of urbanism are equally relevant to rural, suburban, and urban areas. In fact, the preservation of land for agriculture in a place like Montgomery County depends on concentrating development in urban centers instead of permitting sprawl,~~ and even suburban and rural areas benefit from a mix of uses and housing types – at appropriately calibrated intensity and scale – to serve their needs.

With attention to both the functional and aesthetic aspects of design, urbanism is not only consistent with a commitment to maintaining the best of what has made Montgomery County attractive in the past but

This doesn’t say “a majority” so I’m assuming greater is relative – that is, more now than earlier.

The data is very mixed on these claims.

The first part of the second sentence here contradicts the first sentence.

is [necessary-helpful](#) to preserve and build on these qualities while [correcting-addressing the challenges of](#) auto-centric planning and its effects on the environment, racial equity, and social cohesion.

HOW THRIVE MONTGOMEY 2050 WAS DEVELOPED

Organization of the Plan

Related to the three primary objectives of economic competitiveness, racial and social equity, and environmental sustainability, [the plan is organized into six chapters:](#)

- Compact Growth: corridor-focused development
- Complete Communities: mix of uses and form
- Design, Arts, and Culture: investing and building community
- Transportation and Communication Networks: connecting people, places, and ideas
- [Affordable and Attainable Housing: more of everything](#)
- Parks and Recreation for an Increasingly Urban and Diverse Community: active and social

The ideas in each chapter are intended to complement each other and outline approaches calibrated for varying scales of planning. The first three chapters move from the countywide scale (Compact Growth) to the district and neighborhood scale (Complete Communities) and finally to the details of individual blocks and buildings (Design, Arts, and Culture). The chapter on Compact Growth describes a countywide approach that aims to concentrate development along corridors to maximize the efficiency of infrastructure, preserve land, and focus investment. The Complete Communities chapter covers strategies for [individual neighborhoods and districts](#) that [can](#) build on the foundation of a compact footprint for growth by incorporating a mix of uses, building types, and lot sizes [likely](#) to create livable places that are accessible and inviting to people with a variety of income levels, household sizes, and lifestyles. The Design, Arts and Culture chapter discusses the finer-grained analysis of [current](#) design concepts applicable to blocks and individual development sites, the architecture of public and private buildings, the landscape of plazas and public spaces, and elements of street design.

These concepts are reinforced and supported by the remaining three chapters, which address specific topics related to development and public infrastructure. The [Affordable and Attainable Housing chapter](#) [recommends](#) recommendations are intended to diversify our housing stock across incomes, building types and geography. The Transportation and Communication Networks chapter outlines the multi-modal and digital infrastructure required to support compact growth and the creation of walkable, well-designed complete communities as well as the communication networks in the county. The Parks and Recreation chapter describes the role of public and privately-owned parks and gathering spaces in encouraging social interaction, promoting a healthy lifestyle through physical activity, and mitigating the effects of climate change through environmental stewardship. Each chapter explains how its recommendations serve the broader objectives of Thrive Montgomery 2050 and provides [categories metrics](#) to measure progress in implementing the chapter's ideas. No plan that is designed to provide guidance over a period of decades can anticipate every difficult problem, attractive opportunity, or useful idea that may emerge, so these [metrics-categories](#) should be used to assess new proposals as well as to measure the success or failure of the plan's recommendations over time.

There should be dedicated chapters on the natural environment and the economy.

When did this chapter title get changed? The table of contents has a different title for this chapter – Housing for All: More of Everything

how are neighborhoods and districts being defined?

Again, the chapter name?

A plan based on community input

This Plan is the result of community feedback and collaboration over more than two years of extensive outreach by Montgomery Planning. Planners reached out to a wide spectrum of stakeholders including students; homeowners and civic associations; non-profit advocacy groups and community-based organizations; and representatives of large and small businesses. The outreach effort was designed to emphasize engagement with residents who will live longest with the recommendations made in this plan – Millennials and Gen Xers and high school and college students— as well as members of racial and ethnic groups who historically have been left out of land use and planning processes.

Thrive Montgomery 2050's community engagement activities were implemented through four phases beginning in summer 2019. Each of these phases—Excite, Educate, Engage, and Endorse—included specific objectives and communication and engagement strategies.

Equitable Communications and Community Outreach

For historically underrepresented audiences – such as Latinos, African Americans, foreign born residents, renters, and small business owners— outreach focused on connecting with community influencers who have established trust within their communities. This included co-hosting listening sessions and events, providing content for events and communications, and engaging their organizations with educational tools.

From June 2019 through April 2021, Montgomery Planning organized multiple in-person and virtual engagement activities to imagine what life in Montgomery County ~~will~~ may be like in 2050 and what ~~will~~ might be needed to ensure that we thrive in the decades to come. Planners participated in more than 180 meetings with community members and organizations; created and distributed a “Meeting-in-a-Box” for residents and organizations to host their own discussions about Thrive Montgomery 2050 and the county's future; created an online quiz soliciting feedback on values and priorities for the plan; built a dedicated website, thrivemontgomery2050.com (and MontgomeryProspera.com in Spanish), with a wealth of materials in multiple languages and distributed tens of thousands of postcards and e-newsletters to reach community members across the county. [Montgomery Planning estimates that these efforts resulted in interactions with approximately 12,000 people.](#)

Thrive Montgomery 2050 looked at the largest minority languages where limited English proficiency was greater than 10% and created materials and advertising in multiple languages.

Thrive Montgomery 2050 Engagement by the Numbers

- Over 180 meetings with community
- 1,635 people completed online Thrive Montgomery 2050 Quiz
- 1,300 Meeting-in-a-Box postcards sent to HOAs + Community Associations
- [91,000 postcards to equity emphasis areas](#)
- ThriveMontgomery.com – 102,641 web views
- E-letter signup – 1,384, with open rate of 40% (double [industry](#) average)
- [Estimated participation – approximately 12,000](#)

Top five topics that received the most comments:

1. Public transit
2. Affordable housing
3. Parks

This entire section is problematic. Clearly, the correspondence Council members have received from citizens across the county shows dissatisfaction with the outreach and engagement effort. Complaints have been expressed by minority groups, seniors, and the disabled. It is laudable that there was outreach to the young but there is a well of experience among other groups that was not tapped. As well, much of the “outreach,” like sending postcards, was one-way and neither required nor elicited interaction with members of the public. This plan reflects those failures to engage completely.

postcards sent out do not equal active engagement

which industry?

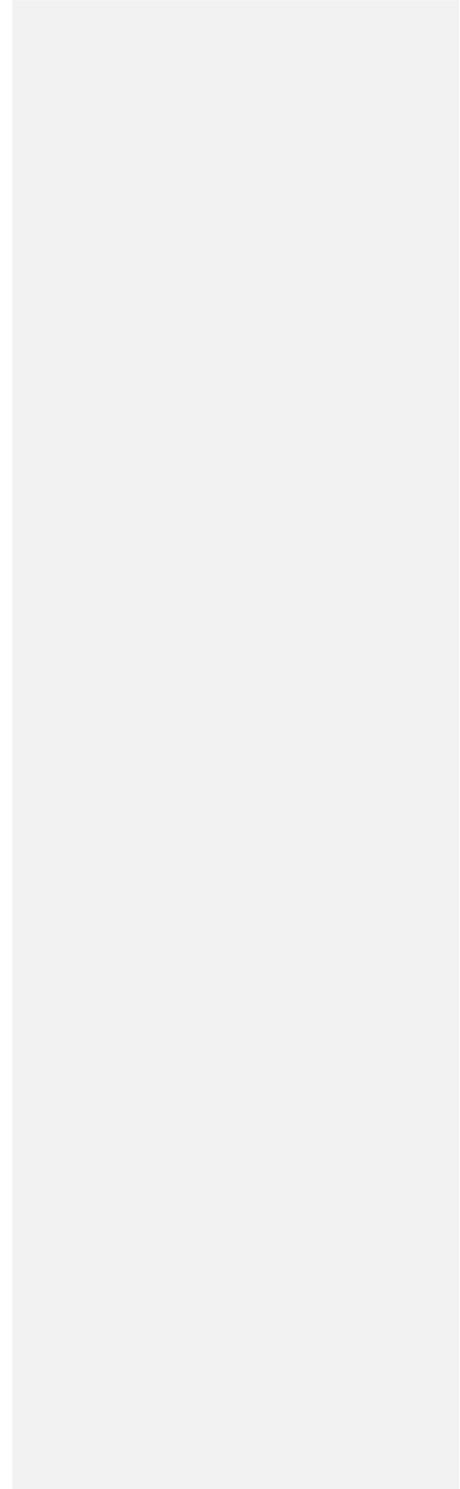
We do not believe this number is adequately supported by the data provided. There is no analysis of repeat interactions with the same individuals at meeting/web views/community meetings or of how many postcards of any sort elicited responses.

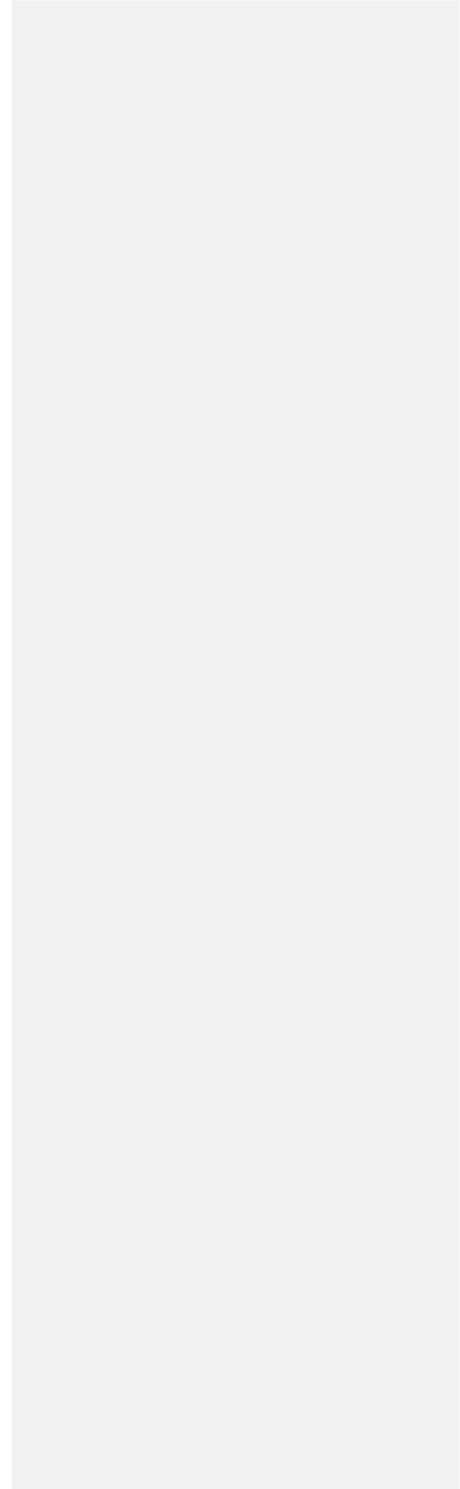
It's unclear how comments were generated or counted - from written testimony, oral testimony, meetings, or informal gatherings like pint with a planner?

14

4. Walkability

5. Education/Schools





Planning, Housing, and Economic Development Committee Draft

COMPACT GROWTH: Corridor-Focused Development

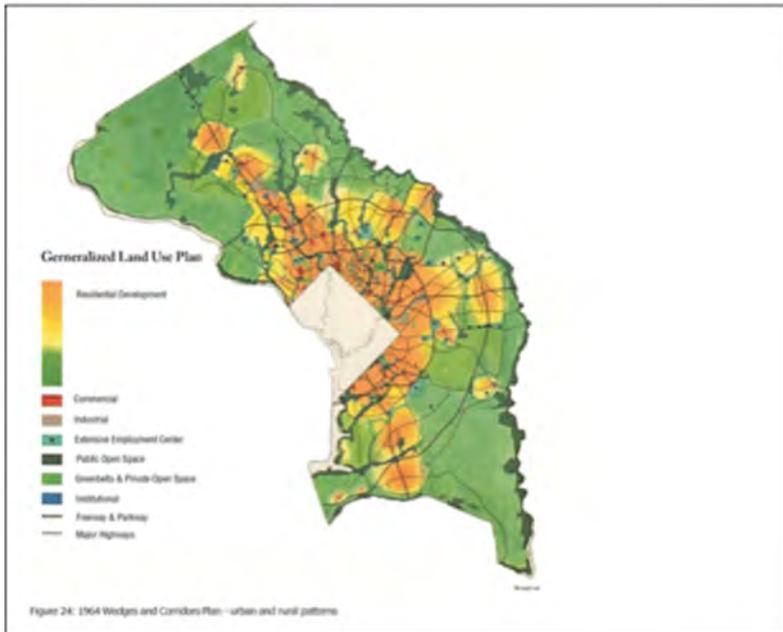
Introduction: Compact Footprints along Multiple Corridors are Central to Future Growth

When the Wedges and Corridors Plan was adopted much of Montgomery County was undeveloped. The plan recognized, however, that what seemed to be abundant available land must be used wisely:

“Land should be treated as one of our most precious possessions, using efficiently what we need for accommodating expected urban growth, and conserving the rest for the unforeseeable future. Land is too valuable an asset to be heedlessly wasted by allowing it to be developed aimlessly in a scattered pattern.”

Accordingly, the Wedges and Corridors Plan recommended two distinct patterns of growth: the urban pattern and the rural pattern. The urban pattern was envisioned as a compact form of urban development, concentrated in the existing urban ring and proposed corridor cities along significant transportation corridors within the region, including the I-95/Route 29 corridor as well as the I-270/Route 355 corridor. The rural pattern, by contrast, was envisioned as serving four broad purposes:

“1) to help mold the urban pattern into an efficient and pleasant one; 2) to provide and protect large open spaces for the “change of pace” and recreational opportunities needed by present and future generations; 3) to provide a favorable rural environment in which farming, mineral extraction, hunting, fishing and other natural resource activities can be carried on without disruption; and 4) to conserve natural resources and protect the public water supply.”



What is the problem we are trying to solve? Focusing Growth, Connecting Communities, and Reinvigorating East County

While the Wedges and Corridors Plan was visionary in recognizing the consequences of sprawl and the value of land preservation, subsequent land use and transportation planning decisions did not always adhere to the 1964 plan’s guidance, illustrating the political economy of sprawl. On one hand, resistance to the kinds of dense infill and development in areas within the growth footprint identified by the 1964 plan left the urban form unrealized in many areas, with – for example – only a few Metrorail station areas developed with high density. On the other hand, the desire of property owners to maximize the value of their land in some cases led to more development in outlying areas than contemplated in 1964, with a proliferation of garden apartments and townhouses in places like Aspen Hill. The absence of tighter limits allowed development to disperse, consuming large amounts of land and increasing the cost of roads, water, sewer, and other public infrastructure by limiting economies of scale. This pattern of development also limited opportunities to offer cost-effective transit service.

Conversely, the 1964 plan envisioned corridor cities along I-270, I-95, and Route 29, yet subsequent planning decisions, including the 1993 Refinement, disregarded and ultimately removed the growth corridor along Route 29 and I-95 in the eastern portion of the county. The excision of the Route 29 corridor

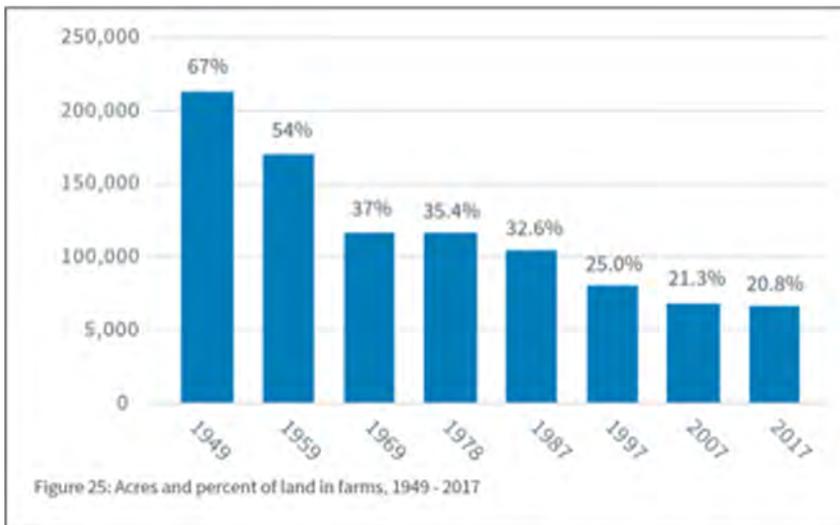
What does this mean?

This ignores the challenges to development on Metro sites, a fact emphasized by the fact that tax incentives have not appreciably increased development there.

Why are garden apartments and townhouses in Aspen Hill being cited as undesirable sprawl when that housing is multi-family housing now being promoted in Thrive. Wouldn't the large houses built in Potomac or in other HOA subdivisions in the county be better examples?

Presumably market forces and zoning decisions were also at work here or high rises might have been built

contributed to effectively directing new public and private investment away from the East County and toward the established urban ring and I-270 corridor. As a result, the I-270 corridor has benefited from successive cycles of investment and reinvestment, even as other corridors – including Georgia Avenue, where Metrorail’s Red Line was built – were largely left behind. This recurring pattern aggravated the racial and economic disparities between the eastern and western parts of the county that remain today.



Moreover, the Wedges and Corridors plan ~~neglected to fully~~ ~~did not~~ articulate how the broader public should expect to benefit from maintaining a rural pattern over much of the county’s land area. The plan explained that land preservation is important to recreation, agriculture and conservation of natural resources but did not describe how people living in urban parts of the county would access these opportunities. The result is that many people who live outside what became the Agricultural Reserve are unfamiliar with it and do not take full advantage of opportunities to visit, enjoy and develop an appreciation for the value of continued preservation of land for farming, recreation, and environmental stewardship. Awareness of -- and access to -- the Agricultural Reserve should be improved by providing ways for people throughout the county to experience and take full advantage of this unique resource. Our residents and visitors should not miss out on opportunities to learn about the county’s rural heritage, eat and drink locally produced food and beverages, and participate in outdoor activities such as hiking, biking, camping, and fishing.

If we fail to make efficient use of land, the available space for growth, outdoor recreation, agriculture and natural resource conservation will rapidly diminish. The cost of building and maintaining water and sewer infrastructure, roads, and public services will become harder to manage. Problems such as traffic congestion and climate change will be exacerbated.

1964 plan states in “The Rural Pattern” chapter: “The rural pattern recommended here has four broad purposes: 1) to help mold the urban pattern into an efficient and pleasant one, 2) to provide and protect large open spaces for the ‘change of pace’ and recreational opportunities needed by present and future generations, 3) to provide a favorable rural environment in which farming, mineral extraction, hunting, fishing and other natural resource activities can be carried on without disruption, and 4) to conserve natural resources and protect the public water supply.” These are considerable and important public benefits.

Please add a sentence (or a clause in parentheses) that says what percent of the county is contained in the Ag Reserve.

Activity centers in areas without sewer/water infrastructure?

What policies will help solve the problem? Refining – and Recommitting to - a Compact Footprint

Thrive Montgomery 2050 proposes redoubling and refining efforts to concentrate growth in downtowns, town centers, rural villages, and intensively developed centers of activity, ~~or nodes~~, and a new commitment to promoting growth along major transportation corridors to maximize the efficient use of land and create Complete Communities. These transportation corridors can establish-build a web, connecting residents to existing and future centers of activity and Complete Communities. These corridors should also either have robust transit service in place or planned or beare located close to existing concentrations of jobs, services, and infrastructure ~~in ways that lend themselves to support ing more intensive development to produce the kinds of~~ Complete Communities described later in this plan.

The intensity of development along these corridors should be aligned through master plans with the urban, suburban, and rural context of the surrounding areas and calibrated to account for existing or planned transit and other transportation infrastructure. Detailed analysis of each area will come through future planning efforts that includes extensive public engagement. Some corridors, such as Rockville Pike, even now connect several centers of activity, making these corridors appropriate for more intensive development where appropriate. Other corridors will-should have less intensive development due to their context and level of transit service.

Outside of these corridors, limited, organic growth should be allowed via local plans to meet localized needs for services and provide a balanced, diverse, and appropriate range of housing choices; increase racial and socioeconomic integration; and achieve more Complete Communities in all parts of the county. This limited development ~~must-should~~ be managed in ways that help to form more Complete Communities without expanding established development footprints or encouraging significant intensification of land uses outside of Complete Communities. Preservation of land for recreation, agriculture and environmental management must be ensured for the benefit of the entire county.

Figure 26: Georgia Avenue looking south from Evans Parkway Neighborhood Park— today

Figure 27: Georgia Avenue looking south from Evans Parkway Neighborhood Park— possible future

The concept of corridor-focused growth is a fundamental organizing element for Thrive Montgomery 2050, as it recognizes not only that intensively developed centers of activity and preservation of land both play a vital role in our quality of life but that neither pattern can exist without the other. By ~~identifying-describing~~ the types of places where growth ~~sh~~ould be encouraged, this chapter aims to establishes the foundation for Complete Communities, which depend on a compact footprint to give them the coherence, focus, and mix of activities necessary to succeed. The scale of development, building types, and diversity of uses envisioned within this footprint are discussed in greater detail in the Complete Communities chapter. In turn, the

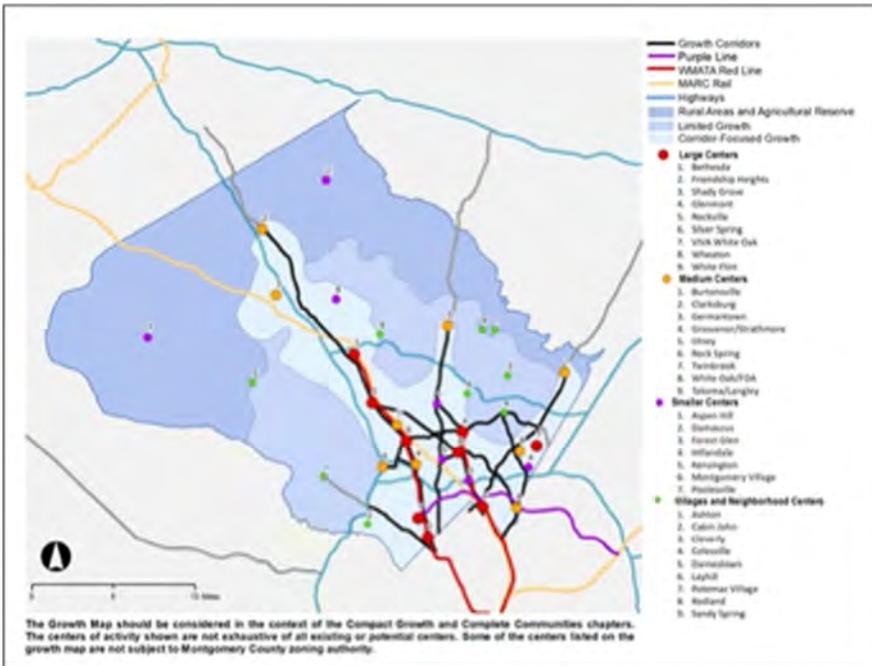
We have not seen a definition yet. Need one.

This seems to imply adding commercial uses to residential areas, which should only be done with master/sector plans.

design elements that [might](#) complement and reinforce Complete Communities are discussed in the Design, Arts, and Culture chapter.



Figure 28: Major transit corridors can be transformed from existing unsafe traffic arteries to a series of Complete Communities with a variety of housing and other uses.



It is unclear how this can be done on state roads and how it will mesh with people's need to get to jobs by car. Also consider evacuation routes used by residents of MD and DC as well during Continuity of Government events (natural disasters, attacks, other national security events).

This map needs to be associated with the map of water/sewer facilities, so that it's clear some of the envisioned centers will require that additional infrastructure. Also, Chevy Chase Lake and other purple line stations don't seem to be on here.

The Corridor-Focused Growth area (lightest blue) should have the largest share of new growth. It encompasses the most developed part of the county with highest-density population and employment centers, and the although aging infrastructure and public facilities may not be able to support existing and new development without additional investment. The Limited Growth area (medium blue) contains the mainly suburban residential communities where limited, organic growth is envisioned to meet localized needs for services, provide a diverse range of housing choices, and increase racial and socioeconomic integration to achieve Complete Communities. Rural Areas and the Agricultural Reserve* (in dark blue) will continue to be dedicated primarily to agriculture, rural open space, and environmental preservation. It can absorb some growth as agriculture evolves and existing residential communities' needs change over time.

The Growth Map identifies several existing and potential centers of activity at a variety of scales, including Large, Medium, and Small as well as Villages and Neighborhood Centers. The centers identified are not exhaustive of all existing or potential centers, but rather are included to demonstrate that centers of activity, where existing and future compact growth should be concentrated, occur within the county's urban, suburban, and rural areas. While future growth should occur in these centers, the amount of growth and intensity of development should be commensurate with the center's location and context as determined by the master planning process.

The Growth Map reflects current land use and is representative of the location and types of growth expected through 2050; however, the corridors and centers shown on the map or fitting the descriptions provided below may evolve over time through future approved and adopted master plans and functional master plans.

Large Centers are envisioned as the highest intensity areas generally characterized by significant residential and/or commercial density either existing or planned and are typically close to high quality transit. They include the county's Central Business Districts, existing and future employment centers, the municipalities of Gaithersburg and Rockville, and most of the Metrorail stations which provide an opportunity for significant redevelopment.

Medium Centers would be less intense and cover a smaller geography than Large Centers. The Medium Centers could include significant clusters of existing or planned residential density, as well as clusters of commercial density, including large shopping centers and office campuses. Medium Centers are likely to be close to transit.

Smaller Centers are generally characterized by low- to medium-density residential neighborhoods, with clusters of commercial activity, including shopping centers and neighborhood-serving retail.

Villages and Neighborhood Centers are the lowest intensity centers containing a small number of neighborhood-serving uses and located in rural areas and low-density residential neighborhoods.

* The Rural Areas and Agricultural Reserve are areas of the county substantially zoned for rural or agricultural land use under the Rural, Rural Cluster, Rural Neighborhood Cluster, or Agricultural Reserve zone.

More specifically, the following policies and practices should be considered adopted in order to maximize the efficiency of land use and public investment and establish the building blocks for development of vibrant centers of activity while preserving land for recreation, resource conservation, and agriculture:

Does the light blue area include the eastern part of the county where we want more development to occur? Can't tell from the drawing. If not, an edit is needed here to make that clear.

Why no mention of complete communities for these areas? Complete communities only mentioned for limited growth areas in next sentence.

Language may be needed here that more specifically says that, for example, depending on population increases/decreases and commercial presence, centers may increase or decrease in relative size.

Examples?

Examples?

Examples?

Concentrate growth in centers of activity and along corridors through compact, infill development and redevelopment to maximize efficient use of land.

- Focus future land use and public infrastructure planning on growth corridors so as to direct development in ways that facilitate the emergence of Complete Communities. [Using master planning with full public engagement](#), evaluate appropriate land uses, transportation facilities, and community design that will encourage and enable full use of centers of activity and creation of Complete Communities. (Ec, Env, Eq)
- [Consider, with the participation of citizen advisory panels and the master plan process, amending](#) land use, design, and zoning regulations, including the Zoning Ordinance and Subdivision Regulations, to support corridor-focused compact development. Appropriate densities will vary but should be sufficient to support, at a minimum, the efficient provision of transit service along these corridors. (Ec, Env, Eq)
- Improve the environmental sustainability of growth by encouraging infill and redevelopment to curb sprawl and bring areas built out in an era with little or no environmental regulations up to robust standards for stormwater management and other state-of-the-practice environmental standards. [Infill development must be undertaken carefully though as it can result in reduced green space, reduced tree canopy, and increased stormwater run-off.](#) (Env)

Promote and prioritize public investment in infrastructure along growth corridors and leverage it to attract future private investment in a compact form.

- Consider new methods of financing public infrastructure, such as value capture, tax increment financing, and other mechanisms to facilitate investment and provision of appropriate infrastructure in areas identified as appropriate for more intensive development. (Ec)
- Establish high-quality transit infrastructure along growth corridors through capital investment and ensure reliable, frequent, [affordable](#) service through operational investment. (Ec, Env, Eq)
- Leverage federal, state and local incentive programs, publicly owned land and land investment opportunities for corridor infill development and redevelopment. (Ec, Env, Eq)

Limit growth beyond corridors to compact, infill development and redevelopment in Complete Communities to prevent sprawl. [Apply principles of urbanism at an appropriate scale along a rural-to-urban transect as outlined in the Complete Communities chapter.](#)

- Sustainably manage land outside growth corridors and Complete Communities to increase biodiversity, improve the health of natural habitats, preserve privately owned forests, protect watersheds and aquifers, and improve water quality while providing expanded opportunities for outdoor recreation, including vigorous physical activity. (Env, Eq)
- Support alternative clean energy generation, distributed energy, battery storage and grid modernization; and better facilitate composting/food waste recovery and other circular economy initiatives. (Env, Eq)

Preserve and enhance the Agricultural Reserve and manage it to maintain a rural pattern of development for the benefit of the entire county.

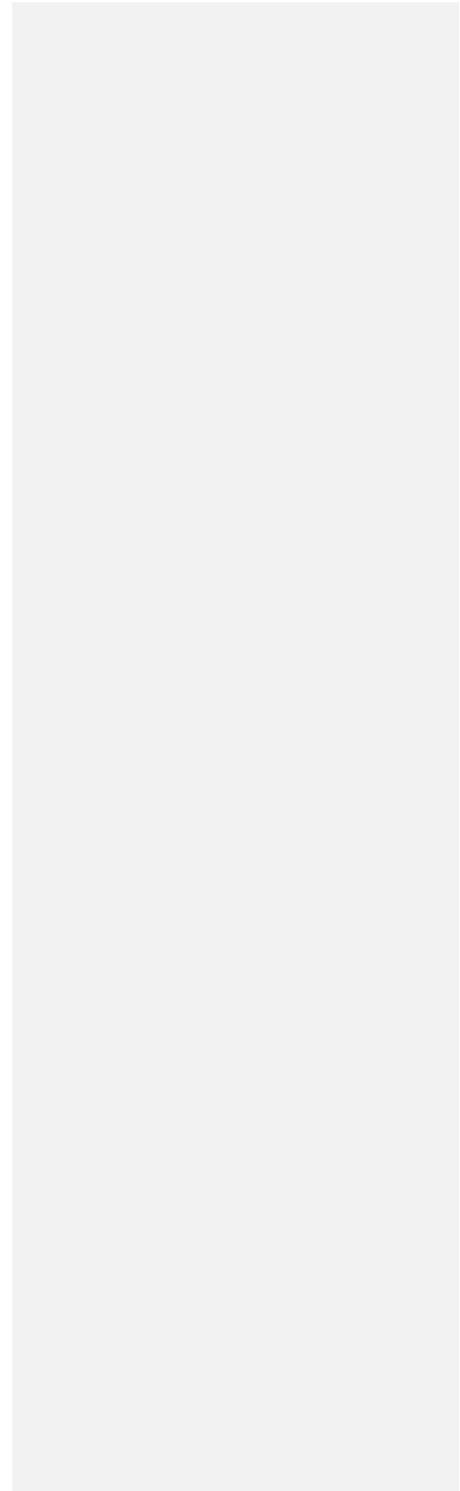
- Maintain agriculture as the primary land use in the Agricultural Reserve through policies, regulations, easements, and incentives, including those that maintain a critical mass of contiguous farmland. (Ec, Env)

But the chapter on Complete Communities does not do this.

- Maximize the benefits of the Agricultural Reserve through policies designed to ensure the continued viability of farming as an economically productive and sustainable activity, discourage sprawl, facilitate a broad range of outdoor recreation and tourism activities, conserve land and natural resources, and promote practices that advance environmental quality. (Ec, Env)
- Improve awareness of and access to the Agricultural Reserve for the public to experience and directly benefit from this valuable resource for locally grown food, outdoor recreation, and tourism. (Ec, Eq)



Figure 30: Montgomery County Agricultural Reserve.



How will these policies further the key objectives of Thrive Montgomery 2050?

Compact Development to Support Vibrant, Diverse, and Sustainable Places

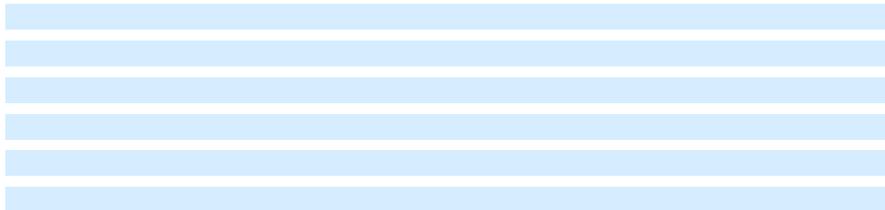
Montgomery County’s population is projected to grow by approximately 200,000 people over the next 30 years, with 75% of these new households eligible for regulated affordable housing according to the Council of Governments. ~~and~~ these policies and practices ~~are~~ may be critical to ~~not only~~ accommodating this growth but also to achieving Thrive Montgomery 2050’s key objectives, including combating and adapting to climate change. Nearly 85 percent of the county’s land is already developed or otherwise constrained. If we fail to maintain effective barriers to sprawl, we will likely paint ourselves into a corner where space for farming, recreation, and resource management is exhausted along with space for additional growth.

We ~~must~~ should encourage compact, infill development and redevelopment to accommodate anticipated population growth in a way that supports appropriately dense, ~~vibrant, energized~~ communities. The strategy of concentrating growth within centers of activity nodes along corridors will aims to direct population and employment to locations served by infrastructure, services, and amenities – including transit – and create focused centers of activity. This focus will-should in turn reduce the cost of public infrastructure and deliver more favorable returns on both public and private investment. Compact, infill development and redevelopment also align with the increasing desire of some residents, businesses and employers seeking walkable, transit-oriented communities, as demonstrated by transit-oriented areas across the region and country.

Economic Health: Compact Form as the Foundation for More Appealing Places

Keeping the county’s development footprint and growth in a compact form along corridors will help to create the kind of places that are attractive to employers and attract new investment. Studies of trends in office development show that major employers are looking for amenity-rich, walkable areas near transit. Traditional, low-density office parks are no longer in favor. The related ideas of Compact Form, Complete Communities and Design Excellence will ~~result in~~ encourage places that attract both businesses and residents.

Compact development footprint is an important tool in creating the kind of centers that support a strong economy. The lack of large tracts of vacant, unconstrained land does not mean that Montgomery County cannot grow its economy. However, ~~we~~ we need ~~the focus needs to switch~~ to thinking differently about where growth happens and compactly developing areas that have not been considered in the past, such as surface parking lots and colocation of facilities. Even though the county is running out of greenfields to accommodate sprawling employment centers or new residential neighborhoods, this plan does not recommend expanding our development footprint well-much beyond the Corridor-Focused Growth area. Instead, it emphasizes that the current supply of redevelopable land – if developed compactly and



This is confusing. Not at all clear what point is being made here.

creatively – is sufficient to attract and retain a variety of employers, especially advanced knowledge-based industries looking for vibrant centers and a highly trained, diverse workforce.

It is important to note that form alone will not create more jobs. [Increased Adequate](#) density, [great extensive](#) transit options and a regulatory environment that supports investment are all required. Other changes are needed in terms of financial incentives, tax reform and investment in infrastructure.

Racial Equity and Rebalancing the Geographic Distribution of Opportunity

The identification of growth corridors in the East County – particularly along Route 29 and the Georgia Avenue corridor along Metrorail’s Red Line – is vital to reversing decades of no growth and ensuring that the benefits of growth are more equitably distributed across lines of geography, class, and race. [These areas also offer the opportunity for greater return on investment, financially and in terms of Thrive Montgomery 2050’s goals. Previous p](#)Political opposition to development in the East County – most clearly expressed by the removal of the I-95/Route 29 corridor in the 1993 Refinement of the Wedges and Corridors Plan from the areas identified as appropriate for growth – pushed public and private investment to the west. Subsequent public and private investment was focused along the I-270 corridor because this area appeared to offer the best prospects for growth and success. Meanwhile, the East County became relatively less attractive for employers and residents, feeding a cycle of stagnation.

This pattern is consistent with what real estate developer and scholar Christopher B. Leinberger has described as the phenomenon of the “favored quarter.” Leinberger observes that in many metropolitan areas, decisions about the geographic allocation of resources made decades in the past are reinforced and repeated. Once an area receives resources and attention from the government and private sector, Leinberger argues, future investment tends to follow in the same location, reinforcing its head start and leaving other areas farther behind.

Figure 31: Colesville Road/Columbia Pike (Route 29) looking east from its intersection with New Hampshire Avenue—today

Figure 31: Colesville Road/Columbia Pike (Route 29) looking east from its intersection with New Hampshire Avenue—possible future

The evolution of the I-270 corridor as the “favored quarter” and accompanying limits on development in the East County were not the sole – or even the most important – cause of the racial and economic divide between the eastern and western part of the county. The logic of the favored quarter, however, was and is a significant factor in reinforcing disparities in access to investment, infrastructure, and services as well as the concentration of poverty and diminished access to opportunity. While the potential for displacement must always be considered – and [this plan calls for](#) monitoring and addressing dislocation caused by rising real estate values [must be part of this plan](#) – by the same token public and private investment are essential to expanding economic opportunity for people and communities that have been left behind or economically and socially isolated. By focusing investment and encouraging development along corridors in the East

Is this necessary?

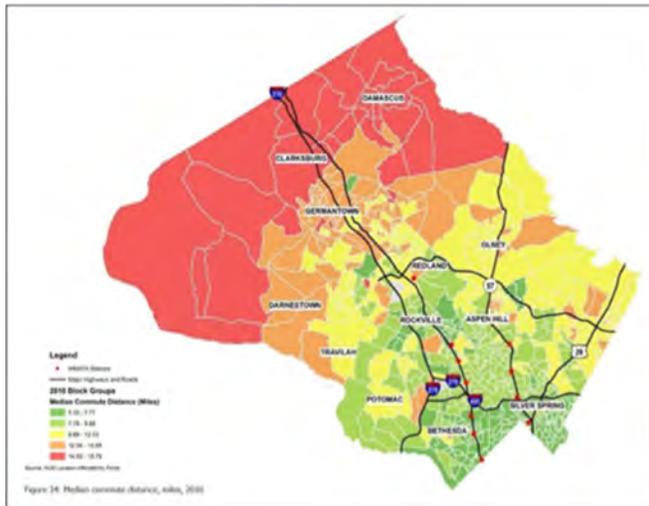
County, this plan will [help to](#) establish [the foundation for Complete Communities that will create](#) a more prosperous and equitable future in all parts of the county.

Compact Growth and Environmental Performance: Improved Air and Water Quality with More Efficient Use of Land

Among the most clear-cut benefits of the efficient use of land, including compact corridor-focused growth together with reinforcement of the rural pattern outside of the corridors, is to make development more environmentally sustainable in general and to reduce greenhouse gas emissions in particular. By concentrating development in a limited footprint, corridor-centered growth [can](#) facilitate walking, biking, and transit use and [reduced](#) emissions from motor vehicles. A compact form of development reduces driving even among people who continue to rely on cars, because trip distances [are likely to](#) decline as a wider range of needs can be met within a short distance, reducing vehicle miles traveled.



Figure 33: Lining corridors with appropriate densities provides housing options (Before and after of Georgia Avenue north of Silver Spring)



Compact growth [can](#) also improve the environmental performance of both sites and buildings, as it allows the redevelopment of areas developed prior to the adoption of modern stormwater controls and often characterized by high proportions of impervious surface cover. A compact form of infill development or redevelopment can reduce stormwater runoff and heat island effect by using green infrastructure, green roofs, and other green cover, as well as building design and orientation to reduce urban temperatures.

Finally, compact, corridor-focused development is [likely to be](#) essential to the continued protection of the Agricultural Reserve and preservation of land for environmental stewardship and recreation. As our population grows and the region continues to develop, pressure on rural areas and natural systems [will](#) [may](#) increase. The preservation of the Agricultural Reserve reinforces the concentration of growth and maximizes the land available for farming, recreation and natural resource conservation.



While farming [should-must](#) remain the primary use in the Agricultural Reserve, the area set aside for the rural pattern also provides opportunities for recreation, tourism and natural resource conservation, [uses that must be acknowledged and supported](#). The Agricultural Reserve improves the attractiveness and livability of the county because it provides opportunities for locally grown food, outdoor recreation, education, and tourism. The continued preservation of the Agricultural Reserve, along with the county's park system, also protects the county's forests, wetlands, meadows and streams, supports biodiversity and natural habitats, and protects watersheds, aquifers, and water quality.

How will we evaluate progress?

In assessing future plans, projects, and proposals related to the efficient use of land and measuring the success or failure of the approaches recommended in this plan, relevant measures may include:

- Amount of infill development/redevelopment along major corridors.
- Proportion of new population, employment and housing within a mile (or half-mile) of priority corridors.
- Non-auto driver mode share (walking, biking, transit use) and corresponding reduction in VMT.
- Amount of public and private investment in infrastructure, services, and amenities along corridors, overall and by area of county.
- Acres of farmland, natural habitats, forests and environmentally sensitive areas protected.
- Economic productivity of farming.
- Amount of space for outdoor recreation and variety of activities supported.
- Percentage increase in environmental performance of buildings and sites, overall and by area of county.
- Number of visitors from outside the Agricultural Reserve for recreation, commerce, and tourism.
- Maintenance and improvement in measures of stream water quality.
- Reduction in impervious cover and increase in area of impervious cover treated.
- Increase in tree canopy.
- Increase in alternative clean energy generation and composting/food waste recovery.

These sections in each relevant chapter are not metrics, as they do not indicate goals or interim goals and they contain no qualitative elements – infill development of what kind of units – studios or family size? For example, the proportion of new population, employment, housing within 1 or ½ mile is meaningless by itself if transit cannot accommodate the growth.

**COMPLETE COMMUNITIES: Mix of Uses and Forms
Wedges and Corridors and the Separation of Uses – and People**

While the Wedges and Corridors Plan was extraordinarily progressive in advocating a transit- oriented, compact form of development, it rejected the idea of mixed commercial and residential uses. The plan said the spaces designated for different uses should ultimately work together to achieve a “pleasant and economically feasible whole” but that these uses should be physically separated. It recommended Euclidean zoning, with areas set aside for multifamily, townhouse, and single-family housing along with isolated commercial and industrial zones, saying:

“[C]ommercial and industrial zones should exclude residences both because good residential neighborhoods cannot be maintained in such areas, and because business and industry can function more effectively where space allotted them is uninterrupted by housing.”

In addition to a rigid separation of uses, the plan insisted on the desirability of barriers, buffers and transitions between land uses to achieve harmony and compatibility:

“[L]ong established commercial centers expand into nearby residential neighborhoods, causing more transitional problems. The end result is a disease known as urban blight. This disease is contagious and is almost sure to spread where preventative measures are not taken.”

What is the problem we are trying to solve? A Mixed Record with Mixed Use

While the polycentric urbanism embodied by the 1964 plan’s corridor cities concept was fundamentally sound, its approach to the separation of uses and emphasis on transitions and buffers was at best not entirely successful in producing pleasant and economically vibrant commercial districts and at worst served to justify land use decisions that reinforced racial and socioeconomic segregation. Other shortcomings have become increasingly obvious, namely:

- The separate-and-buffer approach failed to anticipate – much less meet – the demand for housing in mixed-use centers of activity. For the most part, the corridor cities neither achieved the densities nor provided for the variety of uses, building types and services necessary to maximize their value in attracting residents and workers looking for more vibrant and appealing places to both live and work.
- A handful of locations in Montgomery County have attracted investment in office, retail, and residential uses, but most lack the combination of elements – including a compact form with diverse housing types, commercial uses, transit, and a walkable public realm – that likely to support the kinds of human interaction common to the most successful places with a successful office, retail, and residential mix. Meanwhile, the areas surrounding our most eclectic centers of activity largely remain characterized by a separation of land uses and uniform lot sizes, lot coverage, and building forms.

Commented [A1]: This whole concept would completely alter existing residential communities. This is not viable except in greenfield or grayfield/brownfield redevelopment, or where sizeable parcels can be assembled. As well, this section contains multiple assertions that are not well-supported by the research.

Commented [A2]: This may be what the old general plan says, but it hasn't been followed for a long time. The county has been mixing commercial and residential uses in the CR zones for some time now, and that should be mentioned. As written, it sounds like separated commercial and residential zones are still the norm for new development/redevelopment.

Commented [A3]: Any evidence of this? If so, then it should be described here and cited. If not, it ought to be removed.

Commented [A4]: Downtown Bethesda at its best in the 1990s. SS still recovering from the 1960s. Isn't all this section hindsight?

Commented [A5]: Because many smaller lots in older neighborhoods were grandfathered in and because of topography which often resulted in larger lots, lot sizes there are not uniform. So this is not accurate for many neighborhoods. As well, this is what the Planning Board has been approving for decades.

The separation of uses and associated homogeneity in lot sizes, development standards and building forms, coupled with the commitment to barriers, buffers and transitions had the effect – whether intentional or not – of discouraging connections among people and places and sharpening racial, social and economic divisions between neighborhoods and parts of the county.

The implementation of these approaches also made access to the full range of economic, educational and cultural opportunities (as well as services, amenities, and infrastructure) far too dependent on access to cars. By separating uses and investing heavily in roads, we have historically made driving the only practical way for many residents and workers to meet their daily needs – including trips that should be feasible on foot, on a bicycle, or on a train or bus, including for those with disabilities and those with young children.

The preservation and protection of neighborhoods dedicated exclusively to detached single-family houses has left residents disconnected from retail and other services, encouraged the construction of stand-alone public facilities, and perpetuated the inefficient use of land.

Our land use policies have evolved in recent years to reflect a changing social and demographic context as well as changing preferences and planning approaches. The county also has evolved from a bedroom community to the District of Columbia to a county with several distinct employment centers. These changes have coincided with the emergence of increasingly strong market preferences for transit-oriented, mixed-use communities with a unique sense of place. Our plans have been responsive to these trends, but implementation of transit-oriented, mixed-use development has been limited due to economic and regulatory constraints and limited developer interest. The basic underlying pattern persists in much of the county despite the 1993 refinement’s endorsement of mixed uses and subsequent changes to the zoning code. Of course, some suburban and rural areas may not achieve the mix of uses or support the kinds of transit service that should be expected in more urban areas. Thrive Montgomery 2050 envisions increasing the variety of uses and achieving a people-oriented public realm within the corridor-focused growth areas and centers discussed in the Compact Growth chapter at scales appropriate to their context, so as to provide people in all parts of the county access to a wider range of services and amenities in closer proximity to their homes and workplaces.

Beyond Transit-Oriented Development: Complete Communities and 15-Minute Living

Thrive Montgomery 2050 recognizes the benefits of transit-oriented development, which often uses mixed use zoning as a complement to high-quality transit service, but it updates and recalibrates ideas about the role of mixed uses by adding “complete communities” and “15-minute living” as organizing principles for thinking about planning of neighborhoods and districts.

Complete Communities are places that include the range of land uses, infrastructure, services and amenities that allow them to meet a wide range of needs for a variety of people. They include housing suitable for different household types, income levels, and preferences, helping to support racial and socioeconomic integration, encourage an active lifestyle, increase social interaction, and reduce our carbon footprint. The specific mix of uses, amenities, (parks and public facilities) and housing building types in Complete Communities vary depending on factors such as the size and location of the neighborhood or district; proximity to transit, parks and public facilities; variation in physical features such as topography and environmental resources; and other factors unique to the history and context of each place. unique history and building form of each neighborhood.

Commented [A6]: Are we more segregated/less integrated now? Planning theory changes with the times. Again, cite evidence that separation of uses, homogeneity of lot sizes (which as noted above actually is a fallacy), buffers, etc. contributes to divisions among people. Evidence please!

Commented [A7]: We suggest removing this paragraph. What evidence shows that buffers between CBDs and surrounding neighborhoods lead to inequity or shut down interactions between people across the county?

Commented [A8]: This was national policy going back to the 1950s, when Eisenhower created the interstate system, designed large to move goods. An important use of roads. Today many roads in Montgomery County are also part of evacuation routes not just for the County but also for DC – this is a national security issue as egress from DC is part of the Continuity of Government plans for dealing with a major crisis.

Commented [A9]: Clearly there has been and continues to be a market for single-family housing; see various data reported in news media. The Wall St. Journal reported in December 2021 that “millennials are supercharging the housing market” https://www.wsj.com/articles/millennials-are-supercharging-the-housing-market-11639496815?st=53lxtvfoowuef2y&reflink=article_email_sh are

Commented [A10]: At the same time, developers will tell you, people still want their cars, no matter how close to transit their homes or offices may be. The Planning Board has approved a project 600’ from a metro stop that provides a garage for residents. This has been overstated.

Commented [A11]: As noted above, the Planning Board has not always conformed to aspects of the plans it creates.

Commented [A12]: These two sentences as originally included ignored the limited developer interest, which contradicts the claim in the first sentence about strong market preferences. We question the assertion that regulatory constraints have affected this.

Commented [A13]: There are repeated references to increasing uses in residential areas, which has not been subject to public discussion. Such changes – if done at all – should only be done via master planning and this should be acknowledged in Thrive..

Commented [A14]: Schools, libraries, recreation centers, DMV, medical services, religious institutions, every type of retail (food, drugs, clothes, housewares, office supplies etc) – what about competition?

Commented [A15]: The staff draft of Thrive spelled out some of the amenities that would be available for complete communities of different types (urban, suburban, rural) – much more detail needed here.

The related concept of “15-minute living” has emerged as a way of reimagining existing communities to maximize their attractiveness and efficiency by mixing housing, offices, and retail ~~uses in each neighborhood or district~~ so services, infrastructure, facilities, and amenities to serve the daily needs of people who live or work there are within walking distance. While a literal or rigid application of 15-minute living may not be practical outside of the corridor focused growth areas and centers, ~~and needs refinement to serve seniors, the disabled, and families with small children~~, the concept is a useful way to generate concrete recommendations to make communities more complete and help them succeed.

Commented [A16]: The phrase “in each neighborhood or district” was deleted because it will not work in every neighborhood or district, and neither neighborhood nor district is defined.

Different Ingredients for Different Communities

The combination of strategies that can help create a more Complete Community in any particular place depends heavily on context. The scale (village vs. town center vs. downtown), location (inside vs. outside the growth footprint, within one of the State’s four growth tiers ~~as defined by The Sustainable Growth and Agricultural Preservation Act of 2012, Senate Bill 236~~) and type ~~of district or neighborhood~~ (office park vs. central business district vs. residential neighborhood vs. suburban shopping center) all influence which elements should be incorporated and how they should be tailored. Despite the varying needs and conditions of different parts of the county, however, the concept of encouraging more diversity of use and form is relevant in almost every location. For example:

Commented [A17]: This concept assumes retail and office buildings, as well as government/education/religious institutions will be integrated/imposed on existing residential communities. That should be done only through master plans and this should be acknowledged here..

- Existing suburban office parks in locations such as Rock Spring or Clarksburg’s COMSAT site have large existing buildings that can accommodate employment but lack the integration of uses, services, and amenities necessary to succeed in an increasingly competitive office market. Complete community strategies can help reposition these employment centers through infill and redevelopment to incorporate ~~a variety of~~ housing, ~~retail restaurants, public facilities, and parks and~~ public spaces along with better transit service, making them more attractive to both residents and employers.
- Likewise, for places the county hopes to see emerge as important centers for office employment, such as White Flint, White Oak, or Germantown, the integration of additional ~~housing and retail options, parks and public facilities~~ can help ~~to encourage activity beyond regular business hours, creating the sense of energy and activity during the evening and on weekends.~~

Commented [A18]: Based on the Planning Department’s White Flint study, adding housing alone is not enough to attract businesses and employment, and developers are not interested in building housing unless there are jobs. If the jobs are there, retail, amenities like parks, and public facilities are necessary.

~~Commercial centers of activity~~ in suburban and rural areas, which range from large retail shopping centers such as Aspen Hill, to clusters of commercial and neighborhood serving retail uses like the shopping areas in Potomac Village or Four Corners, offer ~~convenience retail for surrounding subdivisions but usually often~~ lack safe pedestrian accommodations, good transit connections, ~~public facilities, or~~ high-quality parks and public spaces. In some places, new kinds of commercial development, such as medical offices, will be viable even where office space or other employment-related uses are difficult to attract. The recommendations in this chapter and elsewhere in the plan can help make these ~~developing centers of activity neighborhoods~~ more walkable and livable.

Commented [A19]: Often more expensive, so may not be economically viable/sustainable.

The Connection Between Complete Communities and Corridor- Focused Growth

As explained in the chapter on Compact Growth, development of new or substantially expanded centers of activity ~~should could~~ be focused along growth corridors to avoid sprawl and achieve the critical mass required for each center to be economically sustainable. Limited, organic development beyond the corridors and defined growth areas ~~should may~~ be allowed to increase the diversity of housing types in existing residential

neighborhoods and make these areas more complete, particularly near existing centers of activity or development. Opportunities for increased housing diversity outside the defined growth areas will allow neighborhoods to evolve over time to address current and future housing needs and become more racially and socioeconomically integrated.

Commented [A20]: This is a strong assertion. Evidence is not provided that this is possible

Implementation will be ~~organic and~~ incremental, best achieved via local master planning, through infill and redevelopment within centers of activity along corridors as well as within existing downtowns, town centers and rural villages. This implementation will should be primarily market driven, using the development review process to funnel contributions from private developers to streetscape improvements, dedication and construction of parks and public spaces, and the addition of bicycle and pedestrian infrastructure. Specific strategies will be needed and implemented to recognize and minimize the negative impacts of gentrification on communities and businesses at risk of displacement, including the recommendations described in the chapter on housing together with policies outside the scope of this plan, such as direct assistance to small and minority-owned businesses and housing subsidies. Specific strategies also will be needed to ensure that the infill and redevelopment does not have negative environmental consequences such as expanding urban heat islands and increasing stormwater run-off problems.

What policies ~~will~~ are most likely to solve the problem?

~~To~~ Demand for future development in Montgomery County may be encouraged is harnessed to embrace Complete Communities and 15-minute living – both by building new centers of activity along corridors and by making existing ones more complete – using the county should pursue a number of with a variety of policies, which must should be suitable designed for all to be adaptable for all areas of the county and implemented through local area planning with extensive citizen participation through advisory panels, charrettes, or similar means. The specific policies and practices recommended to further Complete Communities and 15-minute living include:

Identify and integrate elements needed to complete centers of housing, retail, and office development and plan to make 15-minute living a reality for as many people as possible.

- Prioritize neighborhood-level land use planning, through the master plan process, as a tool to enhance overall quality of community life and avoid reinforcing outdated land use patterns. (EQ)
- Consider promoting inge zoning allocations and standards to encourage the integration of varied uses, building types and lot sizes. (Ec, Env, EQ)
- Apply flexible approaches through neighborhood-level land use planning to accommodate infill and redevelopment that help to improve access to amenities, active the better transit services portation, parks, and open spaces, and a broader range of housing types at the neighborhood scale without adding to stormwater run.off, loss of tree canopy, expansion of urban heat islands, and other negative environmental consequences (Ec, Env, EQ)
- ~~Prioritize neighborhood-level land use planning as a tool to enhance overall quality of community life and avoid reinforcing outdated land use patterns. (EQ)~~
- Allow sufficient densities through neighborhood-level land use planning to make a wide range of uses economically viable in Complete Communities. Where appropriate within the context of the history and building form of the neighborhood, encourage densities sufficient to support convenience retail and other local-serving amenities at the neighborhood level. Provide guidance for accommodating additional density in a context-sensitive manner. (Ec, Env, EQ)
- Ensure that Complete Communities are integrated into their surroundings and supported by a public realm that encourages walking, biking and rolling, accessible for all, as well as social interaction through the configuration of sidewalks, paths, landmarks, parks, and gathering spaces. (Ec, Env, EQ)

- Adopt planning approaches that prioritize providing more Complete Communities in service to improving the quality of community life throughout the county. (EQ)
- Apply proven environmental technology to avoid creating heat islands, to mitigate stormwater runoff and flooding, and in construction methods (Env)

Encourage co-location and adjacency of ~~all~~ essential and public services, especially along growth corridors and in Complete Communities, as part of the master planning process.

Commented [A21]: Page 32 continues on the next page

- Maximize the [accessibility/utility](#) of public facilities by locating them in places that promote integration with other public and private uses and infrastructure. (Env, EQ)
- Promote [active](#)-transportation improvements that prioritize walking, biking, rolling, and transit [services/use](#) to enhance public access to these co-located facilities, [including access for seniors and those with disabilities](#). (Env, EQ)
- Develop standards for colocation of public facilities that promote mixing of uses or services and compact development strategies. Encourage public-private partnerships and ensure they promote social interaction and physical activity. (Ec, Env, EQ)

Retrofit centers of activity and large-scale older facilities such as shopping centers, abandoned federal campuses, office parks, and other single-use developments to include a mixture of uses and diversity of housing types, [parks and public spaces](#) and to provide a critical mass of housing, jobs, services, and amenities [necessary](#) for vibrant, dynamic Complete Communities.

- Ensure employment uses in economic clusters develop in a mixed-use format along with housing, retail, [parks and public spaces](#), amenities, and transit, and ensure they are integrated into the surrounding communities [in a context sensitive manner](#). (Ec, Env, EQ)
- Allow creation of co-located housing, discussed further in the Affordable and Attainable Housing Chapter, including for industries that employ large numbers of employees (permanent or seasonal). (Ec, Env, EQ)
- [As part of complete communities](#), [encourage as appropriate and through the master planning process](#) higher density economic and housing cooperatives (live/work areas such as home occupations, artist villages, farmers’ market/villages, tech/life-science startup incubators). (Ec, Env, EQ)

How [would](#) these policies further the key objectives of Thrive Montgomery 2050?

Economic Health: Complete Communities as Magnets for a Variety of People, Businesses, and Jobs

Montgomery County has reached a stage where greenfield opportunities largely have been exhausted and the general locations of business districts, residential neighborhoods, and farmland have been established, or are at least planned. For example, the downtowns of Silver Spring and Bethesda; the new life sciences hubs anticipated in the Great Seneca Science Corridor and White Oak; and the emerging town centers in Germantown and White Flint have zoning capacity as well as physical space for tens of millions of square feet of development. [Those areas already planned and emerging are likely to offer the most bang for the buck and should be addressed first.](#)

The task of this plan, therefore, is less about identifying new locations for large government or corporate tenants and more about making parts of the county that already have been developed or planned more attractive to residents and workers, which in turn will help attract [employers](#). The central premise is that making individual [neighborhoods and districts centers of activity](#) more complete is among the most effective ways to accomplish this goal. Combined with a compact development footprint, clear standards to ensure quality

Commented [A22]: Some of these may not be compatible with infill development, particularly at higher densities.

Commented [A23]: Not clear how this relates to complete communities. Shouldn't diverse housing types, amenities etc. also be mentioned here?

Commented [A24]: This is an astonishing statement. Many “parts of the county” are already attractive to residents and workers. This implies changing them and says nothing about areas that have not been attractive – like the eastern part of the county that Thrive elsewhere says it would focus on. And again, the White Flint study indicated that jobs must be there before developers build housing.

of design; complementary transportation infrastructure to support walking, rolling, and riding; and appealing parks and recreation offerings for active lifestyles; more complete communities are essential to our competitiveness.

Planning for Complete Communities, with a true integration of [context appropriate](#) uses, diversity of building types, and [provision of parks, public spaces, public facilities and amenities](#) ~~variety of lot sizes,~~ represents a departure from the automobile-oriented land use planning of the last several decades and the embrace of a planning paradigm that is far more likely to help attract employers, workers, and residents by offering convenience, walkability and a quality of place only available when the needs of people are considered ahead of the needs of cars.

As previously ~~discussed~~[explained](#), the creation of ~~vibrant, dynamic~~ Complete Communities that include housing, a diversity of jobs, [retail](#), services, amenities, [parks and public spaces](#), and opportunities for social gathering and interaction ~~will can~~ attract employment, advancing our economic performance and competitiveness. This approach will not be sufficient standing alone and it is not intended as a substitute for other elements of a comprehensive economic development strategy. In an era with limited demand for new office construction and a strong market preference for locating businesses in high-quality, mixed-use, walkable and transit-oriented areas, however, it is [currently considered to be](#) one of the best strategies available to local government to attract and retain employers.

“Completeness” and Equity: Diverse Places to Support Diverse People

In addition, flexible use and development standards that allow variety in lot sizes, building types, and building placement [may](#) offer an opportunity to increase commercial and residential diversity within ~~Complete Communities~~[neighborhoods](#). A broad assortment of retail, office, and live-work spaces designed to fit the needs of individual businesses can support different kinds of work and employment arrangements. The diversity of housing and employment types [may](#) ~~provides~~ a means for renters, first-time homebuyers, or new business owners to access and participate in competitive markets.

Diversity in development ~~is~~[may be](#) especially important to producing housing that matches the needs of our future. The integration of accessory dwelling units, duplexes, and multi-family buildings within the ~~Complete Communities~~[same community](#) [may](#) ~~supports~~ a broader range of households and incomes, ~~reduces~~ the concentration of poverty, and ~~increases~~ racial and economic equity. A mixture of housing types – coupled with strategies to use the built environment to encourage social interaction – can help create integrated communities where people across the ethnic, racial, social, and economic spectrum not only live and work together but develop a sense of shared purpose and community. These elements [may](#) also create opportunities for housing suitable to every stage of life, allowing residents to stay in the same neighborhoods as they age.

The Role of Complete Communities in Environmental Resilience: Community Gap-Filling as Sustainability Strategy

Finally, Complete Communities ~~will also~~[have the potential to](#) create long-term sustainability for both human and environmental health. A mixture of uses and forms, together with a built environment that facilitates active lifestyles, allows more trips to be completed by walking, biking, rolling, and transit, reducing vehicle miles traveled and dependence on cars while increasing physical fitness and opportunities for social interaction. Establishing Complete Communities in the corridor-focused growth areas and within centers

throughout the county reduces the distance that people, particularly those within suburban and rural areas, must drive to meet their daily needs, further reducing vehicle miles traveled and greenhouse gas emissions. Likewise, the mixture of uses, co-location and adjacency of public services and amenities [can](#) improve sustainability by reducing building footprints and cutting energy use. Co-location [can](#) also help ~~s~~to maximize community use and social interaction. [These environmental benefits of Complete Communities however, must be balanced against increased ~~in~~ urban heat islands and stormwater runoff that result from increased density.](#)

How will we evaluate progress?

In assessing proposals related to the creation of Complete Communities and measuring the success or failure of the approaches recommended in this plan relevant measures may include:

- Population density in centers of activity along corridors as well as within existing downtowns, town centers and rural villages
- Diversity of uses and structures
- Racial, ethnic, and income diversity
- Median age/life stages concentration
- Percentage of employment growth overall and by area of the county
- Car ownership levels
- Transit usage for inter-county travel
- Weekend transit usage
- Numbers of co-located facilities/amenities
- Public investment ratios for walking, biking, rolling, transit, and automobile
- Median vehicular expense per county household
- Median housing expense per county household
- Emergence of key population and mixed-use centers
- Increasing commercial activity in otherwise residential neighborhoods

DESIGN, ARTS & CULTURE: Investing and Building Community Introduction: Why Design Matters

Design of the built environment can strongly influence our quality of life. The pattern of development across a city, county, and region; the configuration of neighborhoods and districts; and the architecture of individual buildings collectively shape our perception of places and shape how we choose to travel, recreate and socialize. Arts and cultural practices touch every corner of life and are among the most visible indicators of the social values and diversity of a place. Public art and cultural institutions highlight new perspectives, preserve local history and traditions, deepen our understanding of others, and expand our imaginations.

Design serves functional and aesthetic purposes. Functional considerations dictate where structures are placed and how they connect to the sidewalks, streets and spaces around them to facilitate movement, social interaction, and physical activity. Aesthetic aspects of design, along with the integration of arts and cultural elements, influence how streets, buildings and spaces look and feel to create beauty and a sense of place and inclusion.

As we strive to enhance the quality of life in Montgomery County for all of our residents and strengthen the appeal of our community as a place to live and work, both the functional and aesthetic aspects of design are more important than ever. For example, adding sidewalks and bicycling infrastructure can help make alternatives to driving safer, but detailed attention to the relationship between buildings and streets, the placement of street trees and quality of landscaping, and the cultivation of a sense of place are essential to making walking, biking, and transit attractive – and these are the same elements that make a neighborhood or business district inviting and inclusive.

Montgomery County has evolved into one of the most diverse jurisdictions in the nation and our arts and culture sector is impressive in its scope and depth. Public art and cultural institutions contribute significantly to the county's economy by attracting talent and spurring innovation through exchange of ideas. Taken as a whole, the sector would be the sixth-largest employer in the county. Arts and cultural practices touch every corner of life and are among the most visible indicators of the social values and diversity of a place. The arts and culture sector helps to foster the growth of creative, social, and economic ecosystems, and its practitioners have developed tools that can share untold stories, encourage empathy, and empower civic voices, fostering dialogue and building connections among people with different backgrounds and perspectives.

This chapter focuses on the urban design principles applicable to blocks and individual development sites, the architecture of public and private buildings, the landscape of plazas and public spaces, and elements of street design. And it emphasizes supporting supports providing a healthy arts and culture ecosystem that can highlight new perspectives, preserve local history and traditions, deepen our understanding of others, and expand our imaginations.

What is the problem we are trying to solve?

This chapter is disorganized and confusing. "Arts and culture" does not belong in it - there is no need for language beyond noting that the built environment should include space, distributed equitably, for arts and cultural activities and those who engage in them. Regarding the appropriate concern with design of the natural and especially built environment, there is no differentiation between different types of areas, like the rural and residential areas. Similarly there are broad statements about roads and sidewalks but no distinction between more urban and residential neighborhoods. There is also no recognition that views about what is good design are subjective and change over time. As with other chapters, there is little acknowledgement that the vast majority of people rely on cars for essential activities, and that we all rely on vehicles for the delivery of goods and services. There are multiple, certain statements that doing this or that will accomplish goals we all share, but no explanation of how.

This may be overstating the situation. According to DataUSA, rankings are Leisure and hospitality, "other services," trade/transportation/utilities, Mining/logging/construction, Professional and Business, education and health services, information, financial activities, government.
<https://datausa.io/profile/geo/montgomery-county-md>

This seems overstated.

Possible revised paragraph: The Wedges and Corridors Plan needs to be updated to reflect changed concerns about the environment and climate change, including the need to significantly reduce reliance on cars for daily living, while recognizing that converting to communities that function largely through walking, biking, and public transit will take time. Shifting to mixed use development requires extensive public involvement to ensure that there is buy-in for both the goals and the means to reach them.

The Wedges and Corridors Plan envisioned a variety of living environments and encouraged “imaginative urban design” to avoid sterile suburban sprawl. Unfortunately, design approaches intended to serve a range of functional objectives and aesthetic aspirations took a backseat to the convenience of driving and the assumption that different land uses, building types, and even lot sizes should be separated. Over time, these priorities produced automobile-centered design approaches that compromised quality of place at the expense of lasting economic and social value. The shift to mixed-use development in the last two decades has created more vibrant and walkable places around major transit hubs but the legacy of automobile-oriented development is evident even in our most walkable neighborhoods and districts.

Greenfield Regulatory Tools in a Post-Greenfield County

When the subdivision of farmland was the primary strategy for accommodating growth, the focus of land use regulation was on the entitlement process, which allocates development rights and responsibility for the provision of basic infrastructure such as roads and sewer pipes. The form and orientation of buildings to each other and to the public realm were a subsidiary consideration.

Entitlement-centered rules are well-suited to standardized subdivisions but poorly adapted to enable the design of distinctive projects that respond to local geography, history and culture and address the needs of increasingly constrained development sites. We ~~must-should~~ prioritize ~~whenever possible~~ the attributes of neighborhood and site design that strongly influence perceptions of the quality and potential of a place. Dispersed buildings and sprawling parking lots lead to underbuilt sites that are poorly suited to repositioning, infill, and redevelopment and reduce the utility of investment in parks, transit, and other public amenities and infrastructure.

In addition, a future focus on form-based rules will allow for a more equitable process and outcome. ~~When introduced with public education and input, and through the local master planning process, this process is-can be~~ more equitable in that all stakeholders – the property owner, the community, the reviewers – understand the parameters governing the review of a development application and can address community concerns about growth. ~~The outcome is more equitable because it-it~~ may facilitate the implementation of diverse housing types and neighborhood-serving retail, which will lead to more mixed income neighborhoods with essential services within walking distance.

Design for Cars at the Expense of People – and Adaptability

~~Within the designated central business districts and along major corridors, a~~Automobile-oriented design led to the provision of abundant and ~~often~~ visually prominent surface parking, with buildings placed in the middle of large asphalt lots or entrances and front doors obscured by driveways and garages. Buildings were disconnected from public spaces and set back from streets. Streets were widened, pushing buildings farther apart and preventing a sense of enclosure, which discouraged walking by making it less convenient and comfortable. Space for sidewalks, seating, and greenery was sacrificed to make more space for parking and roads, shrinking the size and utility of public spaces. Other elements of street design such as lighting and signage were enlarged to make them more visible to passing motorists, making streetscapes less engaging to pedestrians and degrading the quality of the public realm.

Possible revised paragraph: The Wedges and Corridors Plan needs to be updated to reflect changed concerns about the environment and climate change, including the need to significantly reduce reliance on cars for daily living, while recognizing that converting to communities that function largely through walking, biking, and public transit will take time. Shifting to mixed use development requires extensive public involvement to ensure that there is buy-in for both the goals and the means to reach them.

This makes no sense.

Since work began on this revision we’ve seen in Bethesda multiple plans for and redevelopment that continues narrow sidewalks lacking space for seating and greenery, loading areas that result in trucks blocking sidewalks, and buildings disconnected or inharmonious with neighboring buildings. All approved by the Planning Board. Also, planning staff said the term “central business districts” is no longer used. Streets were widened because someone thought it was a good idea at the time. A lot of this paragraph assumes that these changes were made only to serve the automobile, when serving people was also part of the equation.

Commercial buildings designed to accommodate single uses, while less expensive when considered in isolation, are inflexible and costly to reuse. Malls, office parks, and other large, single-use buildings are often difficult to repurpose and the high cost of adapting their layouts to meet new spatial needs due to technological shifts, demographic changes, and market preferences shrinks their useful lives and makes them less sustainable. The consequences of the limited adaptability of our building stock are evident in persistently elevated office vacancy rates accompanied by an acute shortage of housing.

These problems are every bit as evident in the design of public buildings as in private development. Typical parcel size standards for public buildings such as schools are too large to fit most available sites, limiting the location of new facilities. The shortage of “adequate” sites along with a growing student population leads to a tear-down-and-rebuild approach with larger and larger numbers of students in bigger and bigger buildings. Boundary areas draw students from farther away, leading to the allocation of more space for parking, less walking and bicycling, longer bus rides and drives for parents as well as longer commutes for staff.

Recalibrate Investments in Arts and Culture with Equity in mind

Placemaking and public art are essential in building great and inclusive communities. However, while the county makes significant investments in arts and culture, these investments are not always equitably distributed. Emerging organizations that support underserved communities often lack the funding and base of support enjoyed by some of their more established counterparts. Artists and arts organizations cite the lack of affordable living, working, and sales spaces as a major challenge. The field of public art has been expanding to embrace a wider range of approaches including civic and placemaking practices, but the county’s art programs lag in its ability to apply these approaches. Making countywide investments in public art and placemaking will educate, connect, and build communities that thrive into the future.

What policies will solve the problem? Better design and more reliance on form-based tools to provide clear direction and build great places

In order to maximize the contributions of design —along with arts and culture— toward creating strong communities with lasting value, the county ~~will~~ should pursue the following policies and practices:

Use design-based tools with local area master planning to create attractive places with lasting value that encourage social interaction and reinforce a sense of place and inclusion.

- Consider changes to codes, design guidelines, and regulatory tools as well as broader use of form-based zoning that focuses on the physical forms of buildings, streets, and spaces to ensure development across the county satisfies the following:

- o Ensure that all architecture and landscape designs physically define streets and public spaces as places ~~of shared use~~ that engage the pedestrian and are configured to encourage social interaction. (Eq)

How can buildings be built to be more adaptable – won’t that be expensive, are there developers willing and able to do this, isn’t this secondary for developers to cost and market considerations? And the last sentence attributes high office vacancy rates and lack of housing to limited adaptability of building stock while ignoring the crying need for economic development.

Not accurate in terms of countywide figures at this time. <https://bethesdamagazine.com/bethesda-beat/schools/mcps-enrollment-declines-for-second-consecutive-year-after-decade-of-growth/>

So instead we will see elementary, middle, and high school in every complete community? This is expensive if feasible give population distribution and land availability, even with co-location and different design for schools.

Beyond calling for providing space for public art, this doesn’t belong in a plan meant to address land use and natural resources.

o Link individual architectural projects seamlessly to their surroundings irrespective of style. Civic buildings and public gathering places must-should be treated as important sites whose design reinforces community identity and a culture of inclusion and democracy. (Eq)

o Design buildings, streets, and parking to prioritize the pedestrian scale and encourage walking and bicycling through smaller blocks, narrower streets, buffered bike lanes and sidewalks. Slow vehicle speeds and minimize surface parking while adequately accommodating automobiles. (Eq, Env)

o Accommodate new development with a context sensitive approach to architecture and landscape design that acknowledges neighboring structures, local climate, and topography. (Env)

o Physically integrate government and private development sites into their surrounding neighborhoods such that they welcome the public and foster interaction between people and support economic development by facilitating movement and interaction of people and transfer of ideas and innovation. (Ec, Env)

o Preserve, renew, and reuse existing and historic buildings, districts, and landscapes to affirm the continuity and evolution of communities while celebrating local culture and identity. (Eq)

- Support the development of housing by Consider replacing vague and subjective defining concepts such as “compatibility” with clear standards for form, site layout, setbacks, architecture, and the location of parking.

o Examine options for allowing a wider variety of housing types such as tiny houses, cottages, courtyard clusters, duplexes, multiplexes, small apartment buildings; shared housing, co- housing and accessory dwelling units (ADUs). (Eq, Env)

o Determine what changes may be needed to land-use, design, and zoning regulations, including the Zoning Ordinance and Subdivision Regulations, to remove regulatory barriers and facilitate development of range of housing types. (Eq, Env)

- Consider updating the zoning code to include basic form-based elements for all zones. Adopt context-sensitive design guidance for all master planning efforts.

Promote design strategies and retrofits to make new and existing buildings more sustainable and resilient to disruption and change.

- Encourage state-of-the-practice sustainability features such as net-zero/carbon-positive buildings, biophilic design and on-site energy generation for new public buildings and large private developments on sites across the county. (Env)
- Promote cost-effective infill and adaptive reuse design strategies to retrofit single-use commercial sites such as retail strips, malls, and office parks into mixed use developments. (Ec, Env)
- Incentivize the reuse of historic buildings and existing structures to accommodate the evolution of communities, maintain building diversity, preserve naturally occurring affordable space, and retain embodied energy of structures. (Eq, Env)
- Establish standards for public facilities that align with infill and redevelopment strategies and acknowledge the county’s limited land supply and ambitious climate-action goals. (Env)

What does this mean?

- Implement policies to ensure that new buildings and parking structures are adaptable to changing technologies and market preferences and are able to mitigate effects of climate change over time. (Env)

Support arts and cultural institutions and programming to educate, connect and build communities that celebrate our diversity and strengthen pride of place.

- Promote an inclusive arts-and-culture environment by establishing a refreshed vision that sets goals, criteria, and priorities to support the county's arts-and-culture sector. (Ec, Eq)
- Promote public art, cultural spaces, and cultural hubs along corridors and in Complete Communities. (Ec, Eq)
- Eliminate regulatory barriers to live-work spaces, home studios, galleries, and other small-scale art-making and creative businesses to improve access for artists and arts groups to affordable living, working, and presentation spaces with a focus on economic, geographic, and cultural equity. (Eq)
- Enable all residents to experience public art daily by incorporating it into the design of buildings, streets, infrastructure, and public spaces. (Eq)
- Use new public facilities to demonstrate principles of architecture as civic art and broader cultural representation. (Eq)
- Encourage property owners, non-profit organizations, and government agencies to maximize use of parks and public spaces for artistic and cultural programming, activation, and placemaking.
- Partner with agencies to strengthen data collection about investments so as to ensure that arts-and-culture related policies align with Thrive Montgomery 2050's goals of economic competitiveness, social equity and environmental resilience. (Ec, Eq, Env)

How these policies will serve the goals of Thrive Montgomery 2050?

Great Design Creates Great Places that Draw People and Businesses

~~Well-designed places attract all kinds of residents and businesses. Workers in creative or knowledge-intensive occupations are particularly focused on quality of place, which includes an open and tolerant attitude toward different people, cultures, and lifestyles along with attention to the built and natural environment and excellent public services.~~

Design and public art, through their contribution to the built environment, help to create economically successful communities. Design-based tools ~~will help~~ create attractive buildings, streets, and public spaces that ~~may~~ retain greater economic value over time. The thoughtful arrangement of these elements ~~will can~~ create places that become destinations for commerce and social activity and add value to their surroundings, encouraging neighboring owners to reinvest in their own properties ~~to match and take advantage of adjacencies~~. Places designed with pedestrians in mind will lead to more healthy physical activity as well as human interaction, facilitating the exchange of ideas, attracting innovative companies and creative professionals. Comfortable, tree-lined streets will meet market demand for walkable places.

~~In addition to contributing to the built environment, the entire arts and culture sector generates energy and creativity that spur economic growth.~~ Affordable living, administrative, working, and presentation

This bullet point is missing goals reference at the end.

Does this belong in a general plan?

The statement below was deleted because 1) there is no evidence presented, 2) other things – pay, benefits, opportunities for career advancement among them – are far more important.

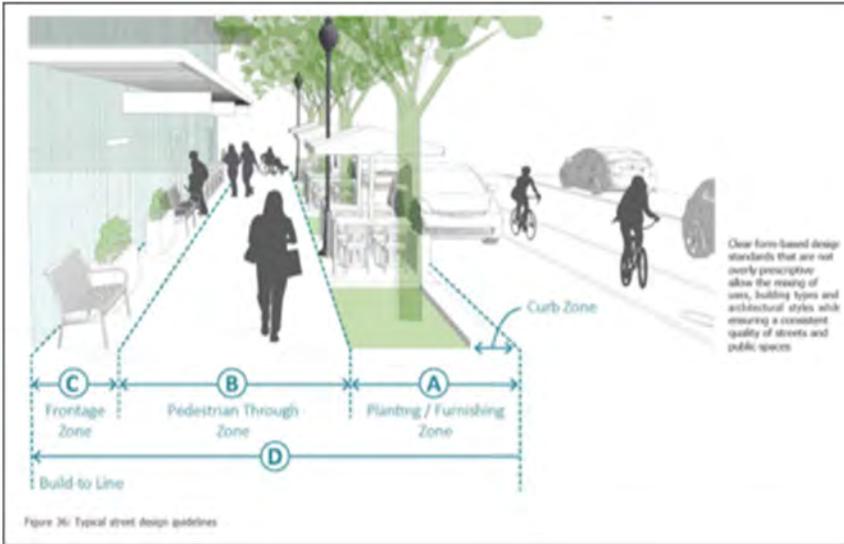
spaces for artists will can help to showcase our diversity and attract and retain cultural uses and arts-related businesses. Strategic investments in these kinds of spaces can increase the economic contribution of arts and culture over the long run by reinforcing the role of the sector in building centers for social gathering and cultural events which may in turn attract other business and investment.

Better Design Strengthens Community and Highlights the Benefits of Cultural Diversity

A desire for human interaction cuts across lines of age, race and ethnicity, and class and is critical to the happiness of most individuals as well as the collective well-being of a community. Encouraging Public spaces that encourage different kinds of people to interact in public spaces is important to building a sense of community with shared interests and values. Arts and culture spaces and programming can help us better understand and appreciate each other, strengthening support for diversity and inclusion and building trust.

Design codes that are well thought out with community input and based on physical form will can serve as more predictable guides for change, address community concerns over about accommodating growth, and illustrate hard-to-define concepts such as “character” and “compatibility.” A shift away from these kinds of vague and subjective standards will They may help make regulatory decisions more equitable by applying more objective criteria in evaluating development proposals and their relationship to their surroundings. Clear standards governing acceptable form will may, depending on market conditions, encourage the introduction of different housing types and, if a community wants it as expressed through the planning process, neighborhood- serving retail, potentially facilitating the creation of mixed income neighborhoods where essential services are within walking distance of most residences.

There are people who do not have this desire and for whom human interaction can even be frightening.





Artistic and cultural programming in our public spaces — with a calendar of events varying in scale, time, and location — will help improve the equitable distribution of resources to celebrate our cultural diversity. By focusing investments in public art, cultural spaces, and cultural hubs along corridors and in Complete Communities we can make these places welcoming and attractive to people from different backgrounds. Support for arts and culture can educate and provide creative tools to share untold stories, encourage empathy, give voice to diverse points of view, and foster civic dialogue and participation.

Design Plays a Critical Role in Environmental Performance

Sustainable design strategies for new construction and retrofits will enhance the environmental performance of buildings and neighborhoods, [although it is important to keep up with new technologies that address environmental performance](#). Promoting sustainability features in new public and private buildings will [restrain and may](#) reduce the ecological impact of growth. Strategies for onsite energy generation, new tree plantings in redeveloped parking lots and along streets, and state-of-the-practice stormwater management will [help](#) increase the resilience of the power grid and mitigate the negative effects of flooding and excessive heat, [resulting in more adaptable development in the face of a changing climate](#).

Encouraging adaptive reuse of existing buildings and incentivizing cost-effective retrofits of single-use sites into mixed-use projects will [help](#) reduce energy consumption and greenhouse- gas emissions. Compact

The statement above was deleted because it suggests government should drive what is done in the arts and culture realm, also because this goes beyond the scope of a land use/natural resources document.

Not clear how this makes development more adaptable.

site standards and colocation of public facilities along with state-of-the-practice sustainability features will help achieve ambitious climate action goals and make more efficient use of public land.

A focus on form and adaptability rather than use and density in regulatory systems will provide flexibility to respond to changing market conditions and demographic trends and help us take advantage of disruptive technological and cope with environmental change. Designing buildings and parking with adaptability in mind will prolong the useful life of structures and reduce scrape-and-replace development practices, conserving energy embodied in existing structures.

How will we evaluate progress?

In assessing proposals related to design, arts, and culture and measuring the success or failure of the approaches recommended in this plan, relevant measures may include:

- Types and amounts of publicly- and privately-owned public-use space
- Pedestrian traffic in downtowns and suburban activity centers
- Visitation and time spent in urban, suburban, and rural gathering places
- Number and spatial distribution of public art installations, temporary and permanent
- Number and spatial distribution of publicly and privately funded community events such as

festivals, street fairs, sporting tournaments, etc.

- Number, use type, square footage, and economic activity generated by businesses classified in cultural categories by the North American Industry Classification System (NAICS) or its successor
- Average rent, total square footage, and spatial distribution of available art/creative/maker-space
- Retention and growth of arts- and culture-related businesses
- Number and spatial distribution of cultural heritage and historic designations
- Number of adaptively reused, retrofitted, and repositioned structures and structures designed with

flexibility for future uses and/or adaptability in mind

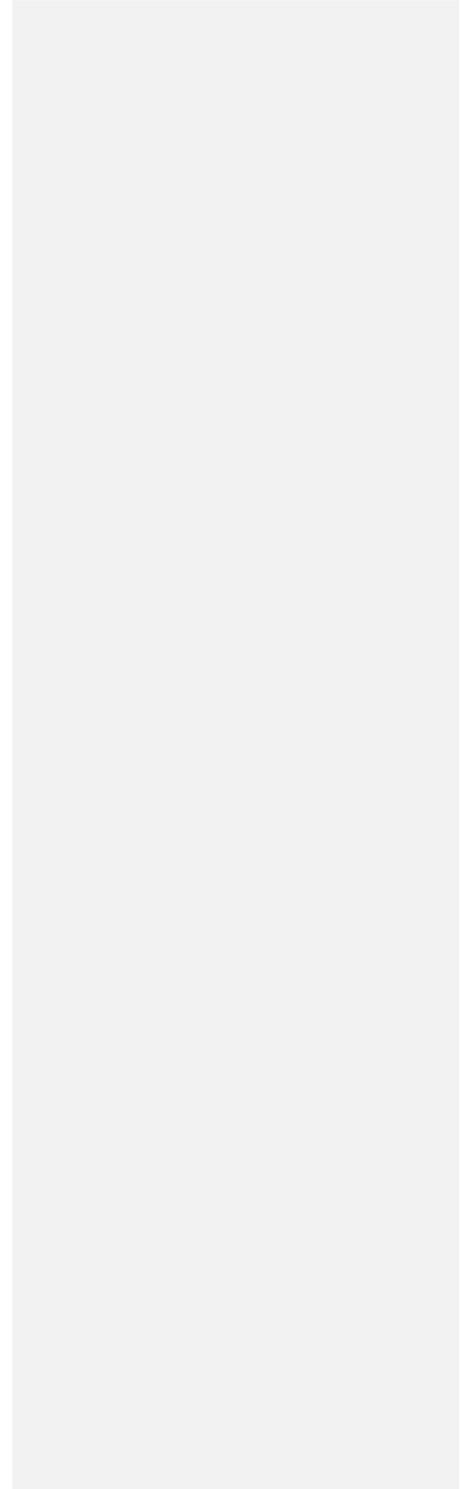
- Number of environmentally certified buildings (e.g. Leadership in Energy and Environmental

Design, LEED) in the county

- Amount of tree canopy in the county

How?

None of these are actually metrics, as they do not include parameters that show improvement – preferably through specific goals on a specified timetable.



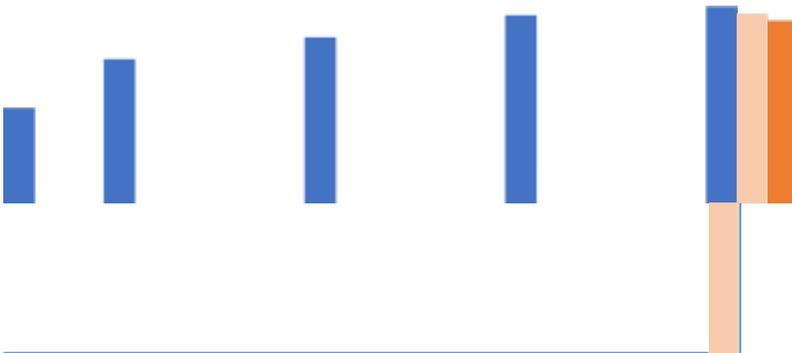
TRANSPORTATION AND COMMUNICATION NETWORKS: Connecting People, Places, and Ideas

The interdependence of transportation and land use

No land use plan can be successful without a complementary transportation plan, because even the most forward-thinking land use policies will fail if they are not supported by transportation infrastructure and services that support their objectives. As the Wedges and Corridors Plan recognized more than half a century ago:

“An efficient system of transportation must include rapid transit designed to meet a major part of the critical rush-hour need. Without rapid transit, highways and parking garages will consume the downtown areas; the advantages of central locations will decrease; the city will become fragmented and unworkable. The mental frustrations of congested highway travel will take its toll, not to mention the extra costs of second cars and soaring insurance rates. In Los Angeles, where an automobile dominated transportation system reigns supreme, there is still a commuter problem even though approximately two-thirds of the downtown section is given over to streets and parking and loading facilities. There is no future in permitting the Regional District to drift into such a ‘solution.’”

Despite this prescient warning, we remain heavily dependent on automobiles, with more than two-thirds of workers in the county driving alone to and from work. Montgomery County communities outside the Beltway have low percentages of commuters who walk, pedal, roll, or ride transit, and our transportation system is currently a major contributor to greenhouse gas emissions.



District of Columbia
Arlington County
Montgomery County - Inside Beltway
Alexandria City
Montgomery County

Thrive Montgomery’s 2050’s focus on compact growth and infill – along with the limited availability of land for expanding rights-of-way – makes it essential that [over the nearly 30 years of the plan](#) we [decisively reject the impulse to ensure that driving remains as easy and convenient as possible in favor of work to making](#) walking, rolling, bicycling, and transit the most practical, safe and attractive ways of getting from one place to another. Cars – even cars equipped with autonomous driving technology - require much more space per passenger than [buses](#) and

Commented [A1]: Transportation and communications should be separate subsections in this chapter.

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Commented [A2]: How does this compare to other counties in the region/state? The whole of MOCO is not comparable to DC and some NV areas. It would be better to compare areas of MOCO inside the beltway to these other areas.

Commented [A3]: This table needs a title – is it percentage using cars or percentage not using cars?

Commented [A4]: The introduction to this plan notes the need to plan for innovations like autonomous driving and micro transit – that’s in conflict with this sentence.

trains, and walking, rolling, and bicycling are the most spatially efficient forms of travel of all. Market preferences have shifted dramatically in recent decades to favor locations with transit, bike and pedestrian access over places oriented around automobile travel, and the importance of reduced reliance on driving to meet our greenhouse gas emissions goals is obvious. However, we must keep in mind the importance of roads for the delivery of goods and services, including police, fire, and emergency services, as well as the fact that until other forms of transit are more fully developed, adequate roads are necessary. In addition, roads in Montgomery County serve as evacuation routes during natural disasters and national security events, including Continuity of Government plans. Just as importantly, the addition of highways, travel lanes and grade-separated interchanges may help to relieve congestion in the short term, but Particular characteristics of roads - new highways, wide roads, and high-speed access ramps - are fundamentally at odds with efforts to design neighborhoods and districts to encourage human interaction and foster a sense of place. This makes it imperative to embrace the long-term economic, environmental, and social benefits of walkable, bikeable, and transit-oriented neighborhoods and districts and avoid undercutting our land use goals with auto-dominated road design and transportation infrastructure.

Commented [A5]: Overstates the case for a preference for urban living. We have not yet seen the effect of pandemic on preferences for living locations, urban vs suburban with recent research showing a shift to suburban from urban.

Commented [A6]: Evidence? What about for lower income workers and families?



What is the problem we are trying to solve? Successive generations of investment in automobility have created a vicious cycle

Our dependence on driving is rooted in part in generations of efforts to facilitate the movement of as many automobiles as quickly as possible while funneling traffic to a handful of north-south arterial roadways that tie otherwise disconnected subdivisions to job and retail centers. Successive widenings to these roads have added more and more lanes for vehicles at the expense of space for pedestrians, bicycles, dedicated lanes for transit vehicles, street trees and anything else that might slow cars. This makes alternatives to driving less practical and appealing, which leads to more driving and in turn generates demand for wider roads.

Commented [A7]: Also to move goods from one place to another and deliver services like police and fire protection and mail delivery

Reinforcing this vicious cycle is the fact that optimizing major arterials for cars has made these corridors unattractive and unsafe, discouraging private investment and compact, transit-oriented development even where high-quality transit infrastructure is already in place (as evidenced by several large, underutilized properties along corridors near Metrorail stations).

Commented [A8]: What support is there for the idea that unattractive roads limits investment in development?

Excessive dependence on cars threatens safety, erodes quality of life and reduces resilience

The most obviously and acutely damaging consequence of this dynamic is that pedestrians, bicyclists, and drivers are killed or seriously injured with disturbing frequency. Somewhat more subtle, ~~but perhaps just as significant,~~ is the effect that automobile-oriented design has on the vitality and appeal of neighborhoods and commercial districts alike. Safe, attractive streets encourage people to get out and walk, pedal, or roll, whether simply to get some exercise, to run an errand, to go to work or school, or to reach an intermediate destination such as a bus stop or rail station. This kind of activity can support physical and mental health and facilitate the casual social interaction that builds a sense of place and community. ~~Ugly, unsafe roadways are~~ Some roadways can be barriers that degrade the quality of life of everyone who lives and works near them, even if they are never involved in a traffic collision. ~~and even if they do not personally enjoy walking, rolling or bicycling.~~

Although Montgomery County's investment in transit has contributed to a slight decline in vehicle miles travelled (VMT) per capita, overall VMT has continued increasing, which has a huge impact on the county's efforts to reduce its greenhouse gas emissions. In 2018, 42 percent of the County's greenhouse gas (GHG) emissions were generated by the transportation sector (on-road transportation, aviation, rail, and off-road vehicles). Motor vehicles accounted for 36 percent of emissions in 2018. Private cars accounted for approximately 75 percent of all trips taken in the county followed by buses at 10 percent, rail with 5 percent, walking at 2 percent, taxi/ride hailing services (such as Uber and Lyft) with 1 percent, and biking at less than 1 percent. Without a significant intervention the current pattern will continue to increase our transportation-related greenhouse gas emissions and other forms of pollution.

The 1964 hub-and-spoke model of arterial corridors radiating from Washington D.C. ~~The radial pattern of automobile-centric corridors,~~ limited infrastructure to support alternatives to driving, and the absence of street grid connections also make our transportation network less adaptable and resilient. The radial pattern of road corridors ~~The hub-and-spoke model of arterial corridors~~ was a logical way to link suburban enclaves to jobs in and around the District of Columbia, but other important centers of activity have emerged since then. Our prosperity depends on access to Frederick, Prince George's, Howard, and Baltimore as well as Arlington, Fairfax, and Loudoun. The lack of efficient transit connections to schools, businesses, laboratories, and other important centers of economic, intellectual, and social activity in these jurisdictions leaves us unable to take full advantage of our presence in one of the most dynamic regions in the country, if not the world. In addition to the existing Metrorail and MARC services to the District of Columbia, master plans call for new transitway connections to Prince George's County (the Purple Line and University Boulevard BRT) and the District of Columbia (the New Hampshire Avenue BRT). However, there is a growing need to provide transitway connections to Howard and Frederick Counties, and to Northern Virginia as well.

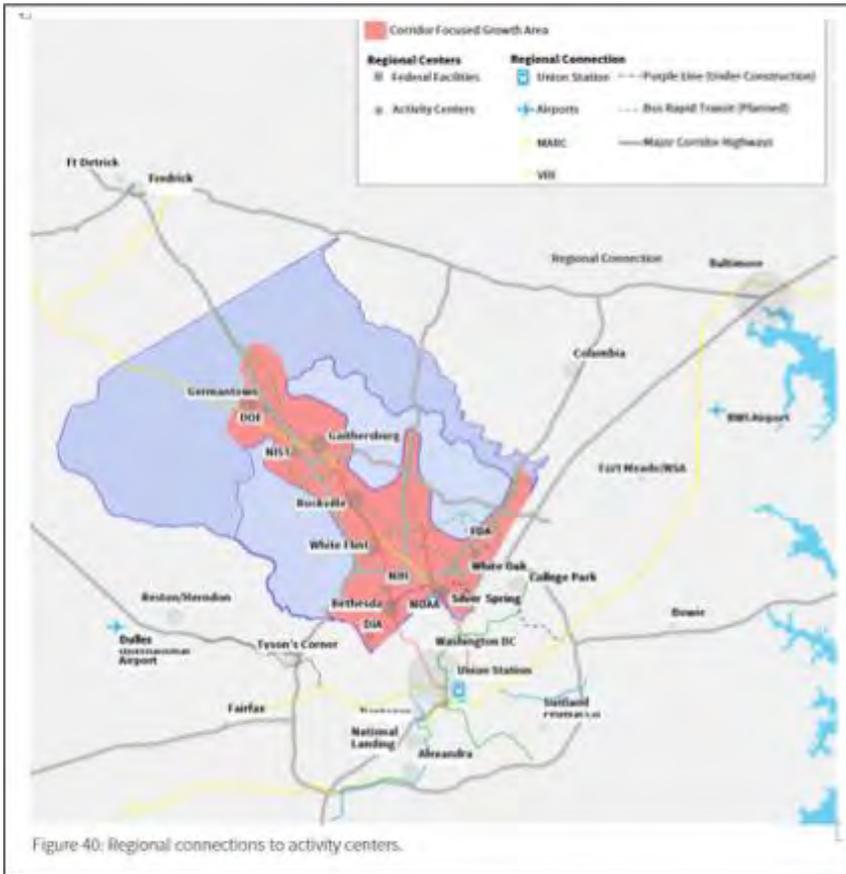
Commented [A9]:

Commented [A10]: Is this because the population is increasing? More people are driving to jobs? Clarify if this is a result of population increase. It looks from the math if per capita is going down but overall is going up it must be more people.

Commented [A11]: Multiple significant interventions and new technologies are needed and this plan should spell out details.

Commented [A12]: COG data, "Overall commute patterns from the MWCOG model", should be reviewed as the data does not necessarily support this statement.

Commented [A13]:



Even for travel within Montgomery County, our legacy road network has serious shortcomings. Our central business districts and major suburban corridors generally lack the grid of streets that create the building blocks of a thriving community, with frequent intersections and narrower vehicle lanes to facilitate slower speeds and safer crossings to make walking, rolling and bicycling more practical and attractive and to provide access points and routing options for automobiles. More and more residents and workers prefer transit and other alternatives to driving alone – and a significant number do not have access to a car – but most jobs in the county are not located near high-quality transit, and many of our neighborhoods lack even sidewalks. Combined with the absence of efficient east-west connections, especially for transit riders, this pattern limits access to jobs and opportunity, particularly for low-income residents who are more likely to depend on transit, and makes our transportation system less adaptable and resilient.

Commented [A14]: Planning doesn't use this term any longer. See <https://montgomeryplanning.org/planning/communities/downcounty/silver-spring/silver-spring-downtown-plan/silver-spring-downtown-and-adjacent-communities-plan-boundary/>

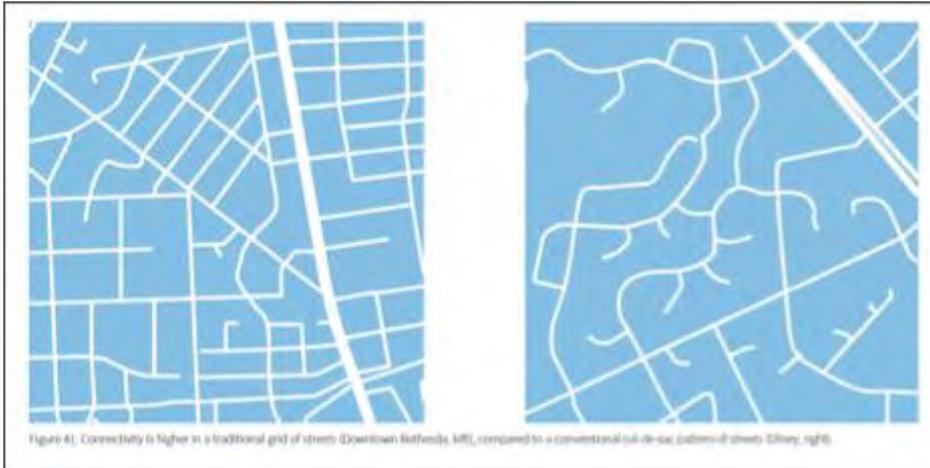
Commented [A15]: Not clear if this is something that exists or is needed. Also not all neighborhoods are the same.

Commented [A16]: Increasing residential street connectivity encourages driving and cut-through traffic on smaller streets which has a negative impact on pedestrian and bicycle traffic.

Commented [A17]: Source?

Commented [A18]: Many of our major roads lack adequate – or even any – sidewalks.

Commented [A19]: Metro loses riders due to unreliability, repair issues, and high fare cost. Significant funding will be needed to make metro more accessible for equity purposes and overall a more attractive option for travel.



The failure to provide robust alternatives to driving and the inability to provide additional space for roads — in combination with low rates of housing construction — leaves more commuters stuck in traffic and pushes jobs as well as people to other jurisdictions. The result is that the county loses residents, jobs, and tax revenue while simultaneously increasing traffic congestion as more people drive through the county on the way to jobs and homes in other places. Meanwhile, the importance of virtual connections, including the deployment of high-speed wireless networks and fiber optic cable, continues to grow.

What policies will solve the problem?

Successful mixed-use centers require a transportation scheme that supports modes of travel appropriate to the trips users need to make to meet their needs. For example, a rail-based transit line may serve to connect jobs to housing in different parts of the county or region, while sidewalks and bikeways connect offices to shops, restaurants, transit stations, or apartment buildings in a town center or between a downtown and the residential neighborhoods surrounding it. The point of this plan's emphasis on supporting alternatives to automobile travel is not to eliminate driving, but to make short trips around town by bicycle or bus safe and appealing. A quick trip to the grocery should be manageable on foot, while a visit to another town might require a trip by car, train, or even airplane. The most desirable places to live and work are the ones that offer a menu of choices that make all sorts of travel effortless and delightful, efficient and efficient while supporting best practices in land use rather than relying on a single mode of travel at the expense of every other consideration.

Recent and ongoing advances in technologies and travel modes may have a dramatic impact on the nature of travel demand. These include—but are not limited to—the introduction of or expansion in electric vehicles, connected and automated vehicles, delivery drones, ridehailing, bikesharing, dockless bikes and scooters, and telecommuting.

Commented [A20]: But isn't this what Thrive wants, fewer roads? And isn't adding connections creating new roads?

Commented [A21]: We are preparing for 200,000 new people. Are we losing people or gaining people?

Commented [A22]: This is a communication network sentence that shouldn't be with roads (confusing). The importance is not only deployment, but pricing so that everyone can afford access to what is deployed. Equity

Commented [A23]: We don't rely "on a single mode of travel at the expense of every other consideration". We have metro rail, buses and also roads for cars and garages. Thrive should examine why transit is not more popular and propose solutions. The cost of metro is high and reliability is poor. Bus travel is slow.

Commented [A24]: Charging stations are a significant impediment to expanding EVs everywhere and the plan does not acknowledge this infrastructure challenge or suggest solutions. BG&E has implemented a plan in its jurisdiction and MOCO should be planning for the necessary infrastructure for promoting expanded EV use.

Commented [A25]: Ridehailing and ridesharing are different? Ride hailing is not a shared ride, it's essentially call-for-service taxi just for one passenger or group.
Definition at <https://dictionary.cambridge.org/us/dictionary/english/ride-hailing>. "Travel surveys consistently reveal that only about 20 percent of TNC trips [transportation network companies] replace personal car trips. Another 20 percent replace traditional taxi services. The bulk of TNC trips — 60 percent — either replace transit, biking, and walking, or would not have been made without the availability of TNCs."

Finally, robust investment in the county's digital infrastructure is needed to connect residents to online job opportunities, encourage continued teleworking to reduce commuting trips, dilute rush-hour traffic, enhance worker productivity and improve quality of life, increasing the county's overall [attraction attractiveness](#) and [competitiveness](#).

The county [will should](#) base its efforts to improve connectivity on the following policies and practices: **Develop [through master plans](#) a safe, comfortable and appealing network for walking, biking, and rolling.**

- Expand the street grid in downtowns, town centers, transit corridors, and suburban centers of activity to create shorter blocks. (Ec, Env)
- Stop proposing new 4+ lane roads in master plans. (Env)
- Give a lower priority to construction of new 4+ lane roads, grade-separated interchanges, or major road widenings. (Env)
- Convert existing traffic lanes and on-street parking to create space for walkways, bikeways, and street buffers with landscaping and street trees, in a manner consistent with other County [policies](#). (Env)
- Prioritize the provision of safe, comfortable, and attractive sidewalks, bikeways, roadway crossings, and other improvements to support walking, bicycling, and transit usage in capital budgets, development approvals and mandatory referrals. (Env)
- Transform the road network by incorporating complete streets design principles with the goal of eliminating all transportation-related roadway fatalities and severe injuries, [and supporting the emergence of more livable communities](#). (Eq,)

Build a world-class transit system.

- Build a network of rail, bus rapid transit, and local bus infrastructure and services that make transit the fastest, most convenient and most reliable way to travel to centers of economic, social and educational activity and opportunity, both within and beyond Montgomery County. (Ec, Eq, Env)
- Convert existing general purpose traffic lanes to dedicated transit lanes, in a manner consistent with other County [and State](#) policies. (Ec, Eq, Env)
- Connect historically disadvantaged people and parts of the county to jobs, amenities, and services by prioritizing investments in increasing access to frequent and reliable all-day transit service. (Eq, Env)
- Ensure safe and comfortable access to transit stations via walking, rolling, and bicycling. (Eq, Env)

Adapt policies to reflect the economic and environmental costs of driving alone. (Eq, Env)

- Employ pricing mechanisms, such as congestion pricing or the collection and allocation of tolls to support walking, rolling, bicycling, and transit. (Env)
- Manage parking efficiently by charging market rates and reducing the supply of public and private parking. (Ec, Env)

Commented [A26]: Communication again here and should have its own section within this section of Thrive

Commented [A27]: This suggests narrowing existing streets and should take into account street parking rules and access by fire trucks which are built for the lanes we have now.

Commented [A28]: Does this work against increasing bus transport and ride sharing if lanes are removed, and more congestion?

Commented [A29]: Makes driving more expensive and penalizes people who can't walk or roll to work, doctors, groceries, and may be inequitable to lower income residents

- Encourage the proliferation of non-polluting vehicles by upgrading government fleets and requiring appropriate infrastructure. (Env)
- ~~These proposed policies should be evaluated to ensure equitable impacts from policies affecting certain types of vehicles users – like congestion pricing on minorities with high auto ownership.~~

Develop and extend advanced communications networks

- Facilitate construction of high-speed fiber optic and wireless infrastructure and other information and communication technology to supplement transportation links with improved virtual connections. (Ec, Eq,)
- Focus investment in communications infrastructure and services to connect people and parts of the county that lack convenient access to jobs and educational opportunities. (Eq)
- Support teleworking by accelerating deployment of information and communications technology and making working from home easier by facilitating Complete Communities. (Ec, Env)

~~These proposed policies should be evaluated to ensure equitable impacts from policies affecting certain types of vehicles users – like congestion pricing on minorities with high auto ownership.~~

How these policies will serve the goals of Thrive Montgomery 2050?

Walkable, bikeable, transit-connected neighborhoods and commercial districts support economic vitality.

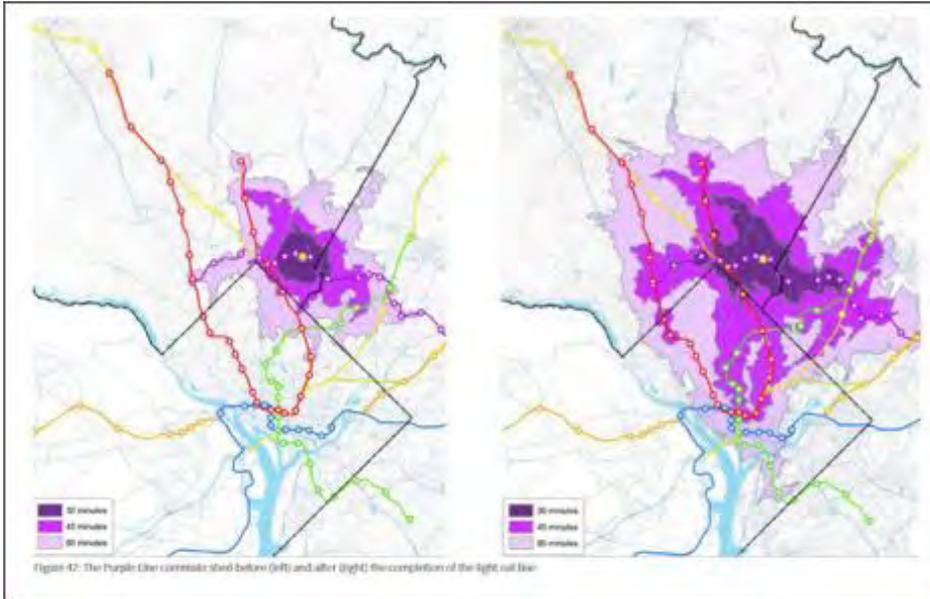
These policies are not enough by themselves to ensure the county's economic success, but they are [essential-important](#) building blocks for stronger economic performance. Better transit connections to job centers, for example, [will maywill help](#) make the county a more attractive choice for employers by making it easier for their current and future employees to get to work. The total number of jobs within a 30-minute commute is a common measure of an area's suitability for investment. With drive times and pass-through automobile traffic predicted to continue growing, investments in transit can significantly increase our "commute shed" and [help to](#) avoid ever-longer drives to and from work.

Commented [A30]: Require what infrastructure based on what technology and who will pay for and build it?

Commented [A31]: Doesn't belong in communication networks. Shouldn't this be a caveat on many of the transportation policies?

Commented [A32]: Communications needs its own section within this chapter

Commented [A33]: Doesn't belong in communication networks, and

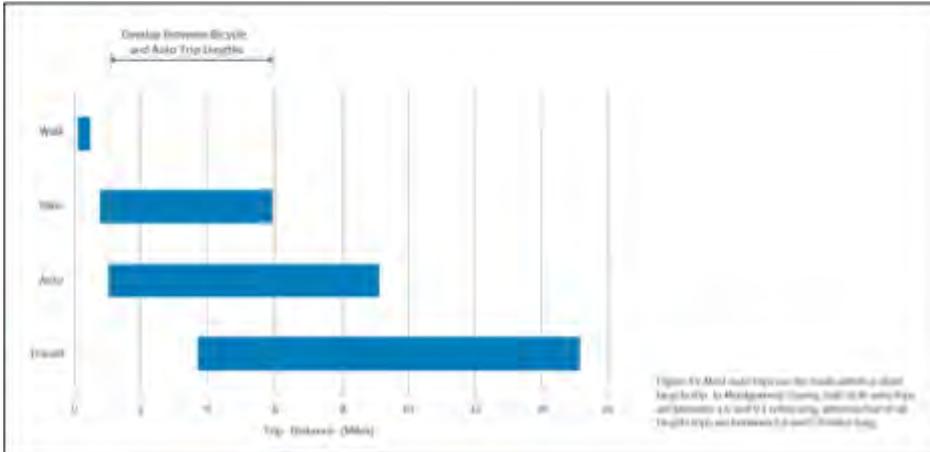


A higher priority for investments in transit, walking, rolling, and bicycling infrastructure is also critical to building Complete Communities that have the amenities, sense of place, and level of activity that more and more people of all backgrounds and ages are seeking. This [can be true because transit exerts a gravitational pull on real estate development by creating](#) incentives and opportunities to locate a variety of uses, services, and activities near station locations – and to each other.

Another essential building block of economic competitiveness is information and communications technology and telecommunications networks. Montgomery County should continue to prioritize advancing new technologies and making deployment of high-speed wireless networks and fiber optic cable – or other new communication systems – an important part of infrastructure [planning](#).

Commented [A34]: This is communication tech and needs its own section in this chapter

Commented [A35]: This paragraph is redundant. There should be language in a communications section about providing for equity for people who can't afford to subscribe to new technology. Segments of the population are already priced out of access to internet. The plan should include policies for incentives or requirements for carriers to offer free and or reduced prices to vulnerable communities.



Expanding alternatives to driving helps build more equitable communities

A transit-focused approach that facilitates walking, rolling, and bicycling also promises to serve our residents more equitably. Enhanced access to jobs via transit, walking, rolling and bicycling will help mitigate inequities for people of color and low wage earners who are more likely to live in areas without adequate infrastructure to meet their mobility needs without an automobile. People in these communities are less likely to own a car and lack access to high-quality transit service that operates frequently ~~and~~ reliably, and at accessible cost throughout the day and into the evening. Expanded transit service also serves as an affordable and attainable housing tool by connecting areas where housing is relatively inexpensive to jobs, schools, and amenities without subjecting residents to high transportation expenses or impractically long commutes.

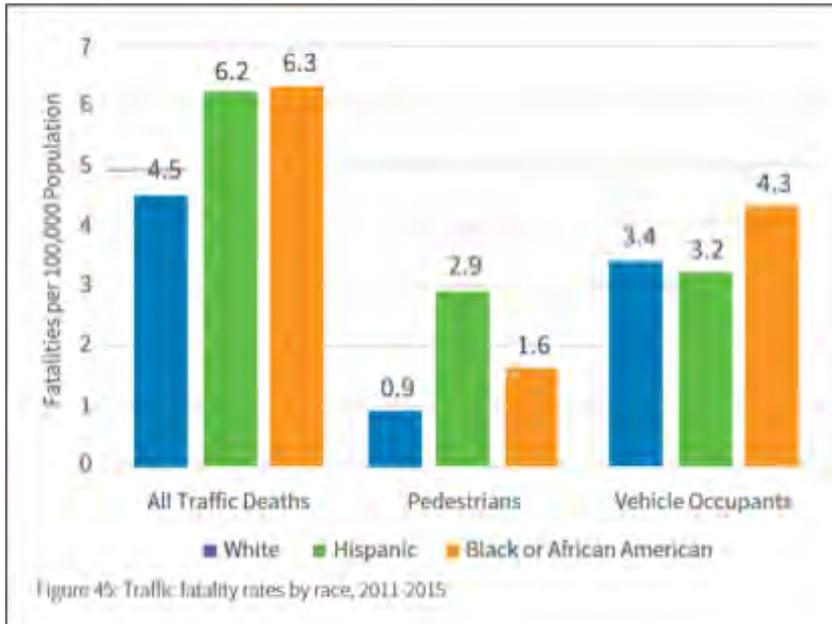
The ~~reordered~~ transportation priorities in this plan will help meet the county’s goal of eliminating all traffic-related fatalities and severe injuries by 2030, which is especially important in making transportation more equitable because people of color are more likely to be hurt or killed in crashes. Streets that go beyond safety to make walking, rolling, and bicycling preferred ways of getting around will can enhance human interaction and build social capital. Pedestrian-friendly rural, suburban, and urban centers will enjoy the benefits of can create build a stronger sense of place where the conditions for high levels of civic participation and a feeling of community are far easier to create and maintain.

As part of the focus on equity for all communities in the county, it is also important to prioritize providing high-speed internet access to all parts of the county. Future communication infrastructure and technologies should be deployed equitably throughout the county.

Commented [A36]: Metro is too expensive for some residents

Commented [A37]:

Commented [A38]: This comment is repeated throughout the document and is also incomplete. To be equitable there needs to be more than just deployment of communication networks. Regulations need to create access for economically challenged residents and funding for computers for economically residents.



Land use and transportation strategies that encourage walking, biking and transit use improve environmental performance

The evolution of corridors ~~was~~ originally planned for the convenience of drivers. [This plan](#) ~~contemplates into~~ multimodal streets where transportation and land use are harmonized to support ~~focused~~ development of a compact mix of uses and building types, ~~will to~~ reduce driving and make our transportation system more sustainable and resilient. ~~In particular, filling~~ ~~in missing connections~~ ~~between streets~~ and breaking up large blocks to create a finer-grained network of streets along our suburban corridors will be challenging. ~~However, but a~~ more connected street grid is perhaps the single most important step to make our streets safer, more attractive for walking, biking and rolling, and reconnect communities divided by ~~overbuilt~~ highways. An interconnected grid system will increase choice of modes, provide multiple routes for travel, and be better equipped to handle extreme weather and other disruptions. For this reason, the addition of local street connections should be a top priority in both capital budgets and development review.

Investing in pedestrian, bicycling, and transit infrastructure will make active transportation a viable alternative to ~~many~~ vehicle trips and should ~~also~~ be a high priority in capital budgets. Bicycling has especially strong potential as a substitute for automobile trips of less than 3 miles, which comprise about half of all trips taken in the ~~region~~. ~~Survey~~ research demonstrates that bicyclists are much more likely to say they enjoy their commute than people who use other modes to get to work. Integrating pedestrian and bicycling infrastructure in parks and open spaces will extend the transportation network and expose more residents to nature on a daily basis, boosting mental and physical health.

Commented [A39]: Why more streets if Thrive wants to reduce driving? Pedestrian and bike paths between streets would accomplish this without increasing car cut-through traffic which is unsafe, particularly to pedestrians.

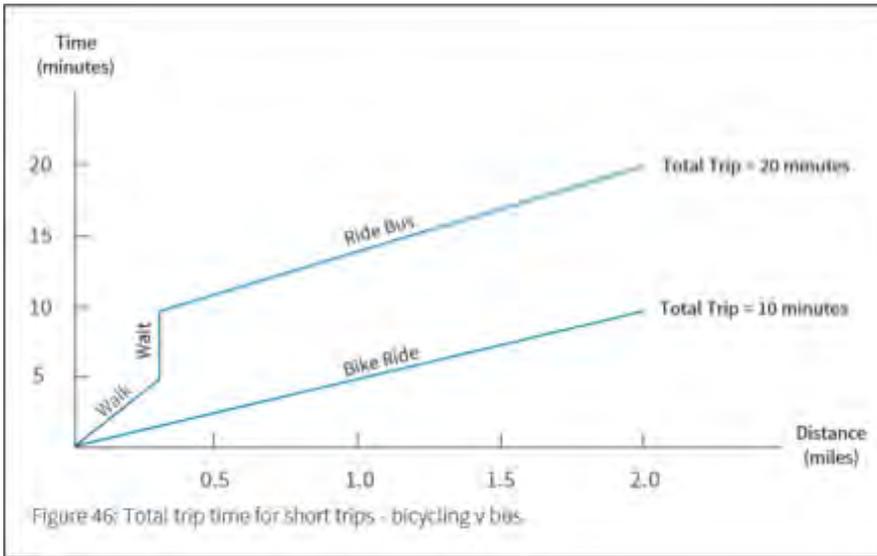
Commented [A40]: Bicycling is not a realistic alternative for many if not most people – seniors, disabled, many families.

Commented [A41]: This seems inconsistent with the statement earlier that bicycling makes up less than 1% of bicycle ridership for all trips taken in the county.

Commented [A42]: Is there evidence of bike counts done as car counts are done?

As indicated in the introductory chapter of this plan, Montgomery County has made progress in reducing its greenhouse gas emissions but has much farther to go to meet its goal of eliminating them by 2035. In addition to transitioning from carbon-based fuels to renewable energy sources, reducing vehicular travel is critical.

Commented [A43]: This sentence is redundant and out of place. Should be deleted



Reducing the supply of parking – and the amount of land allocated to parking spaces – over time will increase the amount of space available for economically productive activity, reduce the cost of development, and relieve pressure on undeveloped land, all of which will enhance the county’s economic and environmental performance. Shared parking strategies and eliminating minimum parking requirements for new developments promote mixed-use development, improve pedestrian-friendly design, and encourage social interaction, while redevelopment of parking lots into higher and better uses improves environmental sustainability by creating opportunities to add tree cover, incorporate infrastructure for stormwater management, and create more landscaped areas that provide habitat for local pollinators, birds, and animals.

Commented [A44]: What is the source for these numbers? The bike speed extrapolates to 12 miles per hour, very fast for urban conditions. This chart does not accurately reflect, for example, the average biker heading into and through Bethesda from a nearby residential area. The chart suggests everyone can do this, without consideration for fitness, age, traffic signals, and congestion.

How will we evaluate progress?

In assessing proposals related to transportation and communications and measuring the success or failure of the approaches recommended in this plan, relevant measures may include:

- Vehicle Miles Traveled (VMT)
- Non-Auto Driver Mode Share (NADMS)

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- Average commute time, by mode
- Difference between average commute time by car and transit
- Person Trip accessibility for pedestrians and bicyclists
- Accessibility by all modes and especially via transit
- Number of traffic-related severe injuries and fatalities
- Transportation system's GHG emissions
- Miles of auto travel lanes per capita
- Teleworking
- Motor vehicle parking per unit of development
- Access to high-speed wireless networks

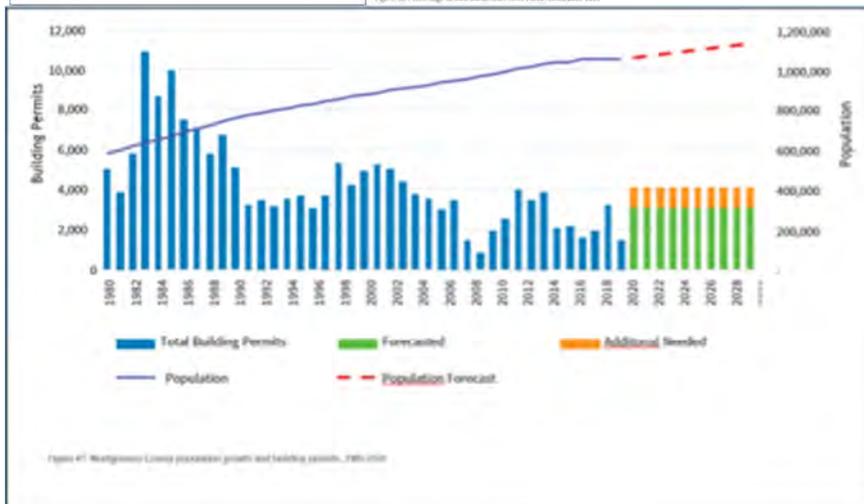
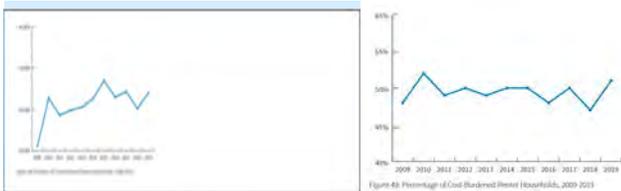
Note that many of these metrics have an equity component and should be evaluated through an equity lens.

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HOUSING FOR ALL: More of Everything

Introduction: Housing Lags Population and Job Growth

The Washington region has experienced slow but steady growth in recent decades, even as many parts of the country have struggled to attract residents and economic opportunities. Unfortunately, the region (including Montgomery County and most neighboring jurisdictions) has not generated enough new housing – particularly housing that matches the incomes and needs of the workforce – to match this relatively moderate pace of population and job growth. From 1980 to 2018, the average number of dwellings built each year in Montgomery County has steadily declined, both in absolute terms and relative to the rest of the region. Building permits have lagged well behind the 4,200 a year average that the Metropolitan Washington Council of Governments (MWCOC) has estimated are needed to address inadequate housing production and supply.

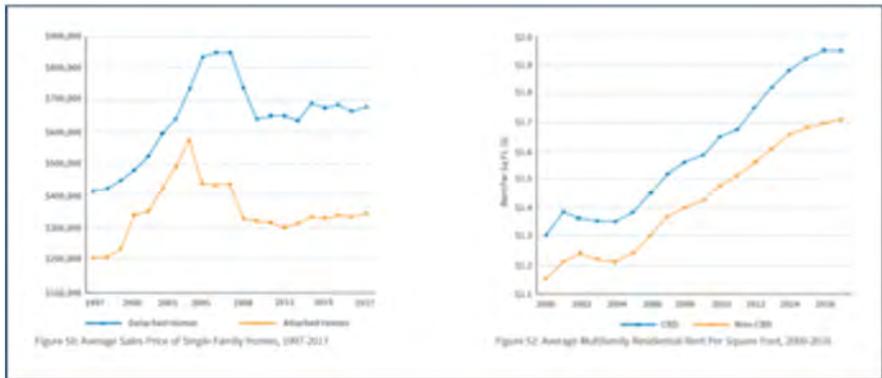


These charts need better explanation. Numbers would help understand the problem. Based on these charts, there are slightly fewer than 130,000 renter households in the county. (The 65,000 cost burdened renters represent about 51% of all renters.)

What was the actual number of building permits in 2020? In 2021 (if available)?

What is the problem we are trying to solve?

While the county's median household income remains relatively high, [as in many areas of the country](#) disproportionate growth in the number of households at the high and low ends of the income spectrum has created a barbell effect, with increasing numbers of low-income renters burdened by housing costs. Economic development strategies that improve incomes and employment options can help to combat this problem, but more attention and resources directed at affordable housing are also necessary. [Weak](#) A mismatch of supply and demand, where demand exceeds supply, raises the price of housing for both renters and those who want to own their home. The number of households spending at least 30 percent of income on housing has continued to grow. Housing price increases have outpaced growth in incomes, leading some people to leave the county in search of more affordable places to live. Homeownership rates have been in decline, especially for adults under the age of 35. [The obstacles](#) faced by young workers in finding housing they can afford [may](#) make it harder for employers to attract and retain the employees they need, [which can affect](#) ~~damaging~~ our economic competitiveness.



Thrive should have an economic section.

It's more complex than this statement as written implies. The housing market is really a number of sub-markets. As Thrive moves forward into implementation, more analysis will be needed to better understand the sub-markets.

Support? As written, the sentence implies that a lack of housing for younger workers is damaging the county's economic competitiveness, whereas a fairly recent study of the White Flint property by Planning found that it was the limited job growth in the county holding back residential construction. The relationship between housing and jobs is at best unclear.

These charts show only the averages, and averages can be distorted by outliers. Thrive should include charts showing the median house price and median rent per square foot, as these amounts can be considerably different from the average and, to a buyer or renter, the median would generally be a more relevant number.

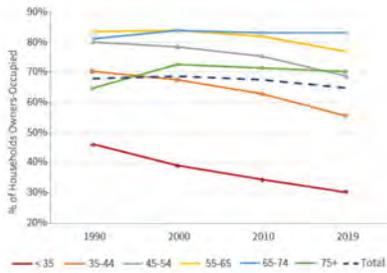
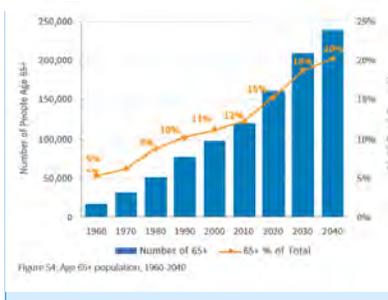
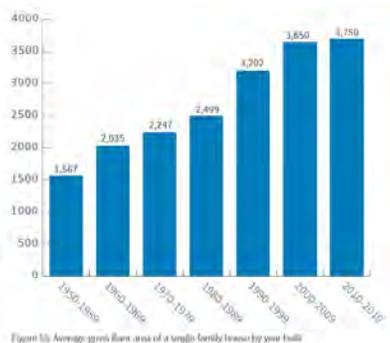
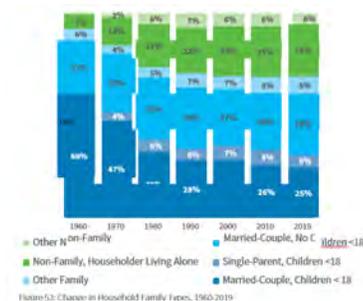


Figure 51. Homeownership rate by householders age, 1990-2019

The county’s housing challenges are not limited to the slow pace of new construction. Social and economic changes have opened a growing gap between the living patterns of the early 21st century and the housing stock of earlier generations. The stereotypical family household of the 1950s, consisting of a married couple with children living at home, represents a lesser steadily diminishing share of all households than in 1960. The percentage of households consisting of one person living alone increased from seven percent in 1960 to 25 percent in 1990-2019, partly as a result of a trend toward deferring marriage and childrebirth, and partly because a larger number of older people are divorced or widowed. The percentages have been fairly stable since 1990: married couples with children under eighteen were 28 percent of all households in 1990 and 25 percent in 2019; households of one person living alone were 22% of households in 1990, increased to 25 percent in 2000, and remained at 25 percent through 2019.

The “stereotypical family structure” is not relevant. Figure 5.3 indicates this was the typical structure (60% of households in 1960).

As written, this paragraph implies that the percentage of households with children at home trended down over the entire period 1960 to 2019, and that the percentage of one-person households trended upward over that same period. Based on the chart at Figure 53, the percentages have remained substantially steady since 1990.



Despite the shrinking size of households, new single-family homes are getting larger, and single-family dwellings make up two-thirds of the county's housing stock, and new single-family homes have been built increasingly larger over time. Options to buy a starter home or downsize are limited, and by some estimates, as many as one in three owner households are "over-housed" that is, they have at least two more bedrooms than residents. Because more than one-third of the county's land area is zoned for single family housing, whereas 10% is more than ten times the area zoned for mixed use development, there are approximately 10,000 single-family homes in the county (existing or under construction), with an estimated additional 10,000 permitted under current zoning; there are approximately 10,000 residential units in multi-family buildings (existing or under construction), with an estimated additional 10,000 permitted under current zoning. Our ability to provide a greater variety of housing units in many desirable locations is constrained. This limits the ability of long-time residents to relocate to a different type of home in their neighborhoods.

What is the relevance of this chart? This discussion as presented rests heavily on the assumption that a significant portion of the county's over-65 population (shown in the chart) who are homeowners will want to downsize in the same neighborhood, generally to a unit in a multi-family structure. Where is the data to support this?

Delete. The shrinking size of households is not relevant to the size of homes builders are building and people are buying.

All references to residents being "over-housed" need to be deleted and the concept dropped from Thrive. Individuals and families make personal decisions when to stay and when to move, and older residents whose children have grown often want to stay in the family home as long as health permits, providing a place where grown children and their families can gather, where grandchildren can visit and comfortably stay overnight, etc. The "over-housed" in the workforce (regardless of age), and especially parents with children at home, may need space for working at home, one or more home offices, as has become abundantly clear during the pandemic. There is no place in Thrive for the judgmental implications of the "over-housed" concept.

Thrive does not include any information on how many new residential units are being built or in the future could be built (and where) in multi-family buildings under the current zoning. Without that information, statements like that comparing land areas do not give useful information. Accurate information about the current situation must be made available and included, or the extent of the need cannot be determined (or understood).

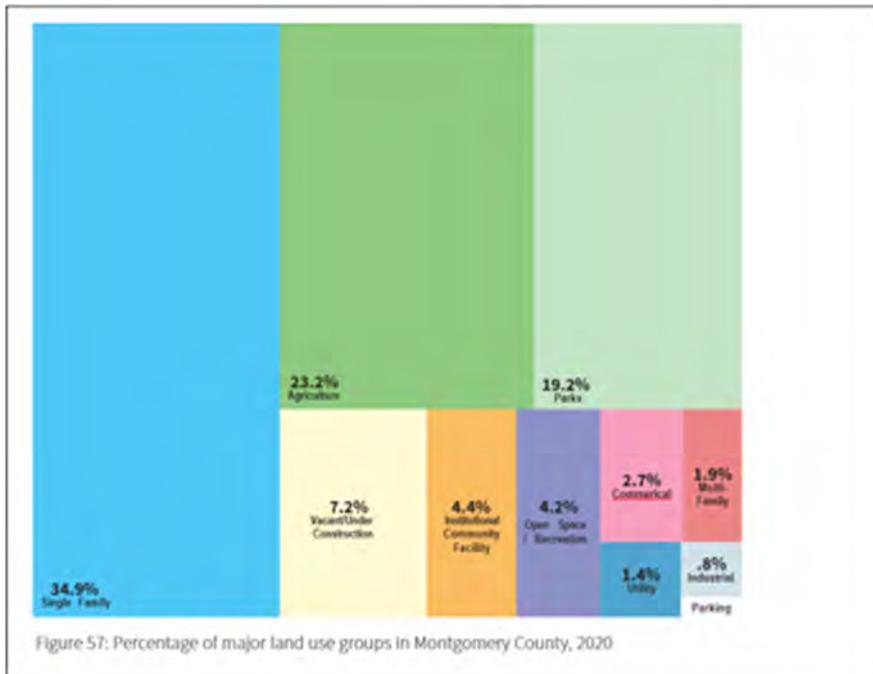
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		Number of People in Household				
		1	2	3	4	5-6
Number of Bedrooms	0-1	5,800	800	400	100	200
	2	11,300	9,800	3,000	1,000	1,700
	3	16,500	28,000	16,400	12,200	10,100
	4	9,200	31,000	17,400	16,900	11,700
	5+	3,400	12,800	7,100	11,400	9,900

Figure 56: Number of owner households by housing unit and household size, 2018

80,000 owner households or 32 percent of owner households, are over-housed, compared to only 3 percent of renters households by the same measure.

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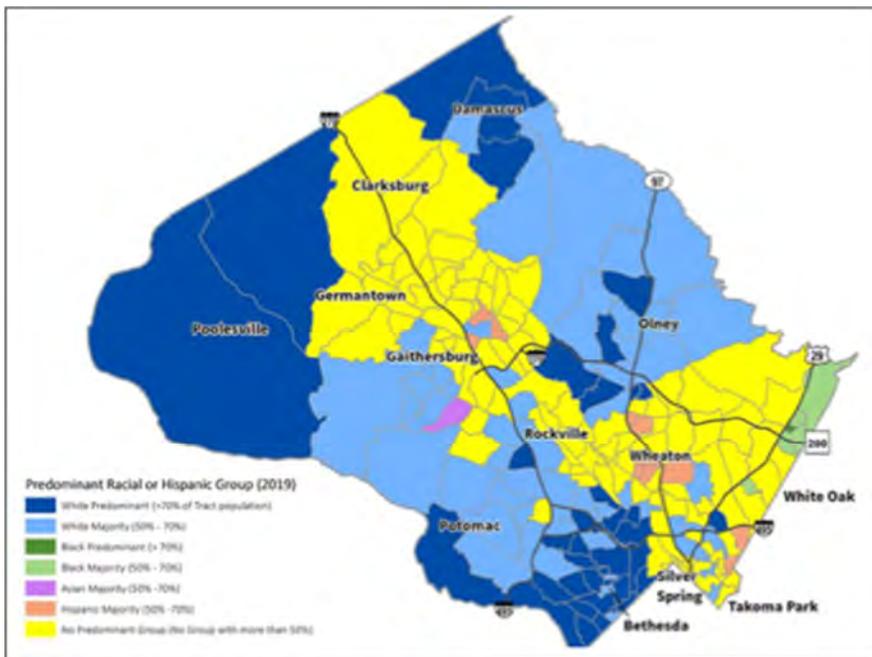
This table should be deleted.

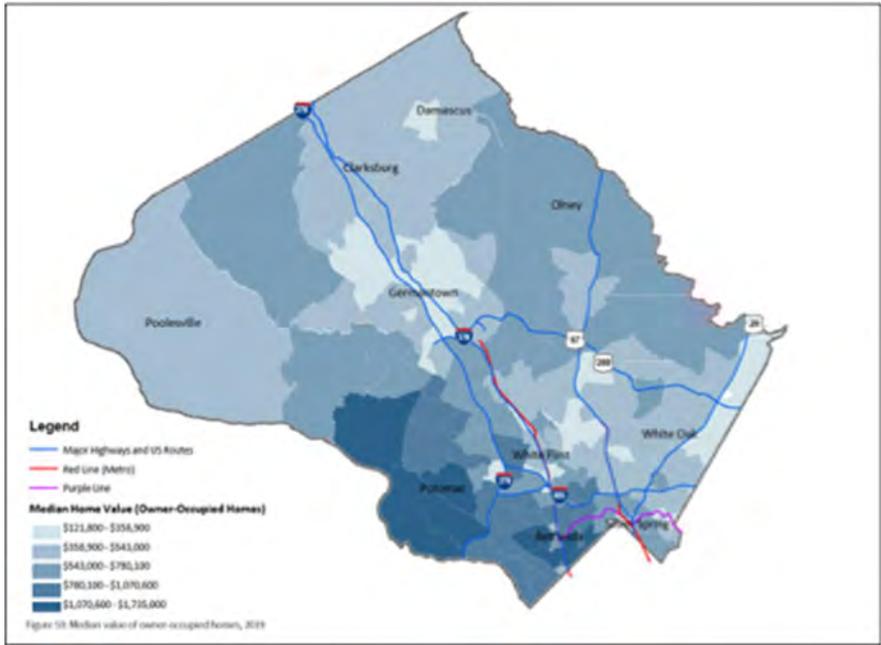
As noted above, the “over-housed” concept has no place in Thrive. Further, this statement comparing owners and renters is yet another example of misuse of data, a comparison that has no meaning. A majority of renters in the county are in apartments. There are very few apartments with more than two bedrooms, and almost none with more than three. For this reason alone, a renter is unlikely to be “over-housed” as that term is used in this section.

What is the 7.2% of the county shown as “Vacant / Under Construction?” For what is or can this property be used?

The high cost and limited variety of available housing exacerbate inequality and segregation by race and [economic class](#). Home prices vary widely in different parts of the county, closely tracking the racial and economic characteristics of neighborhoods, with [predominantly](#) white residents [predominantly](#) living in more expensive neighborhoods with better access to jobs, schools, and transportation options than the [African American or Latino](#) residents of less expensive neighborhoods, [which neighborhoods are home to a disproportionate number of the county's African American, Latino, and other minority residents](#). These inequities reinforce the legacy of racism and both de facto and de jure segregation and continue to influence the geographic distribution of opportunities and resources, [too often](#) leading to inequitable outcomes in educational attainment, economic opportunity, and public health.

Reason for wording change: All residents of those neighborhoods are affected, not only the African American and Latino residents (but a disproportionate number of those residents are often minority).





Without more housing in general and an increase in the availability of smaller, less expensive housing in particular, housing very likely will become less affordable to a broad swath of the county’s residents. Some likely will leave the county, either commuting long distances from home to work or departing the region in search of a more affordable place to live. Others will struggle with the burden of paying their rent or mortgage, reducing their standard of living.

Between 2020 and 2040, Montgomery County is expected to need to add 63,031 new households, both working households and non-working households with, specifically new residents who are seniors or persons with disabilities.

Over the 2020 to 2040 period, forecast assumptions suggest that Montgomery County is likely to will need to add the following types of housing units to accommodate the forecasted households.

Thrive should clarify what is meant by “smaller” here. More efficiency and one-bedroom units will not help families.

Revised to clarify.

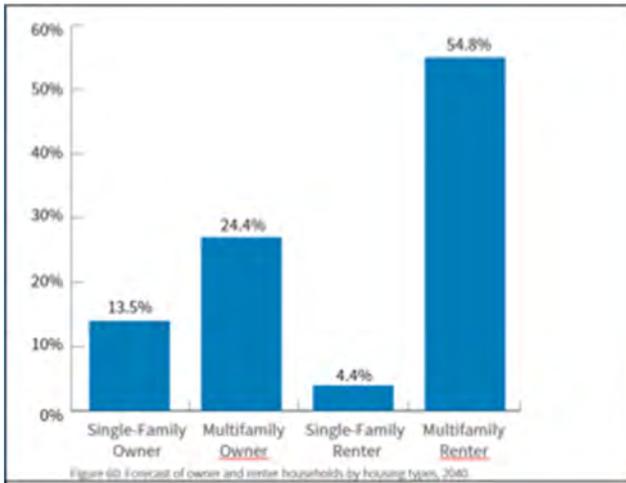


Figure 60 Forecast of owner and renter households by housing types, 2040

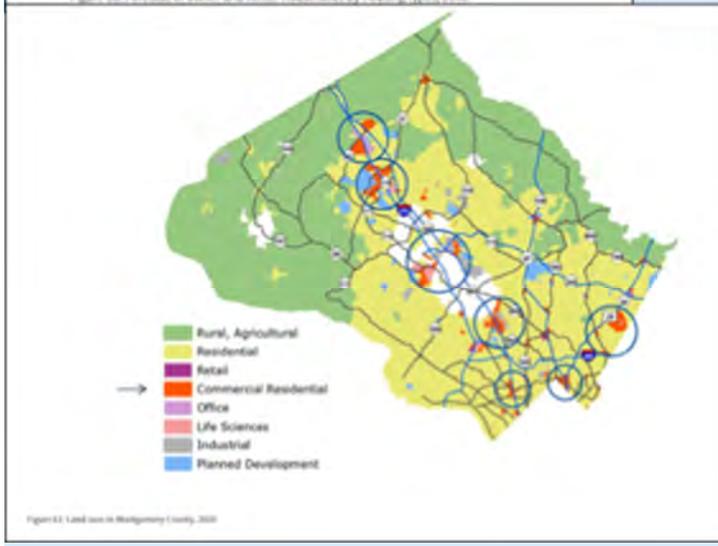


Figure 12 Land use in Montgomery County, 2020

The lead-in states that this chart shows additional homes projected to be needed, but the caption states "Figure 60: Forecast of owner and renter households by housing types, 2040." Which is it? (Most likely the label is wrong, and this shows the forecast of NEW homes needed.)

Once again, the information provided is incomplete. For a complete picture, the current percentages, and current and forecasted numbers, need to be shown. Based on other information provided (that 80,000 households represent 32% of owner households) there are 250,000 owner households in the county, but this should be broken down to give single-family owner and multi-family owner numbers. Likewise, based on other information given (the chart showing that 65,000 renters constitute 51% of all renters), there are slightly fewer than 130,000 renter households, but that is not broken down to show single-family renter and multi-family renter numbers. A rough calculation indicates that adding the housing shown in the chart would decrease the percentage of owner households (currently approximately 66%) by over 5% and would correspondingly increase the percentage of renter households.

This chart contradicts the many statements made about Thrive that one of its goals is to increase home ownership, especially among low- and middle-income residents. Adding primarily rental properties increases the percentage of renters, not owners. What is the basis for the allocation between owner and renter new households? Is it based on expected income, with a substantial number of new residents with projected household incomes below \$50,000? This all needs to be much better explained and supported.

What policies will solve the problem?

Montgomery County needs housing at a wide range of prices. ~~because~~ The current crisis of housing affordability affects households at all income levels (except the most affluent), not just low-income households, and non-subsidized market rate housing needs attention if Montgomery County is going to change the current trajectory of housing affordability. The term affordable housing, generally used for subsidized housing and referring to housing for households with income between % and % of Area Median Income (AMI, currently \$), does not encompass the housing needs of the middle-income households that constitute the largest segment of the county's population who are hurt by the rising housing costs and limited supply. (For purposes of this discussion, "middle-income households" are those with income between % and % of AMI.) Expansion and diversification of our housing stock also is one step, an important step, toward reducing racial and socioeconomic inequality. ~~In addition, all non-subsidized market rate housing needs attention if Montgomery County is ever going to change the current trajectory of housing affordability.~~

Montgomery County must view access to safe, affordable, and accessible housing as a basic human right. Every resident of Montgomery County should have a place to call home and no resident should be homeless.

~~Expansion and diversification of our housing stock also is an essential step toward reducing racial and socioeconomic inequality.~~ By 2045, people of color are forecast to make up 73 percent of the county's population, with a significant percentage (%) of these residents earning less than \$50,000 a year. (In 2045 % of all county residents are forecasted to have household income (?) less than \$50,000.) Without ~~Unless~~ economic strategies that are successful in reducing the projected percentage of households at low incomes, about half of all new dwellings would ~~will~~ need to be rental units in multifamily buildings (including both apartment and townhome, duplex, triplex, and quadplex units) and more than one quarter would ~~will~~ need to be for-sale units in multifamily buildings (including condominiums and other attached and semi-detached building types) in order to match the amount and types of housing to the needs of our residents. Even with successful economic strategies, a substantial number of new units for low-income residents will be needed.

In order to address the county's need to increase the amount and variety of housing, the county should consider ~~will pursue~~ the following policies and actions, with adoption and implementation to be through the Master / Sector Plan process:

Encourage the production of more housing to better match supply with demand

- Expand opportunities to increase residential density, especially along major corridors and in locations where additional housing can assist in the development of Complete Communities. (Ec, Eq, Env)
- Increase the number of income-restricted affordable housing units, especially for low-income households. (Eq,)
- As part of the commitment to the Housing First approach, develop strategies to build deeply affordable housing and provide permanent supportive housing. (Eq,)
- Support building code adjustments that ~~to~~ reduce costs by accommodating innovative construction methods and materials including modular prefabricated housing and mass timber. (Eq, Env)
- Prioritize use of public land for co-location of housing and other uses, particularly where government agencies design new facilities or dispose of real property. Consideration of increased opportunities for housing low and very low-income households should be included in the analysis of how best to leverage county assets. (Eq, Env)

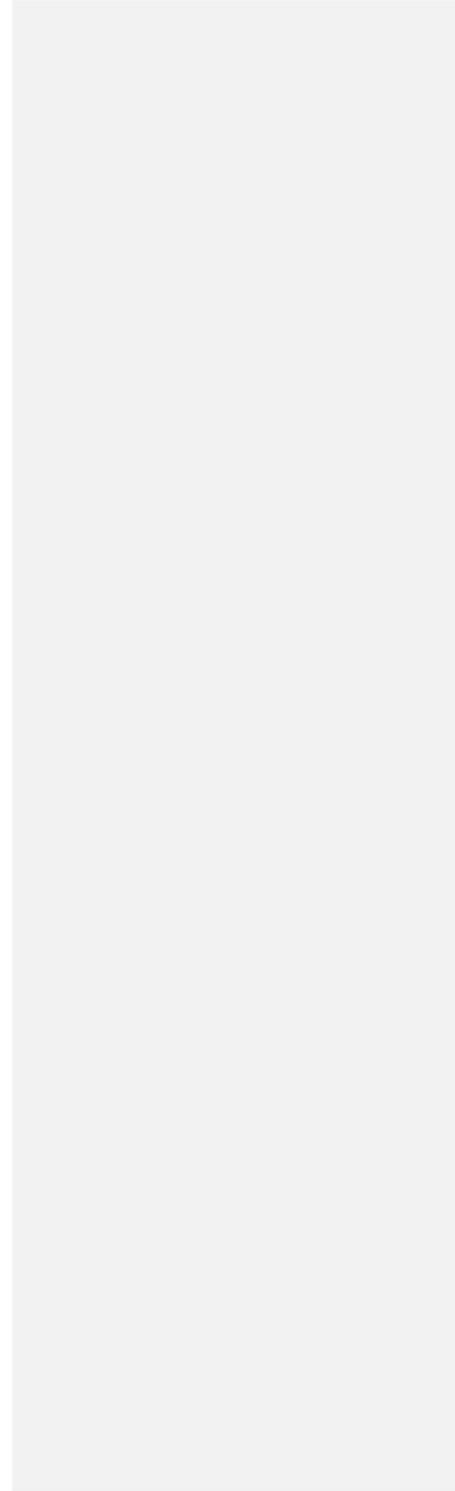
The first section here intermixed the need for housing at price points within reach of middle-income residents, and the need for housing for low-income residents. The changes move sentences around to separate and clarify those distinct needs.

In other places the income measure is "household income." The same measures should be used throughout this section

A successful economic program is an imperative, and a stronger economic component is needed in Thrive.

What is the basis for this breakdown between rental and owned? People need housing, but that housing doesn't "need" to be through ownership.

- Increase regulatory flexibility to incentivize [appropriate](#) residential infill, redevelopment, and repositioning of office parks, shopping malls, and other underutilized properties. (Ec, Eq, Env)
- [Provide financial and other incentives to boost housing production for market rate and affordable housing, especially near transit and in Complete Communities.](#) (Ec, Eq, Env)



Plan for a wide range of housing types and sizes to meet diverse needs

- Facilitate the development of a variety of housing types in various areas throughout every part of the county but especially in areas near transit, employment, and educational opportunities. (Ec, Eq, Env)
- Support creative housing options including, where appropriate, personal living quarters and/or micro units; “missing middle” housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment buildings; shared housing, cooperative housing, co- housing, and accessory dwelling units (ADUs), to help meet housing needs and diversify housing options. (Ec, Eq, Env)
- Consider features of other housing models such as social housing that, in addition to providing long-term affordability for low and moderate-income households, emphasizes architectural quality, environmental performance, and social stability. (Eq, Env)
- Encourage provision of multi-bedroom units suitable for households with children in multifamily housing. (Eq, Env)
- Integrate people with disabilities, people transitioning from homelessness, and older adults into housing with appropriate affordability, amenities and services sized and designed to accommodate their households. (Eq,)

Figure 62—before and after along University Boulevard in Langley Park

Promote racial and economic diversity and equity in housing in every neighborhood throughout the county

- Calibrate the applicability of the Moderately Priced Dwelling Unit (MPDU) program and other affordable housing programs to provide price-regulated units appropriate for income levels ranging from deeply affordable to workforce. (Ec, Eq,)
- Develop targeted strategies to minimize gentrification and displacement while promoting integration and housing choice and avoiding the concentration of poverty. (Eq,)
- Refine regulatory tools and financial and other incentives with the goal of avoiding a net loss of market-rate and income-restricted affordable housing stock without erecting disincentives for the construction of additional units. (Eq,)
- Identify and allocate additional revenue for the Housing Initiative Fund (HIF) and other county programs to meet the needs of low-income households. (Eq,)
- Expand existing programs designed to increase access to homeownership, especially among low-income residents, people of color, and young adults; create new programs and entities such as community land trusts to maintain long term affordable homeownership opportunities. (Eq,)
- Improve collection of data on neighborhood change to monitor and address involuntary displacement, disinvestment, and related phenomena. (Eq,)

The increased development may not make sense in every part of the county, and Thrive should maintain flexibility.

Working toward these goals should not require counting heads in every neighborhood.

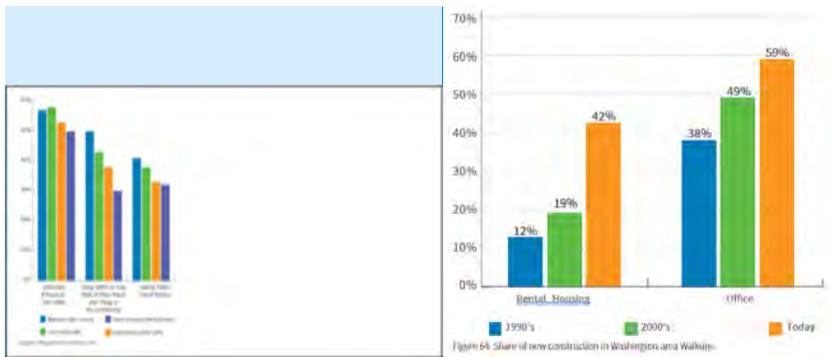
What constitutes a neighborhood? A certain area? School boundaries? The meaning here is unclear.

How these policies will serve the goals of Thrive Montgomery 2050?

A healthy supply of **additional new** housing that is suited to meet the needs of households of different sizes, incomes, needs, and preferences is central to achieving Thrive Montgomery’s key objectives:

Housing Supports the Workforce Needed to Grow Our Economy

First, increasing the supply of **new** housing near transit, jobs, and amenities **should will** improve the quality of life **for everyone** in the county while helping to attract and retain the broadly skilled workforce that employers need, **helping to, making** the county more economically competitive. The increased demand for walkable neighborhoods with a mix of uses – especially near transit – **is well documented**. Housing in “Walkable Urban Places (WalkUPs)”, command **prices 71 percent higher per square foot** than other locations in the Washington area, reflecting both the desirability and relative shortage of these kinds of places. By concentrating more housing of different sizes and types near high-quality transit corridors, we can provide housing that **should will** help keep the most productive workers in the county, curb escalating prices in the most desirable locations, and improve accessibility of jobs, transportation, and services.



A Range of Housing Types Priced for a Range of Incomes Is Essential to Integration and Equity

Second, the construction of a wider variety of sizes and types of housing and a focus on **affordability and attainability** **should will** help diversify the mix of incomes in neighborhoods across the county, **improving** access to services, amenities, and infrastructure for low- and moderate-income residents, who are disproportionately people of color.

Having the workforce available
Sources? Recent reports
Source?
Before any implementation of

This chart shows the external
Why does this chart not also

Terms need to be defined.
There is much in this section

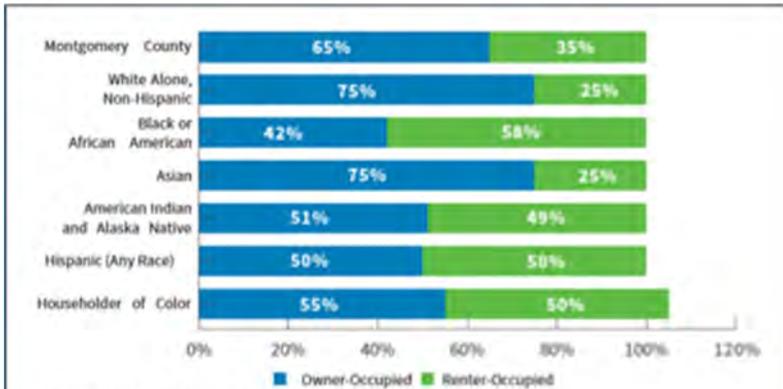


Figure 66: Rate of homeownership by race, 2017

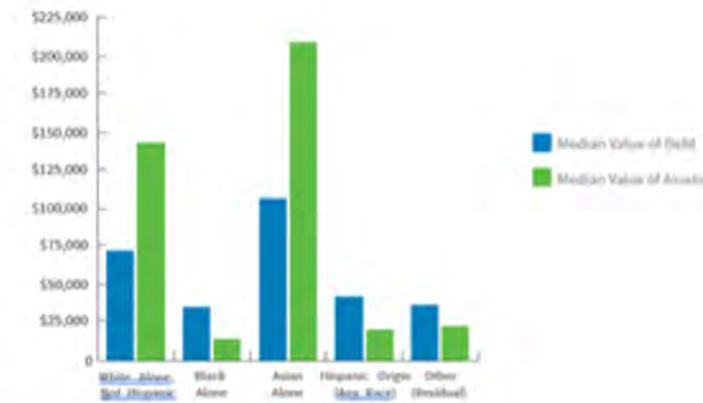
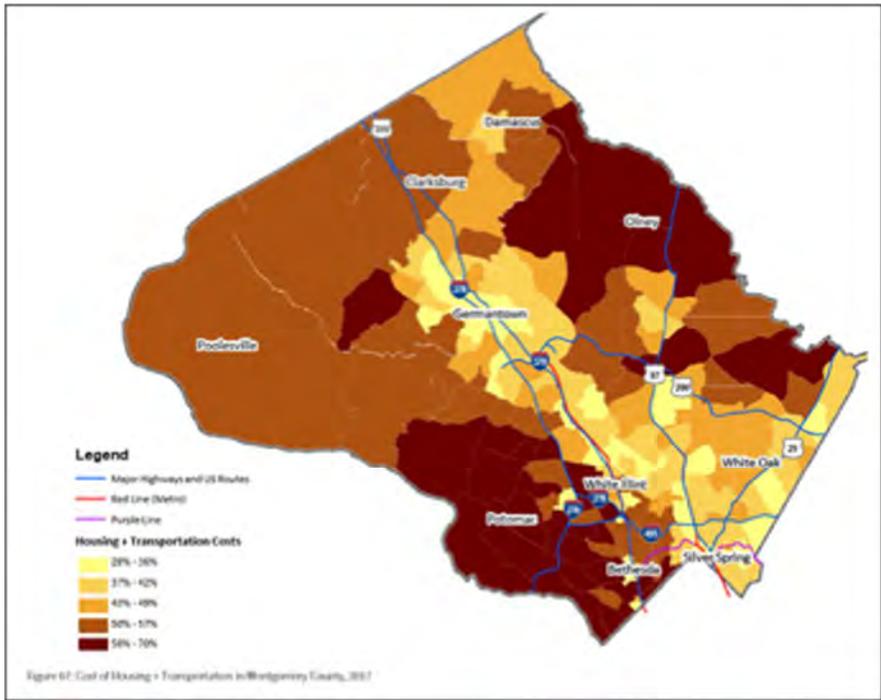


Figure 66: Wealth accumulation and debt by race, 2018

These charts are broken down by race, but there is no break-down by age within groups. People generally accumulate wealth as they grow older. One source shows the median age of whites as 43.9, Asians as 41.5, African Americans as 35.7 and Hispanics as 30.9. It would be informative to see what the racial gap is between residents of comparable ages.



Adding more “Missing Middle” housing types – ranging from low to medium densities such as accessory dwelling units (ADU’s); duplexes; triplexes; quadplexes; live-work units; and clustered housing such as townhouses, courtyard dwellings and smaller apartment buildings to more neighborhoods is intended to provide more choice, enhance intergenerational interaction, promote aging in place, and build social capital.

Missing middle housing will not necessarily be “affordable” in the same sense as price- or income-restricted units that receive public subsidies or are covered by the county’s moderately priced dwelling unit program, but it can fill crucial gaps in the housing market. For first-time buyers who struggle to save enough for a down payment on a large, single-family house, a duplex or tiny house can provide an accessible point of entry to home ownership. If there are empty nesters who want to downsize but cannot find a smaller, less expensive home in the neighborhood where they raised their family, a small apartment building or a courtyard bungalow might provide a welcome alternative to relocating from the area.

Of course, missing middle housing by its nature is highly likely to be more affordable than new single-family detached houses in the same neighborhood because these housing types require less land, employ relatively inexpensive wood frame construction, and are designed for people looking for smaller and more

Evidence that this will work? Thrive should at least reference the experience of other communities here. Austin? Chicago? Minneapolis? New York? This premise requires much more analysis and discussion.

Wording change. Outreach to the “empty-nester” residents has been lacking, so there is no basis for this statement, which implies that a significant number are looking to downsize within their neighborhoods.

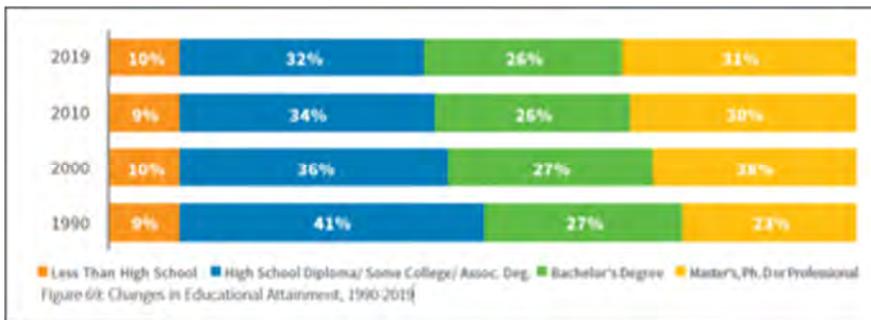
Homes purchased for tear-down in older neighborhoods are sold for much less than the newer homes that go up in their place, and in a significant number of areas the selling price of the older home would also be no more (and possibly less) than the selling price of a new duplex or triplex built on the lot.

efficient living spaces. We need less expensive alternatives to single-family detached dwellings because a wider variety of options accessible across the spectrum of incomes, family sizes, and lifestyles [will should](#) make the housing market function effectively for all of our residents at every stage of their lives.

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Preservation of both naturally-occurring and regulated existing affordable units [will should be facilitated to](#) minimize gentrification and displacement as these communities see future investments in transit infrastructure, schools, and amenities. Building new affordable housing [for families](#) in existing amenity-rich neighborhoods [should will](#) expand access to quality education for a wider range of students, leading to more integrated schools and helping close the achievement gap for people of color. Over time, these efforts [would be expected to will](#) minimize de facto segregation based on income between school districts and encourage greater social mobility. Mixed-income housing in communities lagging in investment [should will](#) help mitigate the concentration of poverty and enhance access to amenities and recreational opportunities for current residents.

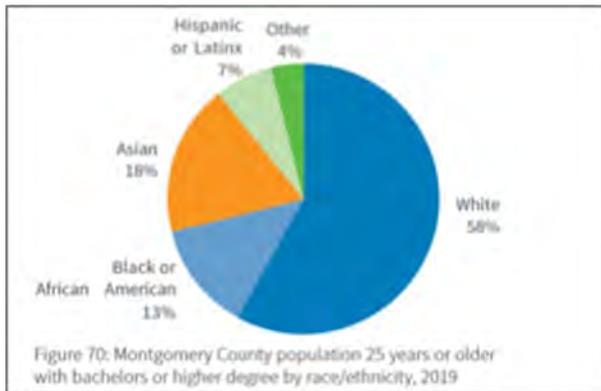


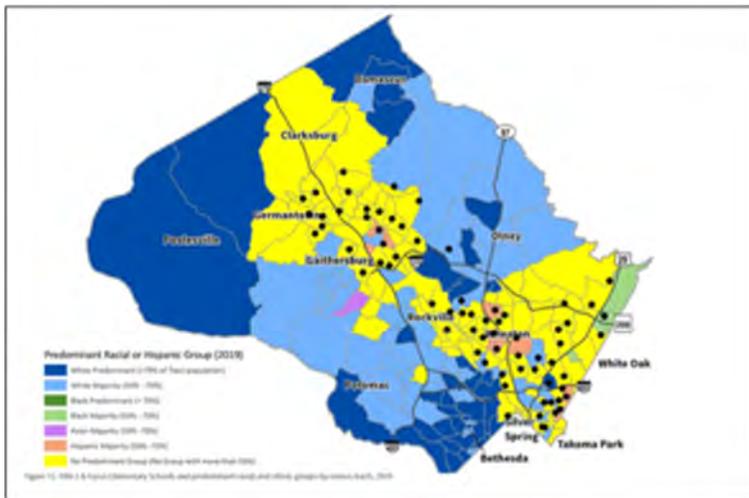
A Wider Variety of Housing Types Is Crucial to Reducing the Environmental Impact of Growth

Third, a broader range of housing types – particularly the inclusion of multifamily buildings of varying scale depending on their location – is expected to reinforce the benefits of Complete Communities because flexible residential zoning may allow more people to live closer to work, increase the walkability of neighborhoods, and limit the development footprint on the environment. By allowing smaller residences and more multifamily building types, encouraging infill and repurposing, and adding housing near transit and jobs, these recommendations could collectively reduce greenhouse gas emissions and improve other measures of environmental health (although the effect would be lessened as people accept employment in other areas but choose not to move, commuting by car instead). New construction can also help mitigate environmental impacts by increased use of stormwater management, use of clean building materials and technology, more energy efficient lighting and appliances, and plumbing fixtures that conserve water.

Historically, many people who fill critical jobs in Montgomery County, such as teachers, police and first responders, and the service workforce have lived in more remote parts of the County or outside of Montgomery County altogether because of housing costs, and driving long distances to reach their places of employment. Creating a wider range of more housing options through infill, redevelopment and adaptive reuse of existing buildings should provide these workers the opportunity to live closer to their employment, which would also reduce vehicle miles traveled while using valuable land more sustainably.

Montgomery County's naturally occurring affordable housing can also have a role in mitigating its environmental impact as they age, and is These facilities present an opportunity to shepherd in environmentally sustainable practices as they age and are rehabilitated. Rehabilitation offers environmental benefits through adding more eco-friendly and modern features, like newer appliances and HVAC systems.





How will we evaluate progress?

In assessing proposals related to the supply of housing and measuring the success or failure of the approaches [described/recommended](#) in this plan, relevant measures may include:

- Rates of homeownership by race, income, [age](#), and [area](#)
- Number of and proportion of cost-burdened households disaggregated by race, [income and age](#)
- Combined housing and transportation costs disaggregated by race
- Rent and mortgage payments as a proportion of household income disaggregated by race, [income and age](#)
- Number and percent of low-income households in a census tract (concentration of poverty)
- Number and percent of low-income households lost in a census tract over a period of time (displacement)
- Racial and income diversity within [areas/neighborhoods](#)
- Proportion of housing units proximate to transit routes and job centers
- Number of residential units issued building permits, overall and by area of county
- Number of affordable units by type, overall and by area of county
- Naturally Occurring Affordable Housing preserved, overall and by area of county
- Number of homeless residents
- Proportion of missing middle housing units and units in multifamily buildings
- Range of home prices by housing type
- Greenhouse gas emissions and energy use from residential buildings and transportation per capita

What will the “areas” be? The term is used a number of times in these measures, and will need to be better defined. It is not a simple matter to determine over what area these measures should be considered. Thrive should work together with those putting together the Community Equity Index measures. Additionally, Thrive must specify that the division of the county into “areas” for purposes of these measures will be subject to community input.

Is a census tract the appropriate area to measure? Again, Thrive should work together with those putting together the Community Equity Index measures.

Examining displacement would require more than a head count or a percent count, because if other programs work the number and percent of low-income households in a census tract may be reduced because residents’ circumstances have improved.

PARKS AND RECREATION: For an Increasingly Urban and Diverse Community- Active and Social

Introduction: Evolving and Expanding Roles for Parks and Recreation

Montgomery County has long been a leader in adopting forward-thinking policies for the preservation of land for parks, recreation, agriculture, and resource conservation. ~~The M-NCPPC has won the National Recreation and Parks Association Gold Medal for the country's best large parks system a record six times.~~ Like other aspects of planning, however, the success of our approach to parks, recreation and open space must continue to evolve to meet changing needs.

The story of the Parks Department closely tracks the ways in which American suburbs – and the attitudes, lifestyles, and values of their residents – have changed:

- In the 1920s and 1930s, developers of early down-county subdivisions dedicated stream valley floodplains to the M-NCPPC. The resulting parks helped to market these subdivisions and provided a place for water and sewer infrastructure along with parkways for pleasure driving. This was a period when restrictive covenants were used in some residential neighborhoods to exclude racial and religious minorities, and public recreational facilities such as swimming pools were also often segregated.
- In the early post-war period, Montgomery County's role as a bedroom community for a growing capital city increased demand for organized recreation in park activity buildings, ballfields, and tennis courts. The development pattern throughout these early decades of the Parks Department's history was characterized by subdivisions of single-family homes with backyards grouped by residents with similar income and social structure and designed with the assumption that residents could, would and should drive to major amenities.
- By the 1960s and 1970s, the influence of the environmental movement – sparked in part by Silver Spring's Rachel Carson – led the park system to devote more attention to resource stewardship. The 1980s and 1990s saw the introduction of "smart growth" [concepts](#) and increased appreciation for the benefits of a compact form of development, with park acquisition and the Agricultural Reserve working together as part of a comprehensive approach to land conservation policy as a tool to protect the environment and discourage sprawl.
- By the mid-1990s, the Parks Department had begun to recognize the importance of preserving and interpreting significant sites in local African-American history. For example, it established the Underground Railroad Trail and related programming to help tell the story of slavery and emancipation as these events played out in Montgomery County. The Department did not, however, give much thought to disparities in the distribution of recreational opportunities or access to nature.
- At the turn of the 21st century, the desire to revitalize central business districts led the Parks Department to plan and build more urban parks, initially as "buffers" to protect abutting single-family neighborhoods from more intensive – or simply different – types of development such as apartment buildings, townhouses, or commercial uses.
- In recent years, the Parks Department has developed analytical tools such as "equity mapping" to ensure racial, socioeconomic and geographic equity in parks and recreation budget and

programming decisions. Projects like the Josiah Henson Museum and Woodlawn Manor Cultural Park help to educate residents about the history and legacy of slavery, and staff with deep expertise in historic preservation, archeology, and cultural programming work to document the stories of African-Americans and their role in the county's history.



What is the problem we are trying to solve? Closing the Gaps in Park and Recreation Planning to Meet the Needs – and Serve the Values - of a Changing Community

The Parks Department has built a well-deserved reputation for environmental stewardship, and it has made progress in providing a wider range of recreational opportunities, such as cricket, to meet the needs of a more culturally diverse population. It has room, however, for improvement:

- Our highest density areas are far from most parkland, which is difficult to reach without access to a car.
- Conservation-oriented parks can include carefully designed trails and other low impact recreation areas; however, many of these parks lack appropriate access for hikers and bikers, limiting their availability to the greater public.

- Parks conceived as buffers often act as separators rather than gathering places for people.
- Park facility standards and acquisition strategies conceived during a period of greenfield expansion are incompatible with infill development and adaptive reuse of sites.

Meanwhile, the role of land conservation and stewardship in addressing the county’s environmental sustainability goals is as important as ever. Urban redevelopment and infill will reduce the environmental impact of future growth by reducing greenhouse gas emissions and help reverse the damage from earlier development by incorporating modern state-of-the-practice stormwater management features. Nonetheless, the environmental performance of green infrastructure on public land must keep getting better to improve water quality, limit property damage and erosion from flooding, and add tree and forest cover.

In addition to maintaining its leadership role in environmental management, the Parks Department must continue to take on new roles:

- Improve service to residents of downtowns, town centers, and other intensively developed areas
- Focus on social engagement and community building as a central role of parks and recreation
- Encourage vigorous physical activity for people of all ages, abilities, and cultures

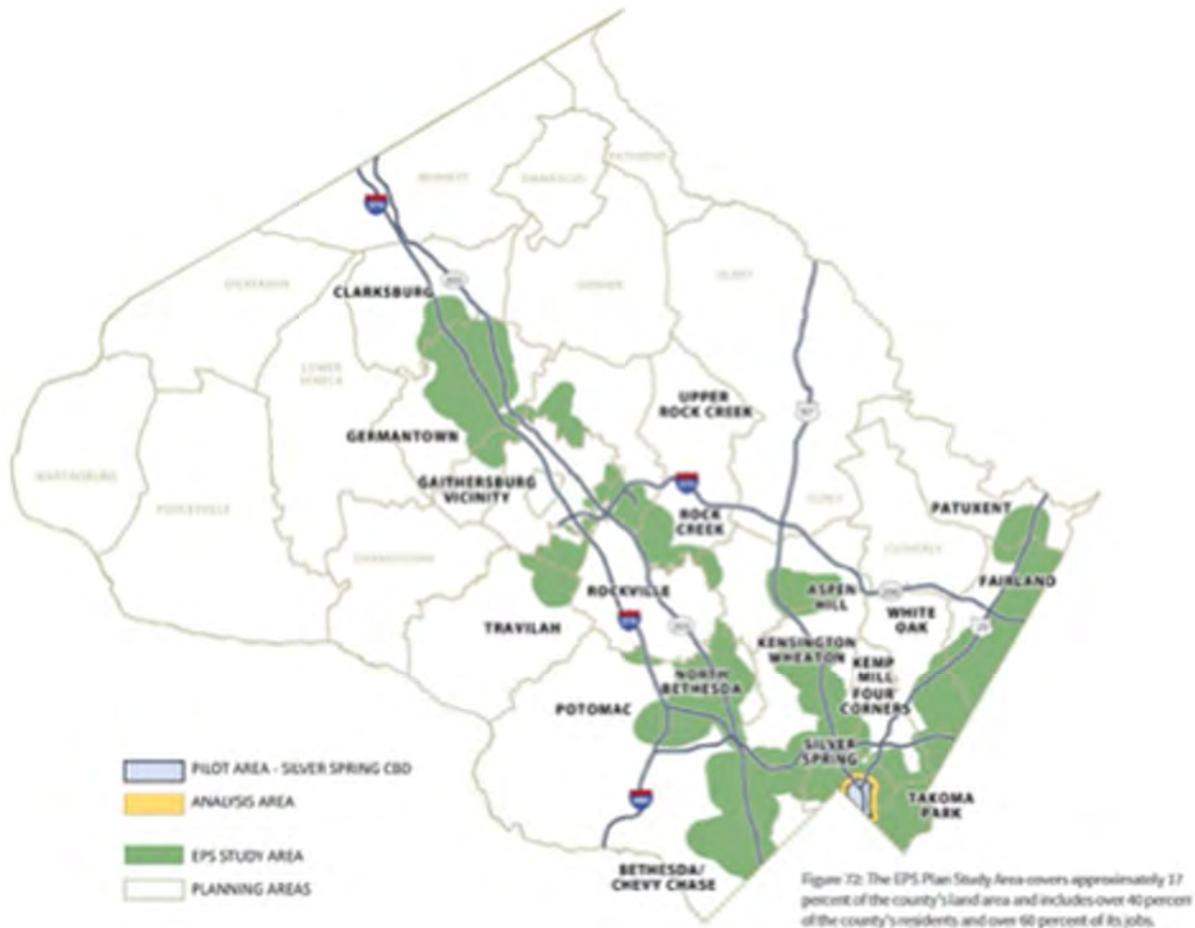
Over the coming decades, our challenge is to acquire, develop and program parks, recreation, and privately owned public spaces that provide a range of active recreation and community building opportunities throughout the most intensively developed parts of the county while continuing to apply sound environmental stewardship practices to public lands.

What policies will solve the problem?

In order to maximize the contributions of parks and recreation towards creating strong communities with lasting value, the county will pursue the following policies and practices:

Focus on creating high quality urban parks.

- Prioritize acquisition of land for parks in urban centers and other intensively developed places along growth corridors and in Complete Communities using the Legacy Urban Space CIP commitment, the Energized Public Spaces Functional Master Plan (EPS Plan) and the Parks, Recreation and Open Space (PROS) Plan as starting points. (Ec, Eq, Env)
- Offer programs in urban parks to encourage visitation, increase the amount of time spent in parks and make these spaces centers of activity. (Eq)
- Implement the EPS Plan to ensure that densely populated parts of the county enjoy walkable access to a full range of park experiences. (Ec, Eq)
- Integrate privately owned public spaces (POPS) with the park/recreation system to supplement publicly owned and managed gathering spaces and athletic facilities, using a range of ownership and management approaches to public space. (Eq)
- Coordinate land use and park planning to ensure Complete Communities have access to a range of park types, including athletic facilities, through a combination of public and privately owned [facilities] resources.

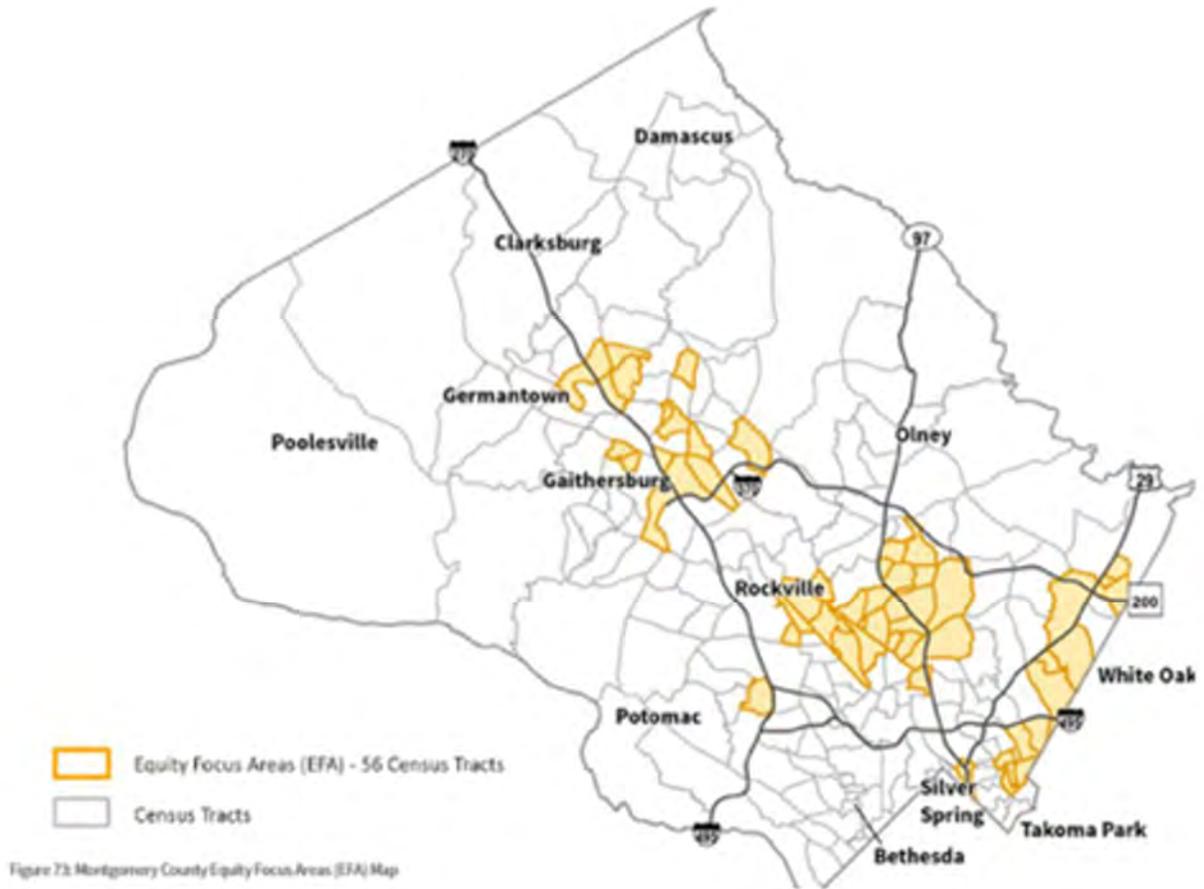


Use park and recreation facilities/programs to promote active lifestyles.

- Include active recreation as an integral element in park planning and design.
- Encourage active recreation as a key component of POPS in all parts of the county.
- Deliver park and recreation facilities and programs designed to encourage residents of all ages, cultural backgrounds, and abilities to engage in vigorous physical activity. (Eq)
- Support the continued renovation and maintenance of high-quality athletic fields.
- Integrate park trails and paths into transportation planning and better use them to connect residents to jobs, centers of activity, and other parks and trails. (Ec, Eq)
- Ensure that residents in urban, suburban, and rural areas all have access to a wide variety of parks and programs.

CDC data from 2019 indicates that only 14.6-20.5 percent of Maryland adolescents (grades 9-12) achieve one hour or more of moderate and/or vigorous physical activity daily.

Recent survey data show that the percentage of children under age 12 who played team sports “regularly” has declined in recent years, from 42 percent in 2011 to 38 percent in 2018.



Ensure that parks and recreation opportunities are equitably distributed along racial, socioeconomic, and geographic lines.

- Amend the EPS Plan study area to incorporate a more refined analysis of equity in its methodology. (Eq)
- Expand and improve the use of racial and socioeconomic equity measures in developing capital budgets for park and recreation facilities. (Eq)
- Gather data on – and address – barriers to participation in park and recreation programs. (Eq)
- Improve accessibility of park and recreation facilities via walking, biking and transit. (Eq)
- Ensure that urban, suburban, and rural areas all have access to great parks. (Ec, Eq)

Make social connection a central objective for parks and recreation.

- Design park, recreation, and related infrastructure and services around building community, creating opportunities for interaction, and making parks and recreational amenities a central element of Complete Communities. (Eq)
- Connect neighborhoods and people to parks with a world-class trail network. (Ec, Eq)
- Include food/beverage in planning and programming parks and recreational facilities where appropriate. (Ec)

appropriate. (Ec)

- Provide park amenities that appeal to visitors with different interests and physical abilities. (Eq)

Update park facility standards and acquisition strategies to align with infill development and adaptive reuse strategies.

Coordinate with county agencies to accommodate multiple needs, including recreation, education, community-building, and resource stewardship - through colocation, adaptive reuse, co-programming and other combined or shared land and facilities.

Maintain high standards of environmental stewardship in park management and operations.

- Reaffirm the Parks Department's commitment to resource conservation, stewardship, and sustainability practices such as innovative stream and habitat restoration projects. (Env)
- Selectively acquire additional land where needed to protect sensitive natural resources, improve water quality, increase tree cover, enhance wildlife corridors, curb invasive species, and achieve other environmental goals. (Env)
- Create a resiliency plan to improve the ability of park and recreation facilities and natural resources to withstand the effects of climate change. (Env)
- Prioritize the equitable distribution of green infrastructure.

Integrate parks/rec/public spaces into economic development strategies and land use planning to attract employers and workers, build social connections, encourage healthy lifestyles, and create vibrant places, especially as part of Complete Communities.

How will these policies serve the goals of Thrive Montgomery 2050?

These policies will strengthen the role of parks and recreation in economic competitiveness, racial equity, environmental sustainability and promote an active, healthy community for all.

Parks create vibrant, economically competitive places

World-class places require world-class park, recreation, and cultural amenities. Look to Central Park in New York, Golden Gate Park in San Francisco, Millennium Park in Chicago, or Hyde Park in London and the significance of great urban parks becomes clear. Parks are essential to creating vibrant, economically competitive places. In fact, parks and the amenities they provide are regularly cited as among the most important factors influencing decisions by businesses about where to relocate or expand.

Multiple academic studies have shown that parks increase adjacent property values from 5 percent to 20 percent, providing incentives for property owners to contribute to the creation of public parkland or to build POPS as part of their development projects. This data also shows that taxpayer-funded investment in parks and related programming and amenities deliver strong economic returns on investment to the public.

Parks improve Equity, Social Interaction and Public Health

The quality and accessibility of parks is a basic component of equity in the delivery of public services. Parks are so integral to what makes a community desirable and healthy that ensuring equity in decisions about which land is acquired for parks in what part of the county and how that land is used is essential to achieving our goals for racial and socioeconomic justice. The Parks Department has made major strides in recent years in incorporating quantitative measures of equity in its capital budget recommendations, and this approach should be expanded to include analysis of programs and facilities managed by other agencies, such as Montgomery County Public Schools, the Department of Recreation, and the Department of Libraries.

Well-designed and sited parks are one of the most straightforward ways to establish a clear sense of place. They invite people of all ages, cultures, incomes, and interests to gather and interact in ways not achieved in any other location or context. Not only do they foster social connectedness, but with healthy levels of civic engagement and social cohesion, they can act as community hubs and focal points for response and recovery during natural disasters and other emergencies.

Parks and recreation also are vital to improving health outcomes for all our residents. According to the CDC, more than 60 percent of U.S. adults do not engage in the recommended amount of activity and approximately 25 percent of U.S. adults are not active at all. Because 90 percent of outdoor experiences happen close to home, parks - particularly in urban areas - play an important role in outdoor recreation. Trails for example, are a great way to motivate people to explore public spaces and new parts of the county, expose residents to different neighborhoods and encourage exercise and healthy lifestyles. Likewise, community gardens help to reduce the impact of food deserts in low-income areas, encourage physical activity and social interaction, and give residents who do not have yards access to nutritious foods that contribute to a healthy lifestyle. Access to opportunities for vigorous physical activity is especially important to improve health outcomes and quality of life for people of color, who suffer higher rates of diabetes, high blood pressure and obesity.

Parks will play a larger and more complex role in environmental management

Of course, parks also play a major role in environmental sustainability. Climate change has resulted in increased frequency, intensity and/or duration of fires, flooding and intense rain events, drought, high winds, and extreme temperatures. This rapid destabilization of climate patterns jeopardizes the ecological stability of nearly all global communities. Parks and natural areas help address the effects of climate change and enhance environmental resiliency. Stream restoration and stormwater management projects on parkland protect against flooding and improve water quality. Parks provide wildlife corridors that can account for changes in habitat patterns. Urban tree canopy mitigates thermal pollution, helps limit the heat island effect of intensive development, filters pollutants, and sequesters carbon. Habitat restoration provides wildlife with natural terrain, reduces human-wildlife conflict, and improves overall ecosystem performance.

These benefits to the natural environment are especially important in parts of the county that have not been the beneficiaries of high levels of public and private investment. Sustainability is and will continue to be incorporated into every aspect of the Parks Department's work, and it should be accomplished in ways that complement and support investments in facilities and programs designed to expand access to active recreation and social connection rather than operating in competition with or opposition to these investments.

How will we evaluate progress?

In assessing proposals related to parks and recreation and measuring the success or failure of the approaches recommended in this plan, relevant measures may include:

- Number of urban parks
- Miles of streams restored, and stormwater runoff treated
- Childhood obesity
- Stream water quality
- Urban tree canopy
- Additional miles of trails built
- Participation in vigorous physical activity
- Park and recreation patronage/participation by race/ethnicity, language spoken and age
- Awards and other recognition of excellence in urban parks and trails
- Patronage at community gatherings
- Proportion of population within 15-minute walk of three park experiences
- Proportion of park and recreational facilities serving equity focus areas
- Access to park and recreational facilities, including athletic fields via walking, biking, and transit
- Number of high-quality athletic fields, noting those with lights, on MCPS, County, and MNCPPC property
- Number of play spaces on MCPS, County, and MNCPPC property

Conclusion

Our community has experienced major social, economic and environmental changes over the life of the Wedges and Corridors plan, and even more dramatic shifts are on the horizon.

Thrive Montgomery 2050 [aims to establish](#) a framework for responding to economic, demographic, social, and environmental change in ways that are rooted in enduring lessons about what has made places successful in the past, while remaining adaptable to unforeseen circumstances. That is why the plan emphasizes the basic concepts of compact form; diversity of building types and design; and complementary transportation infrastructure instead of attempting to predict the pace and direction of technological innovation or the consequences of catastrophic events, whether natural or man-made, whose long-term effects are impossible to forecast with certainty. [That said, the framework's focus is not meant to rule out other means of achieving the overarching goals of economic health, racial equity and social justice, and environmental resilience.](#)

This document is a guidebook, not an exhaustive list of prescriptions. It does not address every topic relevant to our future, but it provides strong direction for decisions about land use, transportation, and related issues within the ability of local government to influence.

Montgomery County has a lot going for it yet there's room for improvement

In addition to the advantages Montgomery County has enjoyed by virtue of our location in the national capital region, the County has benefitted from a tradition of thoughtful planning that has allowed us to develop and grow while preserving land and other resources in ways that have supported a high quality of life. The Wedges and Corridors Plan was exceptionally progressive for its time, and it helped us to build high quality park and school systems, preserved natural resources and farmland, and laid the groundwork for transit-oriented smart growth. Thrive Montgomery 2050 has attempted to provide an unflinching assessment of the Wedges and Corridors Plan and provide policies and practices that will build on its ideas but also address its shortcomings that have adversely impacted parts of the County.

The federal government's presence has given us a foundation of good jobs and a concentration of public investment in life sciences and information technology that provide enviable opportunities. [But t](#)he stability and reliability of the base of employment tied to government should not make us complacent. Policies and investments need to capitalize on those opportunities and ensure that Montgomery County is a strong competitor with a diverse economy that brings our residents good paying jobs. Because land is scarce, there is less room for error and discipline is needed in how land is used, and design excellence [is can be](#) fostered to respond to market forces and attract both businesses and residents to call Montgomery County home.

We must also address the reality that Montgomery County's prosperity has not benefited all our residents equitably. The urgency of demands for racial justice and the need to rebuild bonds of trust and community are clear. As the demographics of our community change rapidly along dimensions of age, race and

ethnicity, income and wealth, culture, and language, the need to confront inequitable practices has grown increasingly urgent.

As for environmental sustainability, Montgomery County's past record of support for water quality protection, forest conservation, and land preservation are helpful but ultimately will not be sufficient to shield us from the effects of climate change. More creative strategies to build resilience and improve sustainability of both the built and natural environments are critical.

While these economic, social, and environmental changes will not be easy to navigate, Montgomery County is well-positioned to make the decisions and investments necessary for success. Our community is in the 99th percentile of all counties in the country in terms of household income and educational attainment, with annual economic output of almost \$100 billion and an amazingly diverse population. We can draw on tremendous human and physical resources; our assets would be the envy of almost any local jurisdiction anywhere. With Thrive Montgomery 2050 as a guide, [in conjunction with master planning processes](#), we can plan carefully and act decisively to make the changes needed to help Montgomery County thrive well into the future.

How Thrive Montgomery 2050 ~~will~~ should be Implemented
Cooperation among public and private sectors in implementation

Implementation of Thrive Montgomery 2050 will occur over several decades and will require changes in master plans, zoning and building codes, subdivision regulations, the adequate public facilities ordinance and many other county rules and processes – they are not made in the adoption of this General Plan. [However, as noted in the introduction, Thrive Montgomery 2050 provides the legal predicate for these changes.](#)

The Planning and Parks Departments will lead much of the work, but full implementation of Thrive 2050's recommendations will require collaboration or approval of other government bodies [and extensive citizen input](#). For example, updating the zoning code will require coordination with Department of Permitting Services, while changes to street design standards require coordination with the Department of Transportation and the State Highway Administration. ~~Agencies such as the Arts and Humanities Council will lead the creation of a new cultural plan, and~~ The Department of Recreation, working with the Parks Department, will help expand opportunities for physical activity. The County Council will be asked to review and approve many of these efforts in both land use and budget decisions.

Deleted the line about the Arts and Humanities Council because a "cultural plan" is not within the defined scope of a general plan.



The Role of the Public and Private Sectors

Market-driven development will play an important role in implementing Thrive Montgomery 2050. ~~Montgomery County is embarking on an ambitious effort in an age of intense competition and disruption in the private sector and shrinking fiscal capacity of government entities at all levels.~~ To successfully implement ~~these bold Thrive Montgomery 2050's~~ ideas, the county will need to align public and private investments to maximize their long-term benefits. Future growth will likely be focused in a compact footprint through private sector-led real estate projects. Infill and redevelopment along major corridors will should can create a finer-grained network of streets and add gathering spaces that complement publicly-owned parks. Property owners will may retrofit outdated buildings for new uses and enhance environmental performance by redeveloping surface parking lots and incorporating stormwater management. Private investment in diverse housing types and neighborhood serving retail will can fill in missing amenities and lead to more Complete Communities.

~~Of course,~~ growth requires improvements and additions to public infrastructure and services. Public infrastructure is provided mainly through the county's Capital Improvements Program (CIP), but the private sector makes important contributions pursuant to the county's Adequate Public Facilities Ordinance and impact tax law, which require property developers to build, dedicate, or provide money for parks, roads, schools, and affordable housing. These rules are the mechanism by which new development at its inception generates revenue for the public sector to fund many infrastructure improvements. New sources of funding and more effective use of county assets, such as public land and right-of-way, also may be needed. The combination of such public and private investments is the most reliable long-term strategy for for creating built environments likely to attract new residents, businesses, and a skilled workforce to high quality Complete Communities the County.

The county's rules that require developers to pay for infrastructure improvements won't apply to much of the infill development Thrive is pushing and the county may need to rethink how it assesses these contributions. This should at least be mentioned.

The [anticipated](#) outcome [will be](#) an economically competitive and sustainable county with a strong tax base and broadly shared opportunity.

Modifications to other plans, policies, and rules

Thrive Montgomery 2050 is a broad policy document and does not, in and of itself, change land uses, zoning or transportation. Key to implementing Thrive Montgomery 2050, Montgomery County will need to undertake a variety of future actions. These actions are not specified in detail in this document but will be fleshed out in future work programs for the Planning Department and other agencies.

Some future actions may include, but are not limited to:

- Reviews of existing policies, regulations, and programs;
- Studies and new master, functional, or facility plans to delve more deeply into the topics

addressed in the policies, collect and analyze data, and identify detailed strategies for decision making and implementation;

- Development of tools and templates to support master planning, regulatory review and other planning processes; and

- Changes to agency governance and practices that shape how decisions are made.

Relationship between Thrive Montgomery 2050 and the Climate Action Plan

Thrive Montgomery 2050 was developed [in coordination to coordinate](#) with the county's Climate Action Plan (CAP). Thrive Montgomery 2050 addresses [generally](#) where and how land will be conserved or developed for housing, office buildings, parks, agriculture, recreation, transportation, and other types of public and private infrastructure - decisions that have a major influence on greenhouse gas emissions, carbon sequestration, and adaptation to climate change. The CAP, on the other hand, focuses on specific near-term actions to eliminate greenhouse gas emissions by 2035 and mitigate or adapt to the effects of increased heat and flooding, high winds, and drought. Thrive Montgomery 2050's climate change-related recommendations will be implemented in concert with the CAP [through legislative and zoning changes with significant public participation through master planning, advisory panels, and other appropriate mechanisms](#).

Measuring Progress - Indicators

The County undoubtedly will encounter issues not anticipated by this plan. The indicators listed below are intended, along with the more detailed metrics [listed in previous chapters](#), to guide how these types of issues and potential responses should be evaluated and allow for periodic assessments of progress to inform priorities and set shorter-term goals. These indicators address the three overarching objectives of

Thrive does this very broadly, but the Complete Communities chapter is lacking this sort of detail.

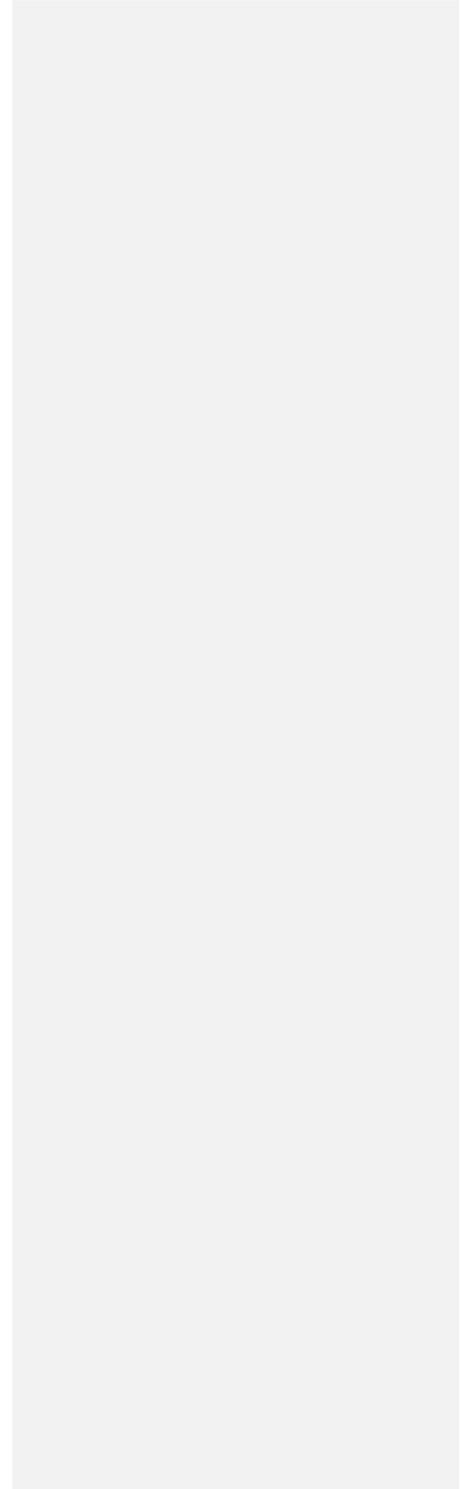
All the "metrics" need specific goals by specific dates to actually be metrics.

the plan and are broader than the more specific measures included in each chapter. The following list should not be considered exhaustive and may be modified or expanded to suit future needs:

- Economic performance and competitiveness
 - o Wage and job growth
 - o New business formation
 - o Economic output per capita
- Physical activity and public health measures
 - o Daily and weekly exercise and physical activity
 - o Participation in organized and informal sports and fitness activities
 - o Adverse health outcomes associated with physical inactivity
- Racial equity and social inclusion
 - o Racial and economic diversity of neighborhoods and schools
 - o Measures of social capital, civic engagement, and community trust
 - o Equitable life outcomes across race, income, age, gender, etc.
- Environmental sustainability and resilience
 - o Greenhouse gas emissions
 - o Vehicle miles traveled
 - o Water and air quality

The indicators, along with [the metrics provided in the preceding chapters](#) others, will be further refined. The list of actions that will be developed and reviewed after Thrive is adopted should include a section on indicators and metrics, providing detailed information on how the metric or indicator will be measured, the agency responsible for collecting the associated data, and how frequently the metric or indicator will be publicly reviewed and reported.

As phrased, this is not directly one of or related to one of the three overarching goals.





APPENDICES

APPENDIX A

Compliance with state law requirements

Maryland law requires local jurisdictions and agencies to meet specific standards and requirements for the exercise of planning authority delegated by the state. In Montgomery County, these requirements are usually met through new master plans, which amend the General Plan. In some cases, state planning requirements are met through the adoption of county regulations or guidelines, which are summarized below and are incorporated by reference.

12 Visions of the State Planning Act

Maryland's 2009 Planning Visions law created 12 "visions" to guide sound growth and development policy. The visions address quality of life and sustainability; public participation; growth areas;

community design; infrastructure; transportation; housing; economic development; environmental protection; resource conservation and stewardship, and implementation.

Thrive Montgomery 2050's goals and policies are consistent with and support these visions:

1. Quality of Life and Sustainability

Thrive Montgomery 2050 makes recommendations designed to improve the quality of life of the county's residents by making

2. Public Participation

The Plan has been developed with broad and deep engagement with neighborhood organizations, businesses, cultural groups, religious institutions and other stakeholders. The role of land use, transportation and park planning in building civic capacity and social capital is among its central themes.

3. Growth Areas

Thrive Montgomery 2050 proposes that almost all new residential and non-residential development should be located in existing and planned population and business centers near existing and planned transit such as the Metro rail stations and the bus rapid transit (BRT) corridors. All of these places are within the county's Priority Funding Areas.²

4. Community Design

The Plan emphasizes the importance of design excellence in creating Complete Communities that are attractive and lovable, foster social engagement, build a stronger sense of community, and create social and economic value.

5. Infrastructure

The Plan concentrates future growth in transit accessible places where infrastructure to support current and planned growth is either



6. Transportation

A safe, efficient, and multimodal transportation system with transit as the predominant mode of travel is key to creating economically resilient, equitable, and sustainable communities. The Plan emphasizes walking, biking, rolling and other non-motorized modes of travel with emphasis on moving people rather than vehicles. The plan's recommendations for reducing travel by car are critical to meeting the county's goal of eliminating greenhouse gas emissions by 2035.

7. Housing

The Plan emphasizes the need to produce more housing of all types and sizes, especially near transit, for a range of incomes to deal with the housing affordability crisis. It recommends a range of mechanisms such as rezoning for a wider variety of residential building types and adopting innovative financing and construction techniques to increase housing choices for a diverse and aging population.

8. Economic Development

The Plan is based on the idea that a compact form of development with a mix of uses and forms and high quality parks and public spaces supported by infrastructure designed to make walking, rolling, and riding transit attractive and convenient is the best way to make communities attractive to employers who need highly educated workers and want to take advantage of public and private health care and technology related assets in the county and within the Washington region

includes ambitious recommendations designed to reduce vehicle miles traveled, encourage more energy efficient buildings, and a variety of other steps to cut greenhouse gas emissions, protect water quality, and enhance tree cover and other environmental resources.

10. Resource Conservation

The Plan's recommendations on Complete Communities; compact development; heavier reliance on walking, cycling, rolling, and transit with reductions in vehicular travel; stewardship of parks and land conservation; and other environmental management strategies such as stream restoration will help protect and conserve the county's waterways, forests, farmland, and other natural resources.

11. Stewardship

Thrive Montgomery 2050 provides policy guidance to be implemented by numerous public and private entities. Successful implementation will require sustained support from government agencies, businesses, community-based organizations and residents.

12. Implementation

Thrive Montgomery 2050 emphasizes the importance of indicators to track progress and evaluate how new ideas and proposals will help achieve the Plan's objectives. It discusses the roles of public agencies, the private sector and the community in implementing the Plan's ideas. It provides high level guidance on funding sources that will be tapped to support capital investments as well as the need to identify new funding sources and financing strategies. It also describes the policy and regulatory tools available for implementation.

Senate Bill 236—Sustainable Growth and Agricultural Preservation Act of 2012 (SB 236)

Senate Bill 236 (SB 236) requires local jurisdictions to map and adopt specified growth tier designations to limit the proliferation of onsite sewage disposal systems and protect and conserve agricultural and other open space land.

The law stipulates the creation of four tiers of land use categories to identify where major and minor residential subdivisions may be located in a jurisdiction and what type of sewerage system will serve them. It includes a four-tier classification for all areas within a jurisdiction:

- Tier I - Areas currently served by sewerage systems.

In Montgomery County, the sensitive areas element was satisfied by the Planning Board's approval of the Guidelines for Environmental Management of Development in Montgomery County (the guidelines). The Guidelines are a compilation of policies and guidelines that affect the protection of sensitive resources during the development review process.

This fragment appears this way in the original document.

This bill is referred to only once in the narrative text, and then without specifically naming it. It would be helpful to include a paragraph at least dedicated to explaining how Thrive interfaces with this tier system. - after all it is important enough to have its own place in the Appendix.

- Tier II - Growth areas planned to be served by sewerage systems.
- Tier III - Areas not planned to be served by sewerage systems. These are areas where growth on septic systems can occur.

The Tri-State Stone quarry is located in a residential development, is zoned R-200, and is a legal non-conforming use as the quarry and building supply operation predate implementation of the zone. Like similar nearby mines that were eventually closed and redeveloped as residential areas, the Tri-State quarry will be also be evaluated for reclamation and redevelopment when it closes.

- Tier IV - Areas planned for preservation and conservation.

Montgomery County implemented SB 236 by adopting a Tiers Map through an amendment to the county's subdivision regulations (codified at Chapter 50, §50.4.3 of the County Code). The official map displaying the county's Growth Tier areas is located on the Planning Department's website and is incorporated by reference into Thrive Montgomery 2050.

Economic Growth, Resource Protection, and Planning Act of 1992, as amended

Sensitive Area Element

The 1992 Economic Growth, Resource Protection, and Planning Act required local jurisdictions to adopt a "sensitive areas" element designed to protect sensitive areas from the adverse effects of development. Sensitive areas include streams and their buffers, 100-year floodplains, habitats of threatened and endangered species, steep slopes, wetlands and other areas in need of special protection.

In Montgomery County, the sensitive areas element was satisfied by the Planning Board's approval of the Guidelines for Environmental Management of Development in Montgomery County (the guidelines). The Guidelines are a compilation of policies and guidelines that affect the protection of sensitive resources during the development review process.

House Bill 1141 Land Use Planning – Local Government Planning, 2006 (HB 1141)

Water Resources Element

Local jurisdictions are also required to include a water resources planning element in their comprehensive plans. This element ensures that drinking water and other water resources will be adequate and suitable receiving waters and land areas will be available to meet stormwater management and wastewater treatment and disposal needs of existing and future development. Montgomery County met this requirement through its Water Resources Functional Plan, which was approved by the County Council in July of 2010 and adopted by the full Commission in September 2010.

Mineral Resources Element

HB 1141 also requires local jurisdictions to include a mineral resources element in their comprehensive plans, if current geological information is available.

There are currently only two remaining mineral extraction operations in the county: The Aggregate Industries Travilah Quarry near Rockville; and the Tri-State Stone quarry on Seven Locks Road near River Road. The Travilah Quarry is zoned Heavy Industrial (IH), covers over 320 acres and is over 400 feet deep in places. It produces much of the aggregate used in construction for the National Capital Region. The Tri-State Stone quarry is a 21.5-acre operation that produces natural stone (mica-schist quartzite) products for residential construction. Both quarries still have significant reserves and are expected to be in operation for some years to come.

When the quarries are depleted or otherwise closed, the sites will be reclaimed for other uses. In the case of the Travilah Quarry, studies have long been underway by the Interstate Commission on the Potomac River Basin, the Washington Suburban Sanitary Commission, the Metropolitan Washington Council of Governments, DC Water, and the Washington Aqueduct to use the open pit as an emergency water supply reservoir. The Potomac Master Plan recommends that should redevelopment of the area of the quarry that is not needed for the reservoir be proposed prior to another master plan amendment, an advisory group will be formed to provide the opportunity for public review.

The Tri-State Stone quarry is located in a residential development, is zoned R-200, and is a legal non-conforming use as the quarry and building supply operation predate implementation of the zone. Like similar nearby mines that were eventually closed and redeveloped as residential areas, the Tri-State quarry will also be evaluated for reclamation and redevelopment when it closes.

Given the dwindling of commercially viable mineral deposits throughout the county, the preferred use of land in the Agricultural Reserve for agriculture, and the importance of the two large sole-source aquifers in the county, new operations to extract mineral resources are not currently expected. All existing or new mining operations will continue to be guided by master plans and other applicable law.

APPENDIX B

Glossary

Accessory Dwelling Unit (ADU): A residential unit on the same lot as an existing single-family dwelling [that is subordinate to the main dwelling](#) and used as a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping. It can be within the main structure of the house, an addition to the main structure, or a separate structure on the same lot.

Active transportation: Non-motorized forms of transportation, such as walking, biking and rolling via wheelchair, scooter, or other conveyance.

Affordable housing: Housing that is either built under a government regulation or a binding agreement that requires the unit to be affordable to households at or below specified income levels or [that is available at market prices that achieve the same result \(naturally occurring affordable housing\)](#). The moderately-priced dwelling unit (MPDU) program's income requirements typically set the price of units at levels affordable to households earning 65 percent of area median income (AMI) for garden apartments, and 70 percent (AMI) for high-rise apartments.

Agricultural Reserve: A designated area of Montgomery County planned and zoned primarily for agricultural uses that includes the majority of the county's remaining working farms and certain other non-farm land uses.

Area median income (AMI): The midpoint of a region's income distribution – half of households in a region earn more than the median and half earn less than the median. For housing policy, income thresholds set relative to the area median income—such as 50% of the area median income—identify households eligible to live in income-restricted housing units and the affordability of housing units to low-income households.

Attainable housing: Housing that is both affordable to households at a range of income levels and suitable for needs of these households. Implicit in the concept of attainable housing is the idea that a range of housing options (type, size, tenure, cost) exists in the local market.

Add more information: the number of acres in the AR and the percent of county land it contains, when it was established. Mention main other purposes such as forest conservation, recreation areas.

This definition is not helpful as it will change as circumstances change. Planning and PB seem to have settled on this definition but for the public is it very fuzzy and incomplete.

Biophilic design: The practice of designing the built environment with a focus on connecting people with nature. See more on <https://www.metropolismag.com/architecture/what-is-and-is-not-biophilic-design/>

Built environment: Any manmade building, structure, or other intervention that alters the natural landscape for the purpose of serving or accommodating human activity or need. It includes cities, buildings, urban spaces, infrastructure, roads, parks, and any ancillary features that serve these structures.

Bus rapid transit (BRT): A fixed-guideway transit system where buses operate in dedicated lanes, either physically or through signing and marking, distinct from general purpose lanes used by automobiles. BRT systems also typically include off-board fare collection systems and advanced transit information systems.

Capital Improvement Program (CIP): A six-year comprehensive statement of the objectives with cost estimates and proposed construction schedules for capital projects and programs for all agencies for which the county sets tax rates or approves budgets or programs. Examples include the construction of public schools, street maintenance, and parks improvements.

[Centers of activity – key term that needs to be defined here.](#)

~~Central Business Districts (CBDs):~~ downtowns or major commercial centers. Montgomery County has four areas officially designated in the County Code as Central Business Districts: Bethesda; Friendship Heights; Silver Spring; and Wheaton.

Civic capacity: The capacity of individuals in a democracy to become active citizens and to work together to solve collective problems and of communities to encourage such a participation in their members.

Climate Action Plan: In July 2019, Montgomery County launched a planning process to develop prioritized actions and strategies to meet the county's greenhouse gas emissions reduction goals. The county released a draft Climate Action Plan in 2020.

Climate change: A change in global or regional climate patterns, particularly the change apparent from the late 20th century onwards attributable largely to increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

Co-housing: Semi-communal housing consisting of a cluster of private homes and a shared community space (such as for cooking or laundry facilities).

Co-location: Locating more than one public facility in one place. For example, locating a library and a park on the same property or next to each other.

Commercial centers: A broad grouping of areas of high commercial activity with a concentration of jobs, retail, housing, transit and other ancillary uses and support services. It includes ~~central business districts,~~ downtowns, and town centers.

[Communities – Needs to be defined.](#)

[Compact building design – needs to be defined](#)

Compact form of development: The practice of consolidating development of the built environment in ways that place buildings and infrastructure close together to reduce walking, biking, or driving distances and to make efficient use of land. According to Growing Cooler, The Evidence on Urban Development and Climate Change, "The term "compact development" does not imply high-rise or even uniformly high density, but rather higher average "blended" densities. Compact development also

Central Business Districts (CBD) deleted because according to Planning, the term is no longer used.

An outdated term no longer used in the county and no CBDs remain. Remove from glossary and narrative text.

This is a very simplistic definition. This one is from <https://www.aspeninstitute.org/wp-content/uploads/files/content/docs/rcc/CommunityBuildingCivicCapacity.pdf>: "Thus civic capacity will be defined as including the following:

- Ability to engage with the public domain
- Capacity to influence the social agenda
- Capacity to access public and private sector resources
- Capacity to influence the physical and social environment

It involves a variety of disparate components including the formation of goals achievable through civic engagement, knowledge and skills required for civic action, relationships of both solidarity and power, and other social and economic resources needed to achieve goals."

What is the difference between this and compact building design?

features a mix of land uses, development of strong population and employment centers, interconnection of streets, and the design of structures and spaces at a human scale.”

Community land trust: A homeownership mechanism used to ensure long-term housing affordability. The trust acquires land and maintains ownership of it permanently. The trust enters a long-term, renewable lease with prospective homeowners instead of a traditional sale. When the property is sold, the homeowner earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future low- to moderate-income families.

Concentration of poverty: Neighborhoods where a high proportion of residents live below the federal poverty threshold.

Conditional use: A conditional use, previously known as a “special exception,” is a use that is not permitted as a matter of right in the zone where it is located but may be allowed subject to a review process administered by a hearing examiner.

[Condominium: should be defined here](#)

Congestion pricing: Congestion pricing (also called decongestion pricing) is a mechanism to reduce traffic congestion by charging a fee for vehicles entering a certain area, usually a commercial center, during rush hours. In addition to reducing traffic through shifting some of the traffic to non-rush hours, it also helps improve air quality and other modes of travel such as walking and bicycling.

Connectivity: The number of ways and variety of options to reach multiple destinations. There are many different ways to define connectivity for land use purposes. For example, subdivisions with dead end streets may have poor connectivity with surrounding land uses. A grid street pattern often provides more options to connect with destinations within or outside a neighborhood or commercial center. Connectivity also implies non-physical means (telephone, internet, social media, etc.) to connect with others.

Cooperative housing (or co-op housing): An alternative to the traditional method of homeownership. In cooperative housing, the residents own a part of a corporation that owns and manages the building.

Corridor: An uninterrupted area of developed or undeveloped land paralleling a transportation route (such as a street, highway, or rail) or the land within one-quarter mile of both sides of designated high-volume transportation facilities, such as arterial roads. If the designated transportation facility is a limited access highway, the corridor extends one-quarter mile from the interchanges.

Cost-burdened household: A household that spends 30% or more of its income on housing costs.

Density: A measure of the amount of development on a property. Density is often expressed as the number of residential units per acre of land (or another unit of measure), or the total amount of residential or commercial square footage on a property. When expressed as the ratio of residential or commercial square footage to square footage of lot area, it is called Floor Area Ratio (FAR).

Design guidelines: A set of guidelines intended to influence the design of buildings, landscapes and other parts of the built environment to achieve a desired level of quality for the physical environment. They typically include statements of intent and objectives supported by graphic illustrations.

[Detached house – Needs to be defined here.](#)

Disadvantaged People: ~~People who~~ ~~Places that~~ are affected most by economic, health and environmental burdens, including low-incomes, poverty, high unemployment, lack of access to jobs and quality education, and increased risk of health problems.

What is the source for this definition? This definition is much broader than indicated in the narrative text of Thrive. The definition of corridor for Thrive’s purposes should be limited to the road and public right of way along either side.

[District – Needs to be defined here or removed from narrative text.](#)

Downtowns: Downtowns are Montgomery County’s highest density areas ~~including central business districts and urban centers~~. ~~These~~ urban centers are envisioned to have dense, transit-oriented development and a walkable street grid (existing or planned). These areas are envisioned to share several of the following characteristics: identified as ~~central business districts and/or~~ major employment centers; high levels of existing or anticipated pedestrian and bicyclist activity; high levels of transit service; street grid with high levels of connectivity; continuous building frontage along streets, with minimal curb cuts; and mostly below ground or structured parking.

Duplex: A residential structure that typically resembles a single housing unit but contains two dwelling units. It can be arranged as two units next to each other sharing a common wall, or one unit above the other. Duplexes are considered semi-detached single-family units.

Employment centers: Areas with a high concentration of jobs.

Equity: just and fair inclusion into a society where all can participate and prosper. The goal of equity is to create conditions that allow all to reach their full potential. Equity and equality are often confused, but equality only achieves fairness if everyone starts from the same place and needs the same help. Equality may be defined as treating every individual in the same manner irrespective of needs and requirements.

Equity Focus Areas: Equity Focus Areas are parts of Montgomery County that may experience the highest inequities in access to community amenities and other resources to support a good quality of life.

Functional master plan: A master plan addressing either a county-wide system, such as circulation or green infrastructure, or a policy, such as agricultural preservation or housing. A functional master plan amends the General Plan but does not make land use or zoning recommendations.

Green infrastructure: The interconnected network of natural areas (forests, 100-year floodplains, wetlands, meadows, and streams and their buffers) and conservation parks that comprise natural ecosystems and provide environmental services.

Greenfield development: Development on undeveloped land or land previously used for agriculture or left to evolve naturally.

Greenhouse gas (GHG) emissions: Gases that trap heat in the atmosphere, such as carbon dioxide, methane, nitrous oxide, and fluorinated gases.

Growth Policy: A set of rules and guidelines governing the obligations of private developers to contribute toward the cost and construction of public facilities such as roads and schools needed to accommodate new growth.

High-Quality Transit: Includes rail and bus rapid transit service that is reliable, frequent, fast and comfortable. Generally, the transit service should be so frequent that passengers do not need to consult a schedule.

Housing First Initiative: Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues. Additionally, Housing First is based on the theory that client choice is valuable in housing selection and

Make definition consistent with what is said below under single-family housing.

supportive service participation, and that exercising that choice is likely to make a client more successful in remaining housed and improving their life.

Housing Initiative Fund (HIF): Administered by the County's Department of Housing and Community Affairs, funding is used to provide loans to support production of new affordable housing, acquisition and preservation of existing affordable housing, and subsidies to make housing affordable to very low-, low-, and moderate-income tenants. Funding is also used to support homeownership programs. The fund receives revenue from a variety of sources including taxes, proceeds from bonds, and loan repayments.

Impervious surfaces: Any surface that prevents or significantly impedes the infiltration of water into the underlying soil, including any structure, building, patio, road, sidewalk, driveway, parking surface, compacted gravel, pavement, asphalt, concrete, stone, brick, tile, swimming pool, or artificial turf.

Infrastructure: The built facilities, generally publicly funded, required to serve a community's development and operational needs. Infrastructure includes roads, water supply and sewer systems, schools, health care facilities, libraries, parks and recreation, and other services.

Land use: The use of any pieces of land through buildings or open land for activities including housing; retail; commerce; manufacturing; roads; parking; parks and recreation; and institutional uses such as schools, healthcare and all other human activities.

Land use plan: The land use element of an approved and adopted general, master, sector, or functional plan.

Land value capture (LVC) or Value Capture: A method of funding infrastructure improvements based on recovering all or some of the increase in property value generated by public infrastructure investment. LVC can help mitigate the challenges cities face in obtaining public funding, while also providing benefits to private sector partners.

Mandatory Referral: The Maryland State law and review process that requires all county, state and federal agencies and public utilities to refer any land use changes/improvements and infrastructure projects in Montgomery and Prince George's counties to the M-NCPPC for advisory review and approval.

Master plans: Master plans (or area master plans, or sector plans) are long-term planning documents that provide detailed and specific land use and zoning recommendations for a specific place or geography of the county. They also address transportation, the natural environment, urban design, historic resources, public facilities, and implementation techniques. All master plans are amendments to the General Plan.

Mass timber: Specialized wood building construction using engineered wood products created through lamination and compression of multiple layers to create solid panels of wood that are used as structural elements to frame a building's walls, floors, and roofs.

Missing middle housing: [The term Missing Middle Housing refers to a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.](#) The term missing middle housing encompasses 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.

Mixed-income housing: Housing units affordable to a broad range of income levels.

Mixed-use development: A development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.

Moderately Priced Dwelling Unit (MPDU): Montgomery County's inclusionary zoning program that requires a minimum of 12.5-15 percent of new units in a development to be affordable to renter households earning up to 65 percent of area median income for garden-style apartments and up to 70 percent for high-rise apartments and for-sale affordable units for households earning 70 percent or less of area median income.

Montgomery County Zoning Ordinance: Chapter 59 of the Montgomery County Code, which contains the zoning controls to regulate the use and development of all private and public property in the county. It generally defines permitted uses, maximum building floor area or the maximum number of units permissible on each property, and maximum building heights, minimum setbacks, open space and other requirements to shape all buildings and related improvements.

Multifamily housing: A building containing three or more dwelling units on a single lot.

Naturally occurring affordable housing: Market-rate residential units that are affordable to low and middle-income households without public subsidies. It generally refers to rental housing but can include ownership properties as well.

Neighborhoods – Needs to be defined.

Nodes: Places where people and transportation routes congregate.

Payment in Lieu of Taxes (PILOT): PILOTS allow local governments, when authorized by state law, to receive negotiated payments instead of applicable real estate and special district taxes for a certain period of time. The intent is to help lower the cost of development in return for a commitment from a developer to provide a public benefit such as affordable housing to low-income residents.
<https://www3.montgomerycountymd.gov/311/Solutions.aspx?SolutionId=1-5JQAZZ>

Public realm: Any open space or built environment that is open to the public for access and enjoyment. Typically, the public realm includes roads, sidewalks, streetscapes, and public spaces. An expanded definition of public realm includes all that is visible from a public space. For example, building facades of private buildings as they line the streets or surround a public plaza are part of the experience of walking through the street or the plaza. A neon sign on a private building becomes part of the perception of the overall space.

Public space: Open area or building space available for use and enjoyment by the public.

Public-private partnership: A cooperative arrangement between at least one public and one private sector entity to carry out a project or initiative.

Purple Line: A 16-mile rapid transit line extending from Bethesda, MD, (Montgomery County) to New Carrollton, MD, (Prince George's County). The Purple Line will connect directly to the Metrorail Red, Green, and Orange Lines.

Race: A social construct that artificially divides people into distinct groups based on characteristics such as physical appearance (including color), ancestral heritage, cultural affiliation, cultural history, ethnic

In the narrative text, this term seemed to be used as a synonym for centers of activity. It is unnecessary and leads to confusion and lack of clarity. This definition doesn't support that use.

classification, and the social, economic and political needs of a society at a given period. This definition is cited directly from Montgomery County Bill 27-19 (lines 49-53).

Rail or Rail transit: In Montgomery County rail transit includes Metrorail, the Purple Line, and Maryland Area Regional Commuter (MARC) train service.

Redlining: Redlining in the context of land use refers to discriminatory real estate practices [originally developed for the National Association of Real Estate Boards, now the National Association of Realtors](#), designed to prevent African American or other groups from obtaining mortgage loans in certain neighborhoods. In 1935, the Federal Home Loan Bank Board (FHLBB) asked the Home Owners' Loan Corporation (HOLC) to look at 239 cities and create "residential security maps" to indicate the level of security for real estate investments in each surveyed city. On the maps, the newest areas— those considered desirable for lending purposes—were outlined in green and known as "Type A." These were typically affluent suburbs on the outskirts of cities. "Type B" neighborhoods, outlined in blue, were considered "Still Desirable," whereas older "Type C" were labeled "Declining" and outlined in yellow. "Type D" neighborhoods were outlined in red and were considered the riskiest for mortgage support. These neighborhoods tended to be the older districts in the center of cities; often they were also African American neighborhoods. alone

Right-of-way: The legal right, established by usage or grant, to pass along a specific route through grounds or property belonging to another. In this document, this term generally describes the land available for roads, sidewalks, utility lines, and transit infrastructure.

Shared housing: A rental housing unit where two or more people live and share rent, utilities, and other housing related costs.

Single-family home (or unit): A single-family home ~~or unit~~ is one primary residence on a recorded piece of land. A single-family detached home is a stand-alone structure that does not share any walls with another housing unit. A duplex has two side-by-side units with a shared party wall ~~or one unit above~~ ~~top of another~~. Duplexes are considered semi- detached single-family ~~homes~~ ~~units~~. Townhouses are considered attached single-family homes.

Single-family neighborhoods: Neighborhoods that predominantly include single- family detached and/or attached homes. These neighborhoods are typically in zones that restrict other types of housing or development.

Social capital: the combination of trust, interpersonal relationships, a sense of belonging, shared norms and values, respect and appreciation for diversity, sense of mutual obligation and reciprocity, and other factors that contribute to the willingness and ability of members of a community to cooperate and communicate with each other effectively to achieve shared objectives.

Social justice: Equitable access to wealth, opportunity, and privileges. It encompasses the idea that no individual and group should have a disproportionately higher share of political and economic power than all other individuals and groups leading to a just society.

Sprawl: A pattern of low-density suburban development that is highly dependent upon the automobile as the main form of travel and is considered the source of today's traffic congestion, environmental degradation and other issues associated with the growth of suburbs since at least World War II.

Stormwater management: The collection, conveyance, storage, treatment, and disposal of stormwater runoff to prevent accelerated channel erosion, increased flood damage, and degradation of water quality.

This initial sentence doesn't work with duplexes and townhouses defined further down. The 2 units in a duplex may not be on separate pieces of property. Don't think the property is relevant here, just that there is one living unit in a structure.

It certainly isn't the general perception of a single-family neighborhood that it has multi-family housing types in it like duplexes and townhouses. The general perception of a single-family neighborhood is that it has only single-family detached houses and some scattered ADUs. Duplexes and townhouses are multi-family housing , of types that those pushing for diverse housing types and attainable housing are promoting. Suggest rewriting this definition

Streetscape: The improvements within and adjoining a street right-of-way that influence our perception of streets. It includes the width of the roadway, street trees and landscaping, sidewalk/pavement, street lighting, and ~~other~~ street furniture.

Sustainability: the practice of meeting the economic, social, and environmental needs of the present without compromising the ability to meet the needs of the future.

Tax increment financing (TIF): A tool that subsidizes new development by refunding or diverting a portion of the tax increase resulting from redevelopment of a property to help finance development in an area or (less frequently) on a project site.

Town centers: Town centers are similar to downtowns but generally feature less intense development and cover a smaller geographic area. They typically have high- to moderate-intensity residential development, including multi-family buildings and townhouses, and retail (existing or planned). Town centers share the following characteristics: a regional or neighborhood-serving retail node with housing and other uses; medium to high levels of pedestrian and bicyclist activity; medium levels of existing or planned transit service; a street grid that ties into the surrounding streets; continuous building frontage along streets, with some curb cuts; a mix of structured and underground parking as well as surface parking lots.

Townhouse – Needs to be defined.

Transfer of Development Rights (TDR): A zoning mechanism that, in Montgomery County, grants property owners in the Agricultural Reserve one development right for each five acres of land. These development rights can be sold (transferred) to landowners or developers who can use them to develop at a higher density in designated areas elsewhere in the county.

Transit: In Thrive Montgomery 2050, transit, or public transit, means a public transportation system for moving passengers by rail, buses, and shuttles.

Transit-oriented Development (TOD): A mixed-use development within walking distance (up to one-half mile) of a transit stop. TODs typically have sufficient development density to support frequent transit service and a mix of residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, or foot.

Transportation networks: A set of transportation facilities including highways and roads, rail lines, transit facilities, trails, and bike paths that together form the transportation system of a jurisdiction or a region.

Tree canopy: The layer of leaves, branches, and stems of trees that cover the ground when viewed from above and that can be measured as a percentage of a land area shaded by trees.

Triplex: A residential structure that contains three units.

Underutilized properties: A vacant property or one that is developed at an amount less than permitted by the applicable zoning controls.

Urbanism: The best characteristics of cities and centers of human settlements including a compact building form; shorter distances between destinations; a mix of uses such as a mix of living and work places in a variety of buildings types in close proximity to each other; and streets that are safe for walking, biking and other forms of travel without being dominated by vehicles.

Urban design: The process of giving form, shape, and character to the arrangement of buildings on specific sites, in whole neighborhoods, or throughout a community. Urban design blends architecture, landscaping, and city planning concepts to make an urban area accessible, attractive, and functional.

Value Capture: See land value capture

Vehicle miles traveled (VMT): The amount of travel for all vehicles in a geographic region over a given period.

WalkUPS: WalkUPS are high-density places, walkable places with multiple modes of transportation and the integration of many different real estate products in once place. A 2019 study by the Center for Real Estate and Urban Analysis, using the Brookings methodology as a guide, defines WalkUPS as urban places with more than 1.4 million square feet of office and/or more than 340,000 square feet of retail in pedestrian friendly walkable environment with a Walk Score® of 70 or greater.
<https://cpb-us-e1.wpmucdn.com/blogs.gwu.edu/dist/a/326/files/2019/06/FTA19.pdf>

Wedges and Corridors: The planning framework underlying the 1964 General Plan for Montgomery and Prince George's counties. The concept was created in 1960 for the entire Washington, DC, region. The corridors were the major interstate highways radiating out of Washington, DC, which was envisioned to be the major employment center of the region. Each corridor was meant to have a string of cities (corridor cities) designed to accommodate most future residential. The wedges were the triangular-shaped pieces of land between the corridors.

Zone: A land classification under the Montgomery County Zoning Ordinance intended to regulate the land uses and buildings permitted in each zone. Certain uses are permitted by right and others as conditional uses. Any use not expressly permitted is prohibited. A zone also regulates building height, setback open space and other requirements.

Zoning: The practice of classifying different areas and properties in a jurisdiction into zones for the purpose of regulating the use and development of private and public land. Each zone specifies the permitted uses within each zone, the maximum size and bulk of buildings, the minimum required front, side and back yards, the minimum off-street parking, and other prerequisites to obtaining permission to build on a property.

Zoning Ordinance: see Montgomery County Zoning Ordinance.



There is another definition of walkup, an apartment in a multistory building that has no elevators.

From: [T. Reid Lewis <reid.lewis@alumni.duke.edu>](mailto:reid.lewis@alumni.duke.edu)
To: [County Council](#)
Subject: Oppose Designation of River Road as a Growth Corridor in Thrive 2050 Plan
Date: Friday, December 24, 2021 6:23:05 PM

Councilmembers,

I oppose the designation of River Road as a "growth or transit corridor" in Thrive 2050 Plan as it meets none of the criteria: no transit, no sidewalks, no safe bike lanes, no activity centers, and no connections outside the beltway.

As a long-time resident of Bethesda, I urge you to vote against Thrive 2050 unless River Road is removed.

Sincerely,

T. Reid Lewis

A resident of the Springfield neighborhood which abuts River Road

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: Fw: Thrive General Plan
Date: Wednesday, December 22, 2021 2:12:26 PM
Attachments: [JWO Thrive Testimony.docx](#)

From: James Olson <jwolson21@gmail.com>

Sent: Tuesday, December 21, 2021 8:13 PM

To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>

Subject: Thrive General Plan

[EXTERNAL EMAIL]

Dear Councilmembers,

Attached is testimony I delivered at the Council Listening Session on Dec. 14 on the Thrive draft. I am very supportive of Thrive and in particular of its proposals to increase housing production and, in particular, the production of more affordable housing. I hope that the Council will quickly set up and hold work sessions in January, quickly approve Thrive, and proceed to measures to implement it.

Thank you,
James W Olson



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

**Testimony of James W. Olson on Thrive General Plan Before Montgomery County Council,
December 14, 2021**

My name is James Olson. My wife and I have lived in Glen Echo Heights for the past twenty years and had three children go through Montgomery County Public Schools, all graduating from Walt Whitman High School.

I support the draft Thrive Plan and urge its prompt passage. To those who say it is rushed, I would point out that public outreach on Thrive has been ongoing since 2019.

A major reason for decisive action now is to deal with the fact that Montgomery County is falling behind our regional neighbors. Over the last decade, we have had the slowest rate of business formation and employment growth in the D.C. region, as well as the slowest rate of income growth—in fact, a negative median household income change.

One key reason for this competitive decline is the snail-like growth in the County's housing stock. New building permits here were down 53% from 2012 to 2017, while in Fairfax County they were up by 90%. This failure of supply to keep pace with demand results in higher prices for housing.

Thrive contains a number of significant proposals to address this problem, including increased density along major corridors, increasing the number of income-restricted affordable housing units, revising building codes to support innovative construction techniques and the use of public land for co-location of housing.

In sum, the Council should pass Thrive quickly and turn its attention to how best to implement it. Thank you.

5131653

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: Water Quality Protection, forest conservation,
Date: Tuesday, December 21, 2021 1:54:08 PM

From: Rachel Blackwood <info@email.actionnetwork.org>
Sent: Monday, December 20, 2021 3:10 PM
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Subject: Water Quality Protection, forest conservation,

[EXTERNAL EMAIL]

Councilmember Gabe Albornoz,

"As for environmental sustainability, Montgomery County's past record of support for water quality protection, forest conservation, and land preservation are helpful but ultimately will not be sufficient to shield us from the effects of climate change. More creative strategies to build resilience and improve sustainability of both the built and natural environments are critical... The combination of such public and private investments is the most reliable long-term strategy for expanding the county's tax base by attracting workers to the high-quality Complete Communities, which in turn will entice businesses and employers to locate here to be closer to a broadly skilled work force. Impact fees from private development will help fund provision of specific public services, but new sources of funding such as tax increment financing, land value capture, and other mechanisms along with more effective use of county assets such as public land and right-of-way will be needed." Montgomery Thrive 2050

Rachel Blackwood
rachelnguyen8@hotmail.com
19105 Artesian Ct.
Derwood, Maryland 20855



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

From: [Albornoz's Office, Councilmember](#)
To: [County Council](#)
Subject: Fw: Given Global Warming is hitting home, why is Thrive Silent on Water Resources?
Date: Monday, December 27, 2021 1:25:47 PM

From: Wendy Sheppard <marie@willowoak.biz>
Sent: Monday, December 27, 2021 7:46 AM
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Subject: Given Global Warming is hitting home, why is Thrive Silent on Water Resources?

[EXTERNAL EMAIL]

Councilmember Gabe Albornoz,

I'm extremely concerned that Thrive 2050 is moving toward approval while the plan is seriously lacking in a number of areas - most glaringly a focus on our water supply. I've searched the plan draft and it does not even mention the Rivers that supply our water or include the watershed mapping that all other jurisdiction's plans do. We all know that water supply issues are going to be a far bigger problem in the future - the Interstate Commission on the Potomac River Basin is saying that by 2040 there will be severe shortages even with planned system upgrades. Yet the plan is silent on how we address this.

As written, this draft does not begin to address our current needs much less be the guiding document for the challenges we will face in the future.

Please take more time with Thrive - start by bringing the environment chapter back in to the main plan from the appendix and revisit how this plan protects our most critical resources - water chief among them.

Thank you for revisiting this critical area.

Wendy Sheppard
marie@willowoak.biz
18015 Moore Rd
Dickerson, Maryland 20842

From: [Albornoz's Office, Councilmember](#)
To: [County Council](#)
Subject: Fw: Montgomery County - Thrive Plan Issues
Date: Monday, December 27, 2021 1:33:47 PM

From: Mark Gochnour <mgdonutman@gmail.com>
Sent: Thursday, December 23, 2021 1:13 PM
To: Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>
Subject: Montgomery County - Thrive Plan Issues

[EXTERNAL EMAIL]

One item which is missing from the Plan is protecting our **Water** supply and the streams and rivers in the County. The Montgomery Countryside Alliance and others have notified you about that.

It is critical for habitat protection for animals - vertebrates and invertebrates to have clean water. The only way that can happen is if builders, industry, commercial interests, residents, agricultural interests, and landscaping companies do not destroy our waters with trash, salt, liquid, and chemical pollutants. Ten Mile Creek is an important creek and it is in constant danger from builders in and around Clarksburg. The creek enters into Black Hill Regional Park and then Little Seneca Lake which is the backup water supply for this entire Metro region. Where I grew up in Wheaton, there was a woods and creek we played in. That was 60 years ago but Matthew Henson State Park and other creeks downcounty need to be protected from trash and other pollutants from uncaring individuals. The woods and stream (Gunners Branch) near where I live in Germantown is part of Montgomery County Parks and it is not even designated as such by any signs and in the nearly 40 years we lived in our house, I have never seen anyone but me picking up trash in it.

The Izaak Walton League of America National Headquarters is located in Gaithersburg, Maryland and has a program called *Save Our Streams*. Volunteers monitor the creeks to ensure they remain healthy. <https://www.iwla.org/water/stream-monitoring>. It might be worthwhile for you to touch base with this organization and develop a partnership to protect something we all need. There are several chapters around the county, including the one I belong to.

Another item missing is **Parking**. Years ago, in order to force people to use public transportation and to get the most bang for the buck - home sales and rent - leading to more taxes collected, the County in its inimitable way, shortsightedly limited parking spaces in many townhouse and apartment/condominium communities. (Public transportation and Metro closures and schedules do not match the flexible work and life schedules for those commuting to jobs in Virginia or even DC. Forcing residents to use it by restricting parking is not right or equitable.) Where we live seems to have 1.9 parking spots per home. (I have always wondered with this number, what park of the car is missing). That number is different around the county

From: [lynda chakalis <chocolate@msn.com>](mailto:lynda.chakalis@msn.com)
To: County.council@montgomerycountymd.gov
Subject: thrive 2050
Date: Saturday, January 1, 2022 5:01:44 AM

I believe that the Thrive program would not be good for this county. Specifically the neighborhood with single family houses. You seem to think that allowing multifamily within a neighborhood of single family homes would look great. It wouldn't. My neighborhood (my area of the neighborhood) are comprised of 6 similar types of housing. Putting in another type of housing would certainly look odd. Also, the value of our houses would go down (we've lived here for 35 years and earned that value). Plus parking is at a premium. We have some housing that is already multifamily by people letting others live there. They take up too many parking spaces and clog other streets. You really feel that people will gladly give up the gasoline cars for an EV? I don't think so. I don't trust EV's. Look at Tesla, recalling 475,000 cars because of mistakes that could be dangerous to drivers. Plus how is the battery made? I hear it uses fossil fuel to produce them. There goes that clean environment that people seem to care about.

It sounds like big brother is out there all. I did not go look at apts because of the density and blocking of the sun. To me, the drawing that you had in your discussion looked like New York City. Oh yes, how can you think that apartment building, townhomes and duplexes/triplexes would be "affordable" unless you think \$300,000 can be considered affordable. Say a house is worth \$600,000. Investment company comes and buys that house. He tears it down. With the cost of the house and building 2 houses on the same lot, to make any money, what do you think the value of this lot? Or are you hoping that our values will come down enough to make it more affordable.

I would like to see the county council and the executive be among the first ones to offer their house to be demolished and 2 houses built there. Then more people would see what it looks like. Also, the way I read the proposal, that the big entertainment would not be in the neighborhoods. Yep, another car on the road.

When will this be voted on and go into effect (start small). Also will Potomac get this kind of development and if not why not. The way I read it, that area would be excluded from this Thrive 2050. Again why? Is it because they are the wealthy?

I guess I'm done. I would really expect a reply (*not from PR) to my questions and statement. I bet I won't get one because you all think that we are too stupid (yes I said stupid) to understand what you are trying to do.

Lynda Chakalis

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 - Submitted By:Ms Arlene Begelman - (Attn: All CMs, Council Webform)
Date: Wednesday, January 5, 2022 1:31:38 PM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Arlene</FIRST>
<MIDDLE></MIDDLE>
<LAST>Begelman</LAST>
<SUFFIX></SUFFIX>
<ADDR1>6804 Fairfax Road</ADDR1>
<ADDR2></ADDR2>
<CITY>Bethesda</CITY>
<ZIP>20814</ZIP>
<EMAIL>arlene.begelman@gmail.com</EMAIL>
<PHONE_H>3015292000</PHONE_H>
<SUBJECT> Thrive Montgomery 2050 - Submitted By:Ms Arlene Begelman - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>Why I am Opposed to Thrive Montgomery:

Montgomery County has missed the mark on economic development since the early 1980's and continuing now. The County does not bring new jobs in numbers comparatively to Fairfax County. Yet, this new idea could mean bringing more fill-in properties in neighborhoods that are already jam packed with FAR's that provide for high density in neighborhoods such as Bradley Hills, Edgemoor, etc. If you want to improve the density of housing for multi uses, why not complete the plans that were designed for the entirety of Rockville Pike up to the City of Rockville? Where is the bus that would allow walkers to jump on public transportation from Metro station to Metro station? The stats for tax revenue show that the higher earners in our community are supporting the County in a disproportionate manner. Who is going to continue that support once you drive those tax payers out of their neighborhoods and this County? Why is our first priority to be modest and low income housing? Why is Bethesda the answer to everything? I live in Bethesda and when I drive the streets in my neighborhood I have to pull over to the curb because the oncoming cars cannot get around each other. Most of the older homes in the neighborhood have one or no garages? How are you solving the density of cars? If you tried some of these zoning changes in neighborhoods that have no development or low development, it might make some sense. I am not in agreement with Thrive and I will not support any of the council members who think this is a good idea. </MSG>
</APP>

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery 2050 - Submitted By:Ms Margaret Stevens - (Attn: All CMs, Council Webform)
Date: Thursday, January 6, 2022 9:30:18 PM

<APP>CUSTOM
<PREFIX>Ms</PREFIX>
<FIRST>Margaret</FIRST>
<MIDDLE></MIDDLE>
<LAST>Stevens</LAST>
<SUFFIX></SUFFIX>
<ADDR1>5320 HAMPDEN LANE</ADDR1>
<ADDR2>5320</ADDR2>
<CITY>Bethesda</CITY>
<ZIP>20814</ZIP>
<EMAIL>stevensmeg@yahoo.com</EMAIL>
<PHONE_H>3016524199</PHONE_H>
<SUBJECT>Thrive Montgomery 2050 - Submitted By:Ms Margaret Stevens - (Attn: All CMs, Council Webform)
</SUBJECT>

<MSG>The current plan has been a rush job, not fully vetted by MoCo residents, particularly those of us who live within 1 mile of a Metro station. "A plan based on community input: The outreach effort was designed to emphasize engagement with residents who will live longest with the recommendations made in this plan..." Do Millennials and Gen Xers and high school and college students have long term vision skills? Their long views seem to consist of what might happen next month or maybe next year or two. The plan did not emphasize engagement with a more experienced generation, nor with those who already live here and have seen the effects of urbanization on downtown Bethesda and its immediate environs.

"It is a framework for future plans and development that defines the basic land use policies and context for all public and private development in the county." This is a one-size-fits-all approach that is nonsensical, illogical, and impractical. You cannot possibly think that what is ok for Olney, Pooleseville, White Oak, or Wheaton would work in Bethesda/Chevy Chase. Can you? Honestly? You know in your hearts that developers have been driving the urbanization of Bethesda for a long time, but what is good for them is not necessarily what is good for the existing residents.

The plan claims that the county values green space, yet it wants to move toward more urbanization. This is not possible, especially in Bethesda, where things are already bursting at the seams - too much crowding in schools, too much traffic, too many over-sized buildings putting too much strain on the infrastructure that was not designed for the growth we've seen over the last decade. Too much, too fast, too condensed, too crowded. Stop. Stop the over-development. The thought of duplexes, tri-plexes, and even quadri-plexes (!) in the neighborhoods near Bethesda/Chevy Chase is horrifying; the narrow streets with the current limited parking and resulting one-lane streets would only turn into accidents waiting to happen as children and seniors take their daily walks to school and around the blocks and into downtown Bethesda - not to mention the general over-crowding!

"These strategies will accommodate growth in ways that make room for new residents and also improve the quality of life for the people who already live here." False. Only developers will be able to afford any land to build on - as is the case now; and the best way to improve the quality of life for the people who already live here is to stop building, stop developing, stop increasing. More is not necessarily better! It is a well-studied fact that more buildings create more heat, more air pollution, and more noise and light pollution. How this rush job of a "plan" can promise more green space and better quality of life for people - including those of us who already live within a mile of a Metro stop - while also promising more density and urbanization is a falsity that no one should believe if they're being truly honest.

I moved to this neighborhood to live in THIS neighborhood, not in someone else's idea of what this neighborhood should be. I could not be more against the current plan. </MSG>

</APP>

From: [susan or max <sumax@verizon.net>](mailto:susan_or_max<sumax@verizon.net>)
To: sbpcivic@groups.io
Cc: county.council@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov;
dale.tibbitts@montgomerycountymd.gov; mcp-chair@mncppc-mc.org; gwen.wright@montgomeryplanning.org;
khalid.afzal@montgomeryplanning.org
Subject: Thrive 2050 & our Community & County
Date: Friday, January 7, 2022 2:15:16 PM

(While this letter was meant to be informative for the Strathmore Bel-Pre community, it contains much of interest for the general public & the political & civic leaders of Montgomery County.)

Everybody,

Thrive 2050 is a plan formulated by the Montgomery County Planning Department along with the Planning Board, looking forward 30 years, for primarily, how & where our county should erect more housing & what type & price. One of their main & perhaps the main objective is for more affordable housing. Part of their plan is based on forecasts that in the next 30 years 200,000 more people will come to live in Montgomery County. There have been varying time frames for the arrival of these new residents, ranging from 25 to 30 years. Utilizing the Planning Department's average household size of 2.79 persons, that would mean a need overall for 71,685 dwellings. We calculate 2,390 dwelling units per year on a 30 year basis, & 2,868 dwelling units on a 25 year basis, if every year is about the same as to numbers built yearly. However, there are 44,800 units in what is known as the "pipeline". These are units approved to be built, with some under construction, others waiting for financing & some just with approvals. Additionally, there are 85,000 units that have not entered the approval process, but which the Planning Department says would be approved as they meet requirements. So, there is already a backlog of future housing approvals in various stages that will be quite sufficient to house the expected new residents over the next 30 years. Furthermore, unforeseeable factors may very well change the numbers contemplated.

Further, the plan calls for duplexes, triplexes, & quadplexes to be erected in various zones, including R-40,60, 90, & 200, "by right", & within 1 straight-line mile of Metro lines, BRT lines, plus on other roads & areas around the county. These densification efforts arose from a Zoning Text Amendment, ZTA-2007, originating from the County Council & its Planning, Housing, & Economic Development Committee (PHED). All of our SBP community is considered R-200 & could have duplexes erected in the parts of our community which meet the 1 mile test. The "by right" wording means the usual hearings that normally precede the approvals allowing the building of homes or condos or apartment buildings, are not done. This means that the very important neighborhood input as to what neighbors desire to have built in their proximity is eliminated. Those wishing to build these denser types of dwellings need only to file a plan with the Department of Permitting Services which meets the code & is allowed in our R-200 zone.

Another aspect of Thrive 2050 that needs addressing is the plan's effort to remedy inequities imposed on people of color in respect to their ability to achieve home ownership; where they could buy or rent residences; a lack of opportunity to borrow from banks; & discrimination in employment & education. These are unfortunately past facts of life that are being remedied currently & will take much time to erase. As to the 50+ year old Strathmore Bel-Pre community where we live, it has been from its inception, a place that was & is a mini-United Nations. During all of the 48 years that we have lived here, it has been a community that included every race, religion, political affiliation, sexual identity, & ethnicity. Additionally, our community is bordered by the nearby large apartment complexes of Peppertree Farms & Cinnamon Run. Also, along Hewitt Avenue which abuts our community, are numerous very large condominiums & apartment communities. These very sizeable housing locations are populated largely by people of color. We don't accept that Thrive 2050 has components that will make up for past discrimination any more so than what society & political & non-profit entities are doing currently.

Also, many have expressed serious concerns that since builders, developers, investors, etc. are interested in a return on their investments, there is well-founded doubt that the multi-dwellings they erect

will be affordable in the usual meaning of the word "affordable". For example, if an entity buys a run-down home in our neighborhood for \$350,000. & converts the home or the land, so that there are 2 dwellings replacing the original home, we could reasonably assume each would sell for \$450,000.-500,000. or more, or each could rent for \$3000. to \$3500./month or more. We have been very conservative as to the future prices involved, given the recent increases in home pricing & rental costs. In any event, we doubt the costs would be considered affordable for income constrained buyers/renters, especially as time goes by. Also, it is most important to keep in mind that the "marketplace" determines the price of homes, condominiums, apartment rentals & everything else. The pandemic has brought changes as to where people in the county desire to live, in what type or style or size of home they want, & indeed if they will work from there for their occupation. Further, many have chosen to move to more rural, remote areas as they are able to work remotely.

Additionally, Thrive's planners have added "attainable housing" to the mix of homes they feel should be part of the plan for the future of our county. The definition of "attainable housing" is housing available in a range of styles & available at various prices. In other words, attainable housing is actually a variety of housing types at market rates & recognizes that this segment addresses the housing coming from the pipeline. Please forgive me for my feeling that the combination of "affordable" plus "attainable" equals a bit of semantic multi-speak & adds some unnecessary puzzlement to the plan's understanding.

There are other parts of Thrive that are very worthy goals such as the promotion of walkable communities in the sense that one could reach desired goods & services with a 15 minute walk from their home. Also, there is an overall goal favoring more mass transit, more parks & recreation, as well as more bicycling, walking, & e-scooter usage. Much of the Thrive 2050 plan is very admirable & worthy of our support, but as has been said, "the best laid plans of mice & men often go awry".

Many seniors, whom I term "Perennials", (in contrast to the "millennials", "generation X' rs, "generation Z' rs", & the other whippersnapper groups), are very content to gracefully age in place. That segment of the population, plus many other county residents, do not find it advantageous or something they even favor, as to traveling by bus, subway, e-scooter, or bicycle, & cannot walk to acquire goods & services. The aforementioned residents prefer, by far, to travel to fill their needs, by auto, due to distance, time, physical & health reasons, weather, & comfort & convenience. We don't feel Thrive has sufficiently considered these factors. As to our auto-centric transportation mode favored by the great majority of people for going places, technology will hopefully hasten the time when compact electric vehicles with swappable batteries (Are you listening, Elon?) will be available, & in a rental system where they can be shared & not owned.

All in all, Thrive 2050, with all due respect, may be a hopeful & optimistic guide for the county's next 30 years, but it needs considerable & numerous revisions. I submit that the decision regarding the adoption of Thrive 2050 be delayed so that more input from the general public of Montgomery County is received & after the next election of our County Council & County Executive has taken place.

Please consider that Councilmembers Hucker, Riemer, Rice, & Navarro will be leaving our current 9 member council & there is an upcoming election for County Executive , along with the election of eleven (11) members of an expanded council. (Primary is on June 28 & Election on November 8, in 2022.) Our newly elected leadership will primarily be the ones to oversee how the county moves ahead, so they should be given the responsibility for that movement, plus the opportunity in their election campaigns to voice their views on Thrive 2050 & how they would prefer to guide the county forward. It's very probable that my latter suggestion, for delay, will not be something with which the current council will agree, & probably will approve Thrive 2050 during their current term, despite how problem-filled it is currently.

Respectfully submitted,

Max Bronstein

"The most important office in our democracy is that of private citizen."

A quote of former Supreme Court Justice Louis Brandeis.

From: [Dan Keating](mailto:Dan.Keating@montgomerycountymd.gov)
To: SBPcivic@groups.io
Cc: county.council@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov;
dale.tibbitts@montgomerycountymd.gov; mcp-chair@mncppc-mc.org; gwen.wright@montgomeryplanning.org;
khalid.afzal@montgomeryplanning.org
Subject: Re: [SBPcivic] Thrive 2050 & our Community & County
Date: Friday, January 7, 2022 3:43:17 PM

Max,

Your note is interesting.

I'm not looking to pick a fight, but I draw a different conclusion from the facts you present. SBP isn't *next to* much more racially and ethnically diverse condominiums and apartments. To me that is not evidence that there's no problem. It's an indication of separation.

Like any homeowner, I'd love my home value to be as high as possible. But I can't deny that my drive for profit is a significant contributor to housing inequity. [Lots](#) and [lots of experts and studies](#) have found exclusive zoning plays a major role in creating, sustaining and expanding economic inequity. Allowing a secondary unit within our neighborhood could possibly dilute housing values by driving up supply. More important, it provides needed housing for the very workers that all of us -- especially the "perennials" -- need to provide frontline services for us all, from teachers to police officers to retail workers to healthcare providers.

The idea that we have to keep it this way because "we built it this way and we won't change anything" is not a prescription for moving forward to make this a more equitable country.

I absolutely do not infer any ill intent on your part. I'm just saying I lean toward change on this topic.

Dan Keating

On Fri, Jan 7, 2022 at 2:15 PM Max Bronstein via groups.io <sumax=verizon.net@groups.io> wrote:

(While this letter was meant to be informative for the Strathmore Bel-Pre community, it contains much of interest for the general public & the political & civic leaders of Montgomery County.)

Everybody,

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expected new residents over the next 30 years. Furthermore, unforeseeable factors may very well change the numbers contemplated.

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Also, many have expressed serious concerns that since builders, developers, investors, etc. are interested in a return on their investments, there is well-founded doubt that the multi-dwellings they erect will be affordable in the usual meaning of the word "affordable". For example, if an entity buys a run-down home in our neighborhood for \$350,000. & converts the home or the land, so that there are 2 dwellings replacing the original home, we could reasonably assume each would sell for \$450,000.-500,000. or more, or each could rent for \$3000. to \$3500./month or more. We have been very conservative as to the future prices involved, given the recent increases in home pricing & rental costs. In any event, we doubt the costs would be considered affordable for income constrained buyers/renters, especially as time goes by. Also, it is most important to keep in mind that the "marketplace" determines the price of homes, condominiums, apartment rentals & everything else. The pandemic has brought changes as to where people in the county desire to live, in what type or style or size of home they want, & indeed if they will work from there for their occupation. Further, many have chosen to move to more rural, remote areas as they are able to work remotely.

Additionally, Thrive's planners have added "attainable housing" to the mix of homes they feel should be part of the plan for the future of our county. The definition of "attainable housing" is housing available in a range of styles & available at various prices. In other words, attainable housing is actually a variety of housing types at market rates & recognizes that this segment addresses the housing coming from the pipeline. Please forgive me for my feeling that the combination of "affordable" plus "attainable" equals a bit of semantic multi-speak & adds some unnecessary puzzlement to the plan's understanding.

There are other parts of Thrive that are very worthy goals such as the promotion of walkable communities in the sense that one could reach desired goods & services with a 15 minute walk from their home. Also, there is an overall goal favoring more mass transit, more parks & recreation, as well as more bicycling, walking, & e-scooter usage. Much of the Thrive 2050 plan is very admirable & worthy of our support, but as has been said, "the best laid plans of mice & men often go awry".

Many seniors, whom I term "Perennials", (in contrast to the "millennials", "generation X' rs, "generation Z' rs", & the other whippersnapper groups), are very content to gracefully age in place. That segment of the population, plus many other county residents, do not find it advantageous or something they even favor, as to traveling by bus, subway, e-scooter, or bicycle, & cannot walk to acquire goods & services. The aforementioned residents prefer, by far, to travel to fill their needs, by auto, due to distance, time, physical & health reasons, weather, & comfort & convenience. We don't feel Thrive has sufficiently considered these factors. As to our auto-centric transportation mode favored by the great majority of people for going places, technology will hopefully hasten the time when compact electric vehicles with swappable batteries (Are you listening, Elon?) will be available, & in a rental system where they can be shared & not owned.

All in all, Thrive 2050, with all due respect, may be a hopeful & optimistic guide for the county's next 30 years, but it needs considerable & numerous revisions. I submit that the decision regarding the adoption of Thrive 2050 be delayed so that more input from the general public of Montgomery County is received & after the next election of our County Council & County Executive has taken place.

Please consider that Councilmembers Hucker, Riemer, Rice, & Navarro will be leaving our current 9 member council & there is an upcoming election for County Executive , along with the election of eleven (11) members of an expanded council. (Primary is on June 28 & Election on November 8, in 2022.) Our newly elected leadership will primarily be the ones to oversee how the county moves ahead, so they should be given the responsibility for that movement, plus the opportunity in their election campaigns to voice their views on Thrive 2050 & how they would prefer to guide the county forward. It's very probable that my latter suggestion, for delay, will not be something with which the current council will agree, & probably will approve Thrive 2050 during their current term, despite how problem-filled it is currently.

Respectfully submitted,

Max Bronstein

"The most important office in our democracy is that of private citizen."
A quote of former Supreme Court Justice Louis Brandeis.

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From: Cary Lamari <carylamari@yahoo.com>
To: [Council President](#)
Subject: Thrive 2050 and potential ethics concerns
Date: Monday, January 10, 2022 2:22:14 PM

President of the County Council

Honorable Gabe Alborno

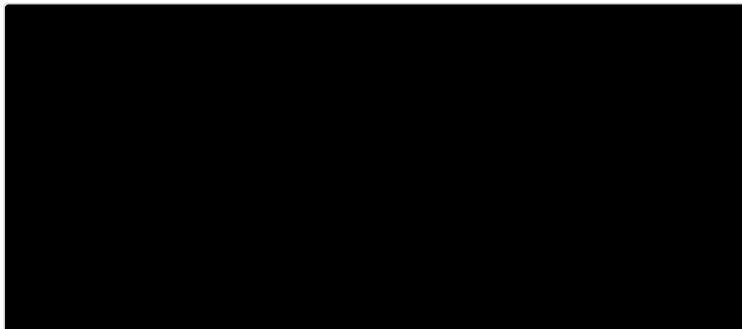
Mr. Alborno, I have for a long time raised concerns with respect to my perception of Ethical Impropriety from Montgomery Planning on Thrive and the Attainable Housing Initiative, as the Office of General Council for the MNCPPC has now clearly elaborated that the Planning Board has ignored their own policies and laws addressing Lobbyists and their interactions with Planning Board and Staff and as at least one Council Member publicly stated that a lobbyist for the Coalition for Smart Growth chaired the discussion for Thrive Montgomery 2050. I believe all consideration and work on Thrive should cease until a proper review which indicates that improper Lobbyist influence has not reflected in the work, either in Thrive Montgomery or The Attainable Housing initiative. The public has the right to be assured that if a General Plan which could have broad ramifications to the residents, Environment, Community Character, Economy, Transportation and Affordability as well as other concerns have not been tainted with undue influence. We believe That Thrive 2050 should be shelved until an appropriate review of these and other Ethical considerations have been reviewed and that the next County Council make the final determination on the fate of our New General Plan.

I sent an email to former President Tom Hucker with respect to the social media participation of Chairman Anderson. Commissioner Pertap Verma, staff members and some County Council members. I pointed out to him that the MNCPPC has a duty to retain public records of all communications from Board Members and Staff. I know the Chair has used his person Facebook and Twitter as well as participated in Special Interest supporters of growth and made comments, posted Board positions as well has used the mantle of PBC (planning board chair) I personally feel all written interaction on Thrive and Attainable housing should have been retained for the public record. I made this request to the County Council President and to this day have not received an official response. These concerns lead me to request this CC to put a pause to work being done on Thrive Montgomery 2050 and to the Attainable Housing Initiative until we know if Lobbyists have been registered, if Certain Non Profits should be listed as Lobbyist and if these people potentially either (chaired) the staff discussion on Thrive or AHI or if they had undue influence.

Respectfully,

Cary Lamari

[M-NCPPC Violating Ethics Laws and its own Lobbying Policy](#)



**M-NCPPC Violating Ethics Laws and its own
Lobbying Policy**

Maryland Public Ethics Law mandates that the Maryland National Capital Park and Planning Commission (M-NCPPC), a...

[Lobbying Compliance Assessment and Policy](#)





Lobbying Compliance Assessment and Policy

Life's a string of moments; the ones that are important, are those moments that put a smile on your face. Enjoy the smile, They are few and far Between.
Cary Lamari



RACIAL EQUITY AND SOCIAL JUSTICE ADVISORY COMMITTEE

January 11, 2022

Dear County Council,

As an advisory committee to the County Executive, County Council and County agencies on racial equity and social justice, the Racial Equity and Social Justice Advisory Committee is formally requesting that Thrive Montgomery 2050 receive a racial equity and social justice analysis before it is finalized through a vote.

By using the well-established racial equity and social justice tools and systems the county already has at its disposal, the Council can better predict if Thrive will advance equity, or not. If the analysis indicates that Thrive will advance equity, the process of the analysis would have built credibility, buy-in and justification for Thrive – particularly among communities of color. If the analysis indicates that Thrive will not or partially advance equity, it will provide information on the areas in the plan where we can partner to collectively address and strengthen Thrive. Either way, conducting the analysis will demonstrate our shared commitment to advance equity.

Although the 2019 Racial Equity and Social Justice legislation has helped to begin to transform how our county operates, the current legislation does not require the Planning Board to conduct a Racial Equity and Social Justice Impact Statement for any of its plans. With fewer safeguards to shield our most marginalized communities from negative unintended consequences of well-intended policies, we must ensure that Thrive does not continue to exacerbate long-standing inequities in Montgomery County:

- Among renter households in 2019, rent-burden (expending 30 percent or more of income on rent) was experienced among 66 percent of Latinx renters and 60 percent of Black renters compared to 40 percent of White renters and 33 percent of Asian renters¹.
- Among COVID Relief Rental Program clients (approved as of April 4, 2021), 43 percent were Black, and 37 percent were Latinx while 9 percent were White, and 3 percent were Asian or Pacific Islanders².
- Among adults experiencing homelessness in 2020, 60 percent were Black, 30 percent were White, 17 percent were Latinx, and 5 percent were Asian and Pacific Islanders. Among

¹ Racial Equity and Social Justice (RESJ) Zoning Text Amendment Statement: ZTA 21-07: Density and Height Allocation – Development with Moderately Priced Dwelling Units. Available at <https://www.montgomerycountymd.gov/OLO/Resources/Files/resjis/ZTA/2021/ZTA21-07.pdf>

² Ibid

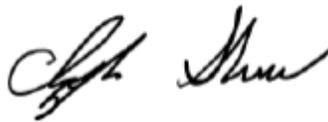
families experiencing homelessness, 78 percent were Black, 15 percent were White, 9 percent were Latinx, and 2 percent were Asian³.

Equitable decision-making processes lead to equitable outcomes. By conducting a racial equity and social justice analysis, the County Council is best positioned to make informed decisions to help ascertain that its vote, guidance, and future planning policy will move towards our shared goal of an equitable county.

Thank you for your consideration. Our committee remains available to support you in any manner.

Sincerely,

The Montgomery County Racial Equity and Social Justice Advisory Committee



Izola Shaw
Chair,



Shane Lloyd
Vice-Chair

cc: Marc Elrich, County Executive

³ Ibid.

From: [Tame Coalition <tamecoalition@gmail.com>](mailto:tamecoalition@gmail.com)
To: [Gabe Albornoz](#); [Montgomery County Council](#); [Joy Nurmi](#)
Cc: [Wellington, Meredith](#); [Caroline Taylor](#); dianeconway@outlook.com; [Caren Madsen](#); [Alan Bowser](#); [Ginny Barnes](#); [walter weiss](mailto:walter.weiss); mcfacs@googlegroups.com; [Deby Sarabia](#); sunrise.rockville@gmail.com; [Anne Cinque](#)
Subject: Thrive: Request for a One-Month Delay + Rescheduling of the Council's Listening Sessions
Date: Sunday, January 16, 2022 12:27:44 PM

To: Council President Albornoz and Councilmembers

Dear Council President Albornoz,

Thank you for putting the schedule for the Thrive Montgomery 2050 Listening Sessions on the Council's Thrive web page yesterday, in response to a citizen request for more publicity on these important Sessions.

On behalf of the TAME Coalition (Transit Alternatives to Mid-County Highway Extended), we urge you to postpone and reschedule the listening sessions by at least one month, enabling timely, widespread promotion of these sessions.

We ask that you delay for at least one month, the remaining three Thrive Montgomery 2050 Listening Sessions held with the Regional Centers that are now scheduled for the remainder of January (Mid-County, Upcounty and Western County). Since the prior two sessions (East County and Silver Spring) were held in early January with little advance public notice, we ask that you schedule an additional listening session, also a month or more from now, for each of those locations.

Increasingly, our government has operated behind closed doors, keeping the public in the dark and out of the loop. We sincerely believe that public transparency, and operating with civic groups as partners, will improve this year, through your openness and responsiveness.

Even before the pandemic, it was becoming more onerous for citizens to effectively participate in decisions at the Planning Board and the Council. Effective public participation is essential to good government. It requires timely, widespread publicity of government decision-making processes, including the council's Thrive listening sessions.

Respectfully,

Margaret Schoap, Organizer
240-581-0518 cell
<http://www.tamecoalition.org/>



From: [Cary Lamari](#)
To: [Council President](#)
Subject: Fw: [New post] Planning Board Violated Open Meetings Act
Date: Monday, January 17, 2022 8:59:21 AM

Gabe,

I think this article supports my request to postpone review of Thrive and the Attainable Housing Initiative, For the past couple years we have said repeatedly that Montgomery Planning should postpone discussion on such major County wide development changes, We have now learned not only has the Chair, members of the Board and the Staff itself has been collaborating with supporters of Growth in special Interest social media rooms, and non of these comments or posts on social media pages has been preserved for the record but also there has been a complete distain for reporting and registration of lobbyist in these discussions on Thrive and Attainable Housing and now we see violations of the Open Meetings Act. Please add this email with my official request to you on postponing any decisions on both Thrive and the Attainable Housing Initiative until after proper investigations and resolution on these matters:

<http://www.theseventhstate.com/?p=15269>

Thank you,
Cary Lamaru

Life's a string of moments; the ones that are important, are those moments that put a smile on your face. Enjoy the smile, They are few and far Between.

Cary Lamari

----- Forwarded Message -----

From: Jane Salzano <janesalzano@gmail.com>
To: CAS <mandre8716@gmail.com>; Cary Lamari <carylamar@yahoo.com>; Joan B <skipperjoan@hotmail.com>; Joan Cohen <joan.cohen86@gmail.com>; Karen Cordry <karenc425@aol.com>; Monica Dame <octaviasflowers@yahoo.com>; Sharon Dean <sharonrose1200@aol.com>; Solomon Levy <solomonlevy613@gmail.com>
Sent: Monday, January 17, 2022, 07:20:58 AM EST
Subject: Fwd: [New post] Planning Board Violated Open Meetings Act

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

From: **Seventh State** <donotreply@wordpress.com>
Date: Mon, Jan 17, 2022 at 7:01 AM
Subject: [New post] Planning Board Violated Open Meetings Act
To: <janesalzano@gmail.com>

New post on **Seventh State**



Planning Board Violated Open Meetings Act

by [David Lublin](#)

Like many institutions, the Montgomery County Planning Board has taken to holding meetings online during the pandemic. Incredibly, they chose not to give public notice about how members of the public could attend the meeting online.

Del. Al Carr (D-18) filed a complaint on November 1 alleging that the Development Review Committee (DRC) of the Montgomery County Planning Board repeatedly violated the Open Meetings Act by failing to provide the public this information.

Unbelievably, the Planning Board Counsel, overseen by Planning Board Chair Casey Anderson, defended this decision as acceptable because there was no physical location for the meetings:

Since March 2020, due to the COVID-19 pandemic, the DRC meetings have been held via Microsoft Teams. Someone wishing to join the Teams meeting would call the Information Counter (number provided on the website) and request to be added to the Teams meeting. There was no in-person option so no "location" was required.

The Open Meetings Compliance Board did not agree:

We believe the DRC construes the Act's notice requirement too narrowly. The purpose of § 3-302(b)(2) is to ensure that members of the public who would like to attend a public body's meeting have enough information to be able to do so.

An individual cannot attend a meeting without knowing where the meeting will take place. And while a virtual meeting may not happen in a physical location in the traditional sense, a person hoping to attend the meeting must still know where to go to observe the public body's business. . .

The notices further indicated that "project applicants and their team" would receive information about "how to participate in the DRC meeting[s]" remotely. But the notices gave no indication of how an interested member of the public could obtain access information for the meeting. In its response, the DRC asserts that "[s]omeone wishing to join [a] Teams meeting would call the Information Counter" and "request to be added to the Teams meeting." But the DRC fails to explain how an individual interested in attending such a meeting would even know to call "the Information Counter" or where to find that number, as such details are missing from the meeting notices.

Notice that the Board not only called out the Planning Board for failing to provide the information but also for their disingenuous claim that members of the public would somehow magically know to call the Information Center to be added to the meeting.

As with [M-NCPPC's complete ignoring of lobbying disclosure requirements](#) and failure to address this ongoing violation despite their assurances, the Planning Board's failure shows contempt for ethics laws and the public that they are supposed to serve.

In this case, the Planning Board finally altered its behavior in response to Del. Carr's complaint But it should not take action by a member of the General Assembly for the Montgomery County Planning Board and M-NCPPC to comply with ethics laws.

And why didn't the County Council, which has responsibility for appointing and overseeing the Planning Board, take action? Or do they condone this illegal nexus between the Board and the interests that they are supposed to regulate.

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[View this document on Scribd](#)

David Lublin | January 17, 2022 at 7:00 am | Tags: [Al Carr](#), [Casey Anderson](#), [Open Meetings Act](#) | Categories: [Ethics](#), [Montgomery County Planning Board](#) | URL: <https://wp.me/p4mKJE-3Yh>

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: Council's Thrive listening sessions are inadequately publicized
Date: Sunday, January 16, 2022 1:09:01 AM

From: Diana E Conway <dianaconway@outlook.com>
Sent: Sunday, January 16, 2022 1:08:50 AM (UTC-05:00) Eastern Time (US & Canada)
To: Diane Cameron <dianecameron60@gmail.com>; Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Cc: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>; alan.bowser@gmail.com <alan.bowser@gmail.com>; Caroline@mocoalliance.org <Caroline@mocoalliance.org>; Margaret Schoap <schoapm@aol.com>; Ginny Barnes <ginnybarnes94@gmail.com>; carenmadsen@msn.com <carenmadsen@msn.com>; Wellington, Meredith <Meredith.Wellington@montgomerycountymd.gov>
Subject: Council's Thrive listening sessions are inadequately publicized

[EXTERNAL EMAIL]

Dear Council President Albornoz,

I support everything Diane Cameron wrote below, and know many other engaged civic activists who are reacting along the spectrum of perplexed and disappointed, all the way to offended and flabbergasted.

Please revisit your plan for the sessions going forward. The scale and implications of "Thrive" require the broadest and most robust engagement possible.

Thank you,
Diana Conway

From: Diane Cameron <dianecameron60@gmail.com>
Sent: Saturday, January 15, 2022 8:01 AM
To: councilmember.albornoz@montgomerycountymd.gov
Cc: Joy Nurmi <joy.nurmi@montgomerycountymd.gov>; alan.bowser@gmail.com; Caroline@mocoalliance.org; Diana Conway <dconway@erols.com>; Margaret Schoap <schoapm@aol.com>; Ginny Barnes <ginnybarnes94@gmail.com>; Caren Madsen <CarenMadsen@msn.com>; Wellington, Meredith <meredith.wellington@montgomerycountymd.gov>
Subject: Please fully publicize the council's Thrive Listening Sessions being held this month

Dear Council President Albornoz,

I write to request that the County Council fully publicize the remaining Thrive listening sessions.

According to information shared last week by Meredith Wellington of the County Executive's staff, the council is holding five listening sessions on Thrive, hosted by the five Regional

Service Centers, this month. Two of these sessions were already held in early January, but three are yet to occur.

When I go to the council's website, I cannot find any information about these sessions. [The council's "Thrive" page](#) has nothing about these January 2022 sessions.

Nor is there information published on the website of my "home" regional center, Midcounty.

I also called 311, and the staffer I spoke with, could not find any information on these listening sessions, either.

While civic community leaders are glad that the Council is taking more time and scheduling more listening sessions on Thrive - the remake of our County's General Plan - these are only truly "public" sessions, if the public is fully and timely informed about them.

These sessions are useful to the extent that they are well-publicized, in a way that encourages and enables more people to participate and speak out about their vision, and their concerns, regarding the current draft of Thrive. The announcements must go beyond "the insiders" on the Regional Service Center boards.

Thanks for considering my request.

Diane Cameron

Kensington, Maryland



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: Please fully publicize the council's Thrive Listening Sessions being held this month
Date: Saturday, January 15, 2022 8:01:10 AM

From: Diane Cameron <dianecameron60@gmail.com>
Sent: Saturday, January 15, 2022 8:01:00 AM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Cc: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>; alan.bowser@gmail.com <alan.bowser@gmail.com>; Caroline@mocoalliance.org <Caroline@mocoalliance.org>; dconway <dconway@erols.com>; Margaret Schoap <schoapm@aol.com>; Ginny Barnes <ginnybarnes94@gmail.com>; carenmadsen@msn.com <carenmadsen@msn.com>; Wellington, Meredith <Meredith.Wellington@montgomerycountymd.gov>
Subject: Please fully publicize the council's Thrive Listening Sessions being held this month

[EXTERNAL EMAIL]

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Thanks for considering my request.

Diane Cameron

Kensington, Maryland

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: I oppose Thrive 2050 - Submitted By:Mr Ed Edmundson - (Attn: All CMs, Council Webform)
Date: Tuesday, January 18, 2022 11:29:25 AM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>Ed</FIRST>
<MIDDLE></MIDDLE>
<LAST>Edmundson</LAST>
<SUFFIX></SUFFIX>
<ADDR1>10013 Apple Hill Ct</ADDR1>
<ADDR2></ADDR2>
<CITY>Potomac</CITY>
<ZIP>20854</ZIP>
<EMAIL>edwinedmundson@yahoo.com</EMAIL>
<PHONE_H>(610) 389-4489</PHONE_H>
<SUBJECT>I oppose Thrive 2050 - Submitted By:Mr Ed Edmundson - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>I and many others in Montgomery County strongly oppose the current draft of Thrive 2050 for a number of reasons. Our main issue is there is no effort to protect the Green Wedges. The Ag Reserve and Green Wedges create large swaths of open green space in Upper Montgomery County. We strongly wish to limit and restrict development to major transportation corridors, and do not agree with the goals of Thrive which is to unleash development in every available 2 acre lot. Hopefully the Council will listen to voters and revise Thrive to reflect the current, substantial environmental deficiencies. Thank You. </MSG>
</APP>

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: Fw: AHCA Follow-up letter to County Council
Date: Tuesday, January 25, 2022 7:37:50 PM
Attachments: [AHCA Jan 2022 Letter to Council.pdf](#)

From: Solomon Levy <solomonlevy613@gmail.com>

Sent: Sunday, January 23, 2022 3:41 PM

To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>

Subject: AHCA Follow-up letter to County Council

[EXTERNAL EMAIL]

Attached please find a follow-up letter from The Aspen Hill Civic Association regarding our position on Thrive 2050 as currently designed. Please include it in the official Thrive folder for the record.

Sincerely,
Solomon Levy, AHCA President

-



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

January 21, 2022

County Council President and Councilmembers
Montgomery County, Maryland, 100 Maryland Ave., 6th Floor
Rockville, MD, 20850

Council President Albornoz and Councilmembers:

The Board of the Aspen Hill Civic Association is writing again concerning Thrive Montgomery 2050 ("Thrive"). This is a follow-up to our earlier letter of November 11, 2021, one of many presented to the Council from Montgomery County organizations, both long-standing and newly-created, concerning Thrive's deficiencies.

Since then, many residents have testified (or tried to testify and been denied) before the Planning Board or the Council. In the first group of sessions for public comment, the number of questions received was not disclosed and comments were shut down during the sessions. For some sessions, the Board demanded to see the testimony in advance. Additional "listening" sessions have been added, but again the Board controls who can speak, when, in what order, for how long, and with accompanying comments and questions blocked from public view.

To this date, there has been no substantive response to any of the dissenting letters, comments, or critical testimony. In fact, Planning Board Chair Casey Anderson, in a recent interview with Bethesda Beat (December 3, 2021), said that calling those who are concerned about Thrive's deficiencies "Nimbys" is "descriptive" rather than pejorative. Meanwhile, it has been reported recently in The Seventh State* that, in pursuing Thrive, the Planning Board violated the Open Meetings Act and that M-NCPPC violated ethics laws and its own lobbying policy. Not surprisingly, the Thrive controversy has become more heated.

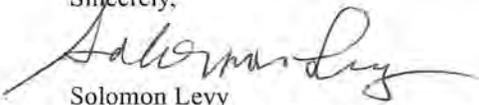
So, what do we do? First, we must recognize that no matter how much Thrive's proponents rhapsodize about Thrive's goals – protecting the environment, greater housing equity, and more affordable housing (including preservation of existing affordable housing) – Thrive as written will advance none of those goals. If Thrive passes as is, the ONLY thing it will do is support the tearing down of affordable homes in racially and ethnically diverse neighborhoods, to be replaced by non-affordable multiplexes with inadequate wastewater infrastructure, more impermeable surface, and more heat island effect. In its present form, Thrive is merely an empty wish list and "by right" permission slip for developers to build "McMultiplexes" in working class neighborhoods. The complete absence of any realistic, workable ideas to advance Thrive's stated goals is a glaring admission of the total failure of the Planning Board and planning department to accomplish anything despite years and millions of dollars spent on the developer giveaway which is Thrive in its current form.

That said, as a community, we do believe that Thrive's stated goals are critically important to Montgomery County's future. We need a Thrive that will achieve those goals, not work against them. We are not opposed to multi-unit structures in single-family zoned areas, but we are deeply opposed to developer-dominated handouts that further enrich private entities at the expense of the County and its citizens.

What is necessary now is a substantial reboot of Thrive by an overhauled Planning Board to ensure that real progress is made. This requires Board members who are not beholden to developers and who comply with ethics laws and lobbying policy. Meaningful oversight by the County Council and realistic public input are essential as well. Doing it right is orders of magnitude more important than doing it fast.

Please include this letter in the Thrive 2050 folder for the record.

Sincerely,



Solomon Levy
President, Aspen Hill Civic Association

*<http://www.theseventhstate.com/?p=15269>, <http://www.theseventhstate.com/?p=15238>

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: Your Presentation Yesterday to the BCC Chamber of Commerce
Date: Thursday, January 27, 2022 1:25:10 PM
Attachments: [3 EcDev discussionguide final.pdf](#)

From: Nancy Abeles <thinkeyedeas@aol.com>
Sent: Thursday, January 27, 2022 1:24:42 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Cc: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>
Subject: Your Presentation Yesterday to the BCC Chamber of Commerce

[EXTERNAL EMAIL]

Dear Council President Albornoz,

Thank you for speaking with our group yesterday. Your remarks cautioning about one-sized-for-all, By Right rezoning is more correct than you may have recognized and here's why:

Our company, System 1, Inc., (the boutique Cybersecurity and Risk Management consultants) was one of the few companies represented at the meeting yesterday that was not related to Real Estate or Developers. So, basically, they were more focused on investment in buildings, not in people. But people make a community, not its buildings.

I have followed Thrive since it became "public," which seemed more like marketing than participation. Public Participation is a thing I know somewhat, having chaired WMCOG's Transportation Planning Board Community Advisory Committee and the Bethesda BRAC Implementation/Integration Committee. With other county-wide community advocates I worked to convince the Council to allow community advisories for BRT Transit network corridors--after the public was essentially excluded from that plan's gestation by its Task Force. I also was TPB CAC Alternate on the TPB Task Force that developed Visualize 2045's long range plan Aspirations, which finally codified the relationship between transportation and land-use necessary for regional sustainability and success.

Two weeks ago I attended a [Smart Growth America Equity \(Zoom\) Summit](#), in which one of three days discussed [Economic Development](#). The Summit had a different perspective from Thrive's. It did not present a rosy utopian picture of physical redevelopment as The Answer, nor evade necessity for bottom-up with top-down Equity solutions. Although the PHED Committee Thrive draft improves some Planning Board draft deficiencies, it is still vague and threatening to single-family communities in it's one-size-fits all, By Right solution. The document remains tone deaf to guardrails necessary to ensure it doesn't hurt people it claims to want to help, or their and all neighborhoods, or prevent us from ending up as one homogenized "Town Center" after another.

I agree with your discomfort yesterday about "By Right." So does my Bethesda community. We agree with Thrive's goals but object to losing any voice we still have for the community we cherish. Attached is a short summary of SGA Summit's Economic Development takeaways. I--and many others--are most favorably impressed and relieved by your good sense and willingness to listen and hear. Thank you again.

Most Sincerely,

Nancy Abeles
301-792-4580

Better neighborhoods, same neighbors

The pursuit for justice is also a pursuit for prosperity. The decades-long rise in demand for living and working in walkable places—especially with good access to transit—is good news, for our health, our economy, and the fight against climate change. However, too often current residents of these neighborhoods are left behind or pushed out

When new development comes to an established neighborhood, how do we ensure that the impacts of growth—both benefits and challenges—are distributed equitably? We have to confront the very real concern that “new investment” in neglected areas doesn’t necessarily bring new opportunity, new income, or new wealth to existing residents and workers of those areas. For future growth and development decisions, how can these mistakes be avoided and instead support economic mobility, wealth-building, and shared prosperity? How can we ensure that they are beneficiaries of change?

Key discussion points



There must be a deliberate implementation strategy to develop places without displacing faces. To achieve this, equitable community engagement must be embedded in each component of the process. In many cases, it involves bringing the room to them. As Marla Bilonick said during the panel, you must “meet them where they are and when they are there.” When there is rapid change of any kind, community members are often unaware or under-informed about development—including the direct impacts on them. In order to ensure that long-time community members are able to benefit from investments in their neighborhood, they must be empowered to provide input in every step of the decision-making process. When development projects are community-driven, neighborhood revitalization has the potential to strengthen the authenticity of places by reflecting the history and values of the community, the cultural elements that are important to preserve, and the gaps that need to be filled to support their housing and economic stability.

Discussion guides



Day One: Equity Summit keynote



Day One: Land use and development



Day Two: Transportation and thriving communities



Day Three: Economic development



“It is important that we not only grow as a community, but that we become a community. That the benefits of this growth are inclusive.”

- Mayor Keith James,
West Palm Beach, Florida

What to do next



Policymakers

As communities pursue development, they should place a high priority on retaining existing residents and make a long-term commitment to protect the socioeconomic security of current and future generations. Focus on updating or eliminating policies that may have been created with fair intentions but resulted in skewed, inequitable outcomes over time.





Intentionally prevent economic and cultural displacement of those who have been historically excluded from the benefits of growth. A large portion of the increased value should be directed to targeted interventions that ensure that existing residents and businesses—particularly those most at risk—can afford to remain in their neighborhood, benefit from improvements, and provide input on how these benefits are distributed.



Centering equity in development can help counteract the harmful impacts of gentrification and socioeconomic segregation. There is a lingering misconception about urban growth suggesting that all development results in displacement. At Smart Growth America, we believe that development can be enormously beneficial for long-time residents of any community as long as it is accompanied by supportive policies that not only help prevent displacement, but also facilitate the flow of new capital to build wealth for existing community members. That is the difference between gentrification and equitable development.

Questions to ask



How can we create the kind of places that have “15-minute neighborhoods” and Complete Streets without displacing existing communities (with households of generally lower income and wealth)?



Some people feel like “this neighborhood isn’t for us anymore.” How do we make sure that when we invest in neighborhoods, that the cultural value of a place stays intact?



Capitalism has created a lot of the tension that exists today, primarily around income and racial inequality. Can you use free enterprise and capitalism and some of the unique attributes of the American economy to create social change?

What to do next



Developers

Stay bold, stand, and deliver. Encourage practitioners, planners, investors to simply be bold. Coming out of what we thought was the peak of COVID-19, we all have that heaviness of dealing with yet another mountain to climb. There is general skepticism around the private sector’s ability to generate social impact at the same time as collecting high returns on investment. Developers can support equity by walking the walk and pushing their capital into the community in scalable ways and move the community forward.

Community coalitions

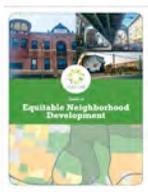
Preventing displacement takes a lot of time and effort. There’s often a mismatch between the challenge and the solution—planners have to constantly play catch up to help folks keep their homes and businesses.



“Our model is doing well by doing good, not doing well and doing good.”

- Martin Muoto, principal and co-founder of SoLa Impact

Recommended reading



[Promising Practices for Equitable Neighborhood Development by the NALCAB](#)

The National Association of Latino Community Asset Builders developed a methodology for analyzing neighborhood change to anticipate gentrification in established communities.



[Gowanus Neighborhood Plan: Racial Equity Report on Housing and Opportunity](#)

This report by Lance Freeman at Columbia University outlines the potential impacts on the Gowanus neighborhood’s racial diversity and the availability of below-market housing units.



[Zoned In: Economic Benefits & Shared Prosperity with Form-Based Codes by Smart Growth America](#)

This report compares conventional zoning codes versus form-based codes to assess whether form-based codes have a significant, positive impact on their communities’ economic performance.

PH 6-17-21 THRIVE
MONTGOMERY 2050

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PD
CC
MM
SS

From: [Albornoz's Office, Councilmember](#)
To: [County Council](#)
Subject: Fw: RESJAC Thrive Letter (Attached)
Date: Thursday, January 20, 2022 11:02:39 AM
Attachments: [RESJAC Thrive Letter.01112022.pdf](#)

From: Gardner, Andrea <Andrea.Gardner@montgomerycountymd.gov>
Sent: Wednesday, January 12, 2022 5:16 PM
To: Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>
Cc: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; izola shaw <izolat.shaw@gmail.com>; Shane Lloyd <shane.linzey@gmail.com>; Ward, Tiffany <Tiffany.Ward@montgomerycountymd.gov>; Singleton, Selena <Selena.Singleton@montgomerycountymd.gov>
Subject: FW: RESJAC Thrive Letter (Attached)

The attached letter on behalf of the Racial Equity and Social Justice Advisory Committee was sent to Council President Gabe Albornoz and you. Unfortunately the email was returned, please find the attached letter for your information.

Thank you,

Andrea

Kindly note, I will do my utmost to respond to your email in a timely fashion but due to the volume of emails received, please feel free to follow up if I have not responded to your email within 48 hours. Thank you!

*Andrea Gardner, Administrative Specialist
Office of Racial Equity and Social Justice
Montgomery County Government*



Cell: 202-695-0267



From: Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@mcgov.onmicrosoft.com>

Sent: Wednesday, January 12, 2022 3:47 PM

To: Gardner, Andrea

Subject: Undeliverable: RESJAC Thrive Letter (Attached)

Delivery has failed to these recipients or groups:

[County Council \(County.Council@montgomerycountymd.gov\)](mailto:County.Council@montgomerycountymd.gov)

Your message couldn't be delivered. Despite repeated attempts to deliver your message, querying the Domain Name System (DNS) for the recipient's domain location information failed.

For more information and tips to fix this issue see this article:

<https://go.microsoft.com/fwlink/?LinkId=389361>.

Diagnostic information for administrators:

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County.Council@montgomerycountymd.gov

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Message expired, DNS query failed(ServerFailure)'

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To: "Albornoz, Gabriel" <Gabriel.Albornoz@montgomerycountymd.gov>
CC: County Executive IQ <County.ExecutiveIQ@montgomerycountymd.gov>, County
Council <County.Council@montgomerycountymd.gov>, izola shaw
<izolat.shaw@gmail.com>, Shane Lloyd <shane.linzey@gmail.com>, "Ward,
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For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19



RACIAL EQUITY AND SOCIAL JUSTICE ADVISORY COMMITTEE

January 11, 2022

Dear County Council,

As an advisory committee to the County Executive, County Council and County agencies on racial equity and social justice, the Racial Equity and Social Justice Advisory Committee is formally requesting that Thrive Montgomery 2050 receive a racial equity and social justice analysis before it is finalized through a vote.

By using the well-established racial equity and social justice tools and systems the county already has at its disposal, the Council can better predict if Thrive will advance equity, or not. If the analysis indicates that Thrive will advance equity, the process of the analysis would have built credibility, buy-in and justification for Thrive – particularly among communities of color. If the analysis indicates that Thrive will not or partially advance equity, it will provide information on the areas in the plan where we can partner to collectively address and strengthen Thrive. Either way, conducting the analysis will demonstrate our shared commitment to advance equity.

Although the 2019 Racial Equity and Social Justice legislation has helped to begin to transform how our county operates, the current legislation does not require the Planning Board to conduct a Racial Equity and Social Justice Impact Statement for any of its plans. With fewer safeguards to shield our most marginalized communities from negative unintended consequences of well-intended policies, we must ensure that Thrive does not continue to exacerbate long-standing inequities in Montgomery County:

- Among renter households in 2019, rent-burden (expending 30 percent or more of income on rent) was experienced among 66 percent of Latinx renters and 60 percent of Black renters compared to 40 percent of White renters and 33 percent of Asian renters¹.
- Among COVID Relief Rental Program clients (approved as of April 4, 2021), 43 percent were Black, and 37 percent were Latinx while 9 percent were White, and 3 percent were Asian or Pacific Islanders².
- Among adults experiencing homelessness in 2020, 60 percent were Black, 30 percent were White, 17 percent were Latinx, and 5 percent were Asian and Pacific Islanders. Among

¹ Racial Equity and Social Justice (RESJ) Zoning Text Amendment Statement: ZTA 21-07: Density and Height Allocation – Development with Moderately Priced Dwelling Units. Available at <https://www.montgomerycountymd.gov/OLO/Resources/Files/resjis/ZTA/2021/ZTA21-07.pdf>

² Ibid

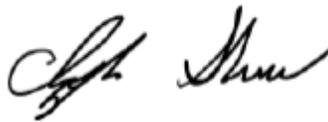
families experiencing homelessness, 78 percent were Black, 15 percent were White, 9 percent were Latinx, and 2 percent were Asian³.

Equitable decision-making processes lead to equitable outcomes. By conducting a racial equity and social justice analysis, the County Council is best positioned to make informed decisions to help ascertain that its vote, guidance, and future planning policy will move towards our shared goal of an equitable county.

Thank you for your consideration. Our committee remains available to support you in any manner.

Sincerely,

The Montgomery County Racial Equity and Social Justice Advisory Committee



Izola Shaw
Chair,



Shane Lloyd
Vice-Chair

cc: Marc Elrich, County Executive

³ Ibid.

From: [Peggy Alpert - Yahoo <mtngrma2004@yahoo.com>](mailto:Peggy.Alpert-Yahoo<mtngrma2004@yahoo.com>)
To: county.council@montgomerycountymd.gov; County.Council@MontgomeryCountyMD.gov
Subject: Thrive Montgomery 2050
Date: Tuesday, February 1, 2022 12:44:25 PM

I was not able to attend the Thrive Montgomery 2050 virtual hearings. Here are some thoughts you may want to consider:

Is it wise to make decisions for the final draft of a plan to emerge in 28 years

Is there a method to determine what kinds of jobs/occupations will be needed in 28 years or where they will be located?

The permanent effects of COVID on our work patterns may not manifest for 2-3 years or more. Maybe commuting for work will not be a vital factor. Working from home is appealing for many. What will our transportation needs be? What mode of transportation will people take when they leave the house for non-work pursuits - shopping, leisure activities, doctors appointments, etc? How will you be able to anticipate this for 22 years from now?

On another note: please read this article if you have not seen it before.

<https://www.yahoo.com/news/would-banning-single-family-zoning-really-solve-the-housing-crisis-223207110.html>

Thank you for your time and attention to my thoughts. Though I may not always agree with your decisions, I am grateful for the access you have created (open hearings, subject related newsletters, and the informative letters from

Mr. Elrich) to stay in touch with your constituents.

5134588

From: [Donald L. Horowitz <dhorowitz@law.duke.edu>](mailto:dhorowitz@law.duke.edu)
To: County.Council@MontgomeryCountyMD.gov "Thrive"
Subject: Monday, February 7, 2022 4:57:57 PM [THRIVE.pdf](#)
Date:
Attachments:

Dear Council Members:

I have read the "Thrive" document with some care, and I am aware that the Council will soon be considering the draft plan. I have a number of serious reservations concerning the plan, some of which I do not believe have received the attention they deserve. My comments are attached to this email, and I sincerely urge you to consider them.

Many thanks.

Cordially,

Donald L. Horowitz, County Resident
James B. Duke Professor of Law and Political Science Emeritus
Duke University

THRIVE: THE SCOPE FOR IMPROVEMENT IN THE PLAN

Donald L. Horowitz

February 7, 2022

Thrive is a detailed, carefully thought-out plan containing a number of good ideas. It also contains a number of serious defects that, over the course of time, are likely to create serious problems that will not be easy to remedy. Long-term planning is always hazardous. As conditions change or unanticipated consequences appear, plans may need to be revised. Unfortunately, some of the most ambitious elements of *Thrive* will not be amenable to course correction over time. They should be rethought and revised. The remainder of this memorandum deals with these problems.

Uniformity: The draft plan contains a strong preference for uniform development. Every “growth corridor,” for example, should receive similar treatment: “intensively developed centers of activity” (p. 18), “compact growth,” with “mixed uses and forms” (p. 22). Outside of growth corridors, development will be limited to “infill development to prevent sprawl” (p. 33). Note that these injunctions come out of thin air, and note, too, what they omit: citizen preferences that may (and surely do) vary from community to community. The assumption of homogeneity neglects the fact that the county contains a large number of jurisdictions and local areas. The uniformity of these prescriptions seems to assume that all localities should and will simply fall into line. But citizens of different localities have varying needs and preferences. One size will not fit all.

Hostility to Single-Family Housing: *Thrive’s* ambitious goals are to create much more rental housing in the county. The draft plan is quite hostile to single-family housing and to zoning for single-family

housing. The draft neglects some crucially important facts. **Most important of these is that a single-family home has historically been the way in which Americans build wealth and financial security.**

For all Americans, home equity comprises fully 49% of their net worth. Once wealthier Americans, who tend to own financial assets such as stocks or mutual funds, are excluded from this calculation, the percentage of Americans who derive their financial security overwhelmingly from home ownership is very much higher than 49%. And for the bottom half of the wealth distribution in the United States, the vast majority of wealth derives from ownership of the family home (especially the single-family home). This is a very important fact in view of growing income and wealth inequality in the United States.

Limitations on single-family housing may actually reduce wealth for those who have less of it.

Of course, many lower-income and minority Americans do not own a home, but many aspire to do so, and historically home ownership has been the route to social mobility and economic prosperity.

Rentals, even subsidized rentals, build no equity. Kimbly Persaud of Wheaton has noted that 43% of Black Americans in Montgomery County are homeowners, and 49% of Hispanics in the county are.

These numbers are in the same range as national averages. Americans across ethnic and racial lines aspire to own their own homes, and the percentage of families in the bottom half of the income distribution in the United States who own their own home rose from 2016 to 2019 to just short of 50%, according to the Federal Reserve. The Montgomery County numbers testify to the widespread desire of county residents to participate in single-family housing. The elimination of single-family zoning and the very heavy emphasis in the plan on multi-family housing, if it were to be approved by the council, would ignore the economic functions performed by home ownership.

It is quite true that, historically, single-family zoning was used in some places to enforce residential racial segregation. That is not its current function in the county. The problem faced by people of modest

means in some of the most affluent close-in Maryland suburbs is the price of entry-level single-family housing. But significant numbers of entry-level buyers and second- or third-time buyers, including minority buyers, have already been migrating to somewhat lower-cost suburbs, some adjacent to higher-priced areas. If there were incentives for economic development in those lower-cost areas, more people of all backgrounds would find their way into affordable single-family housing, a large step up in economic welfare and the ability to afford the next house in any area of their choice, including the most affluent.

The elimination of single-family zoning and the heavy emphasis on multi-family housing would also ignore the preferences of many residents. This is another aspect of single-family housing that deserves emphasis. Single-family housing in a suburban-exurban area like Montgomery County is part of a long-term development that accelerated after World War II. City people chose increasingly to live in quiet neighborhoods, where they could obtain more space and a garden of their own. This aspiration is enduring. Others prefer living in more thoroughly urban settings, with a variety of housing styles, shopping facilities, restaurants, and other amenities within easier reach. **Both choices are lawful, legitimate, and deserving of respect.** Yet *Thrive* decrees that many neighborhoods of the former variety must become more like the latter. In fact, it claims that “urbanism” is “equally relevant to rural, suburban, and urban areas” (p. 12). It would be easy to find very large numbers of Montgomery County residents who would disagree with this odd claim.

It is not hard to see what the consequences of a policy to produce “a mix of diverse housing types in existing residential neighborhoods” (p. 49) would be if it were enforced. Montgomery County would become a less attractive place to reside for those who choose suburban living. Maryland is already losing population among residents who are affected by high rates of state taxation. A great many of

them live in single-family neighborhoods. They have other options, some just across the river, and they can move. Serious restrictions on single-family housing may lead to the departure of county residents who prefer a quiet suburban neighborhood. There is in the plan an expectation of population growth; the two trends (migration into the county and migration from it) are not mutually exclusive.

Indifference to Traffic Congestion: *Thrive* states that it aims at “a pleasant urban pattern,” with “economies of scale” in growth corridors (p. 33), and to some extent these may be achieved, at least for those who prefer an urban pattern. But in one respect, there will be no economies of scale, only very costly diseconomies of scale. The main arteries that flow through the proposed growth corridors are already clogged with traffic. *Thrive* complains of congestion created by automobile traffic (p. 78), and for this problem it proposes “efficient provision of transit service” (p. 32), by which it apparently means mass transit, as well as walking, bicycling, and “rolling.” These would be admirable goals if they could be fulfilled, but nearly a half century of Metro service suggests that mass transit will not be able to tackle this problem adequately anytime soon.

New apartment buildings in suburban areas, even if they are near Metro stops, and roads narrowed to facilitate bicycle lanes (which most bicyclists cannot really use for commuting) can only make congestion problems and pollution worse. Traffic lanes are to be reduced; so is parking (pp. 79-85), even as the plan anticipates population growth of some 200,000 new residents. The explicit intention is to make driving less convenient, although there is hardly a way to make public transit significantly more convenient for a great many commuters in the short or medium term (p. 83). **The consequences of this transportation policy will be further gridlock along major arteries and spillover of traffic onto adjacent streets and parallel roads by motorists seeking shortcuts.** (That spillover is already occurring.) This is

not anyone's idea of a "pleasant urbanism." The transport component of *Thrive* is filled with wishful thinking.

The plan explicitly pledges to build no new roads and to widen none. I have no idea whether any new roads might be needed or which roads, if any, should be widened. What I do know is that such a blanket pledge suggests an indifference to the welfare of the citizens of the county whose benefit the plan is supposed to maximize.

General Observations: In concluding, I would like to make a few general observations about *Thrive* and about planning. The most general of these observations is that the tone and the substance of the draft are heavily authoritarian. The barely concealed subtext is that we the planners know what is best and know how to achieve it. This is a dangerous attitude in a democracy. The many objections that have arisen to the draft plan make clear that quite a number of citizens do not agree with significant parts of it. But there are additional failings that I have not mentioned.

Thrive reveals little real knowledge of economics or even of general social trends that are relevant to its task. For example, there is little or no consideration of what might be required to attract businesses that could increase the income of county residents, so that their improved financial condition might allow them to improve their housing situation. There is, likewise, no acknowledgment of the current trend, fostered by the pandemic, for large numbers of people to move from more crowded urban or close-in suburban areas to the exurbs, where more space is affordable, especially for the growing numbers who work at home. Needless to say, this trend undercuts the plan's emphasis on a uniform urbanism. It might also indicate a different path of development for communities, rather than merely "infill," in areas such as Clarksburg or Damascus, to make them attractive to new exurbanities.

The draft plan is hostile to the plurality of tastes among people. That bias seems to underlie its single-minded preference for multifamily housing. But planning in a democracy should not be a zero-sum exercise, in which your preferences are illegitimate and mine are legitimate. Democracy is a matter of mutual accommodation.

Finally, *Thrive* is itself a dense plan, meaning that it aims to fill in many blanks at once, and its commitments look very firm. There is little humility about the capacity of people, including planners, to do forecasting. That means much of the plan will be hard to revise or reverse if circumstances change or unanticipated consequences arise. In a long academic career, with frequent spells of policy consulting, I have never encountered a policy that did not produce unanticipated consequences. Because many conditions change over time, a plan for 30 years' duration should have a light touch. It should sketch in many desirable developments, acknowledge the plurality of preferences among citizens, and make provision for changes if the plans do not seem to produce expected results along the way. It should not seek to impose uniform solutions everywhere in the county. It should also have more "If this occurs, then that will change" clauses, because the future is exceptionally difficult to forecast. *Thrive* has none of these attributes. It is written in stone. As I said at the outset, it needs to have a good deal of revision and perhaps a thorough rethinking.

From: [Lenita Posin <lenitaposin@gmail.com>](mailto:Lenita.Posin@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive concerns
Date: Tuesday, February 8, 2022 9:57:14 AM

Good Morning,

As a resident of Chevy Chase Section 5 I am very concerned after reading some of the plans for the Thrive 2050 program that is being introduced. My home is on Connecticut Ave, a already congested area with many safety and environmental issues (specifically noise pollution) Thrive does not seem to offer any improvements but on the contrary seems to plan urbanizing our already congested area with no plan to offset the traffic and added strain to our resources. Connecticut Ave is already being developed with the new Ritz Carlton Residences and light rail- A massive construction project that turned a 3 lane Connecticut Ave into one lane at for weeks at a time adding 30+ minutes to a commute that already took 20 minutes to travel 2 miles. what is the council going to do to protect our single family neighborhoods and investments from being over crowded and overrun? I fully expect the council to protect the homes, livelihood, and families that live in these single family suburban neighborhoods from the upheaval that this Thrive plans includes- particularly changing the zoning of single family areas as well as no concrete solutions to traffic problems.

I look forward to hearing from the council voicing our concerns and making sure they are fighting for the rights and fair treatment of all present and future constituents living in the area that will be affected by these badly laid out plans. Our county does not belong to real estate developers, and hopefully our council sees the value in making plans to grow and develop without hurting a large population of voting residents.

Thank you
Lenita Posin
7301 Connecticut Ave
Chevy Chase MD 20815
(301) 704-4686

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: Fw: Sign-on letter regarding Thrive 2050 work sessions
Date: Tuesday, February 8, 2022 1:38:24 PM
Attachments: [Letter to Council President Albornoz \(January 2022\).pdf](#)

From: Jane Lyons <jane@smartergrowth.net>
Sent: Monday, January 24, 2022 4:12 PM
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>
Cc: Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Lorenzo-Botello, David <David.Lorenzo-Botello@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>; Silverman, Ken <Ken.Silverman@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>; McNamara, Seamus <Seamus.McNamara@montgomerycountymd.gov>; Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Gibson, Cindy <Cynthia.Gibson@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>; Atwal, Upneet S. <Upneet.Atwal@montgomerycountymd.gov>
Subject: Sign-on letter regarding Thrive 2050 work sessions

[EXTERNAL EMAIL]

Good afternoon,

I am sending the attached letter on behalf of the undersigned 13 organizations who urge Council President Albornoz to expeditiously schedule work sessions and a vote on Thrive Montgomery 2050 to follow the regional citizens advisory board listening sessions and conclude prior to the County Council's work on the operating budget. We believe passage of Thrive is of the utmost prudence, given the upcoming budget season, election, and other important priorities that should be addressed before this County Council ends its term.

Please reach out to me with any questions. Thank you!

Best,
Jane

--

Jane Lyons (she/her) | Maryland Advocacy Manager
Coalition for Smarter Growth
P.O. Box 73282
Washington, DC 20056
smartergrowth.net | montgomery4all.org

(410) 474-0741 | jane@smartergrowth.net
Your gift helps keep CSG's advocacy going! [Donate today!](#)



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www.montgomerycountymd.gov/COVID19

January 24, 2022

The Honorable Gabe Albornoz
Stella Werner Council Office Building
100 Maryland Ave
Rockville, MD 20850

Council President Albornoz:

The undersigned organizations urge you to expeditiously schedule work sessions and a vote on Thrive Montgomery 2050 to follow the regional citizens advisory board listening sessions and conclude prior to the County Council's work on the operating budget. We believe passage of Thrive is of the utmost prudence, given the upcoming budget season, election, and other important priorities that should be addressed before this County Council ends its term.

Thrive is a landmark document that will set the county on a new path toward more sustainable, inclusive land use policies that will help to spur our economy, lower our greenhouse gas emissions, and break down the inequities of the county's east-west divide. The document as it stands is strong and should be considered an achievement — it reaffirms much of the county's embrace of walkable, mixed-use, transit-oriented development over the past several decades, while calling to do so even more boldly and urgently, with equity and climate placed at the forefront. Adopting Thrive's framework now is critical to be able to apply to ongoing and future master plans, zoning amendments, capital investments, and other public policies.

There have now been six formal opportunities for the public to comment on Thrive — at each of which a majority of residents spoke in favor of the plan's approach to land use and growth. This is in addition to the two years of community outreach and engagement conducted by the Planning Department, which influenced the original direction of the plan and subsequent amendments. With incorporation of this public input, Thrive Montgomery 2050's positive, sustainable, and equitable vision for planning and community development has remained intact.

Our organizations have separately submitted comments for additional improvements to Thrive and look forward to the County Council's work sessions to further strengthen this much needed new general plan. It is a plan we support, and we look forward to its swift approval by the end of February and no later than March 15 so that the hard work of implementation may begin in earnest.

Sincerely,

350 MoCo
Action Committee for Transit
Action in Montgomery
Affordable Housing Conference of Montgomery County Co-Chairs Barbara Goldberg Goldman
and Ralph Bennett

Arlington Partnership for Affordable Housing
Audubon Naturalist Society
Coalition for Smarter Growth
Enterprise Community Partners
The Housing Association of Nonprofit Developers (HAND)
Habitat for Humanity Metro Maryland
Montgomery Housing Alliance
Sierra Club Montgomery County
Washington Area Bicyclist Association

CC: Council Vice President Evan Glass
Councilmember Hans Riemer
Councilmember Will Jawando
Councilmember Andrew Friedson
Councilmember Sidney Katz
Councilmember Craig Rice
Councilmember Nancy Navarro
Councilmember Tom Hucker

5135146

From: [Peggy Dennis <hotyakker@gmail.com>](mailto:hotyakker@gmail.com)
To: [County Council](#)
Subject: Thrive 2050
Date: Sunday, February 13, 2022 12:14:33 PM
Attachments: [Thrive 2050.docx](#)

Feb. 13, 2022

Dear Council Members, one and all:

Thrive 2050. This is a “feel good” piece of propaganda with the likelihood of doing great damage and fail completely in its aspirations to create affordable or “attainable” housing with greater opportunities for racial/ethnic/economic diversity in desirable neighborhoods . This version of the General Plan should be slowed way down and carefully analyzed for its presumed efficacy and with much greater citizen participation. Wait until after the pandemic when things like community meetings and hearings can be well advertised and attended in person.

Why? If the objective is to create denser housing within walking distance of public transit, this is where the focus should be. By circumventing the master plan process and “upzoning” all neighborhoods up to and including those at the RE2 category, you will likely promote scattershot redevelopment and small amount of higher density but most of it far from transit. And each time an existing home in the suburbs is demolished and rebuilt, it will cause great anger and hostility among the residents who live there and treasure their homes.

And this will not create more affordable or attainable housing. Why? Because it will most often be taken up, not by existing homeowners, but by builders and developers. And builders and developers do not build housing out of kindness and a sense of civic responsibility. They build to maximize profit.

They will maximize profit by building the largest structures permissible and making them “deluxe” and “upscale.”

If you really want to achieve more affordable or “attainable” housing, you must:

1. Find a way to protect and preserve the lowest priced real estate we already have.
2. Increase the MPDU requirements for all new multi-family construction to something more like 40 – 50%. Perhaps 50% for new construction that is within walking distance of transit, and 40% for new units ½ to one mile from transit. I see too many big “deluxe” apartment buildings going up near transit, and we are fast losing the opportunity to create a meaningful amount of affordable housing.
3. Use the traditional Master Plan process to bring these changes about so that the public and particularly the residents who already live there may be engaged in the decisions

and process.

Slow this entire process down, and rethink what you may be about to do. And in the meantime, implement suggestion #2. "Thrive 2050" appears to be a con game which, if implemented, will cause nothing but harm and fail to achieve the valid and laudable goal of increasing affordable housing.

Respectfully,

Peggy Dennis

Past President, Montgomery County Civic Federation

Feb. 13, 2022

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Slow this entire process down, and rethink what you may be about to do. And in the meantime, implement suggestion #2. “Thrive 2050” appears to be a con game which, if implemented, will cause nothing but harm and fail to achieve the valid and laudable goal of increasing affordable housing.

Respectfully,
Peggy Dennis
Past President, Montgomery County Civic Federation

PH 6-17-21 THRIVE
MONTGOMERY 2050

5135199

PD
CC
MM
SS
LAM

From: [Guthrie, Lynn](#)
To: [County Council](#)
Subject: FW: THRIVE 2050 Plan
Date: Monday, February 14, 2022 4:32:03 PM
Attachments: [Thrive 2050.pdf](#)

From: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>
Sent: Monday, February 14, 2022 1:56 PM
To: Council President <Council.President@montgomerycountymd.gov>
Subject: Fw: THRIVE 2050 Plan

The letter from the Commission on Aging should be logged in. thx.

Joy Nurmi
Chief of Staff to Councilmember Gabe Albornoz
240-777-7961
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

From: Albornoz, Gabriel <Gabriel.Albornoz@montgomerycountymd.gov>
Sent: Monday, February 14, 2022 1:26 PM
To: Dunn, Pamela <Pamela.Dunn@montgomerycountymd.gov>; Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>; Michaelson, Marlene <Marlene.Michaelson@montgomerycountymd.gov>
Subject: Fw: THRIVE 2050 Plan

Gabriel Albornoz

President, Montgomery County Council

Montgomery County, Maryland

Phone: (240) 777-7959

Web-Site: MontgomeryCountyMD.gov/Council

From: Jones, Tremayne <Tremayne.Jones@montgomerycountymd.gov>
Sent: Friday, February 11, 2022 4:12 PM

To: Albornoz, Gabriel <Gabriel.Albornoz@montgomerycountymd.gov>

Cc: barbara selter <barbaraselter6@gmail.com>; Brennan, Shawn M.

<Shawn.Brennan@montgomerycountymd.gov>

Subject: THRIVE 2050 Plan

Good Afternoon Council President Albornoz,

Please see the attached letter from the Commission on Aging.

Tremayne Jones

Department of Health & Human Services

Area Agency on Aging | Commission on Aging

401 Hungerford Drive, 4th Floor

Rockville, MD 20850

(240) 777-1262 (Voice)

(240) 777-1436 (Fax)



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COMMISSION ON AGING

February 11, 2022

The Honorable Gabe Albornoz
President, Montgomery County Council
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Dear Council President Albornoz,

As a follow-up to your request at the County Council's Health and Human Services Committee Budget Hearing on November 17th, the Montgomery County Commission on Aging (CoA) is pleased to provide our perspective on the THRIVE 2050 Plan. The CoA is authorized by the Older Americans Act and was established by Montgomery County in 1974 to advise County government on the needs, interests, and issues of older adult residents, and to advocate on their behalf at the local, state, and national levels.

The CoA fully supports the concept of social equity as an overall guiding principle for all that we do. In general, we feel that the THRIVE 2050 Plan presents a strong vision to move forward on these priorities and principles (e.g., racial equity and age diversity), particularly as it impacts older adults in the County.

The CoA's overall view of the THRIVE 2050 draft plan is favorable. Given the audience for the Plan, we suggest that the technical jargon in the report be eliminated in favor of more consumer-friendly terms that make the Plan easier to understand by the public. For example, the Plan talks about an update to the zoning code using something called "Form-based elements." Unless someone is familiar with "Form-based elements," this terminology is unknown to the public, bureaucratic, and masks what is to be done. We urge that jargon and technical terminology be explained or eliminated.

To further strengthen the Plan, we offer the following thoughts on four key sections in the Plan: Housing; Complete Communities; Design, Arts, and Culture; and Transportation and Communications Networks.

Housing: The CoA supports the THRIVE 2050 Plan recommendation for more housing options and opportunities because of the anticipated increase in the older adult population and in the changes of the racial and economic make-up of the County. We offer the following comments for this section of the Plan:

- We support continued efforts to expand the availability of affordable rental housing.
- Affordable "missing middle" housing can benefit many different kinds of residents from middle income residents seeking a "starter home" to older adults wishing to downsize in or near their neighborhood, but are priced out of the market. As the plan notes, missing middle housing also can facilitate intergenerational interaction and aging in place, both of which are goals of the CoA.

- The CoA supports design for life policies, and we strongly suggest that the THRIVE 2050 Plan consider adding a recommendation that building codes require design for life /universal design (or, at a minimum, safety features such as grab bars, wheel chair access, no-step entrances, wider doors, elevators, etc.) in new multifamily senior housing and for modifications when upgrading existing housing for older adults who may choose to age-in-place. Such options and opportunities can have a great impact on the livability of housing and communities for older adults.
- We also recommend that the first four metrics for measuring success or failure, presented near the end of the Housing section, disaggregate the data by age and gender in addition to race.
- The CoA is pleased to see the Plan’s support for additional funding for the Housing Initiative Funds (HIF).

Complete Communities: The CoA believes the concepts presented in this section encourage integration and diversity of communities. By supporting a broader range of types of households and incomes levels, the concepts presented have the potential to reduce the concentration of poverty and increase racial and economic equity for all older adults in Montgomery County. The complete community concepts can encourage intergenerational housing and may enable older adults to have an active lifestyle in the communities where they may have lived for many years. We realize some older adults have resisted this concept as they worry about removing single-family home zoning restrictions because of the potential for more congestion and purportedly reduced housing values. Although this concept can potentially pit high-income and low-income older adults against one another, we believe that in the longer term, the overall benefit to older adults will outweigh the concerns. In addition, the concept contributes to stable communities and reduces the possibility that some older adults might have to move out of Montgomery County because of the high cost of housing. Notwithstanding our overall support for the concepts outlined in this section, we are concerned that the plan lacks sufficient changes to policies, regulations, or procedures to understand how the concepts can be actualized.

Design, Arts, and Culture: Overall, the CoA supports the concepts presented in this section. In particular, we believe the following quote on Page 41 is an important guiding principle to the Plan; “A desire for human interaction cuts across lines of age, race and ethnicity, and class and is critical to the happiness of individuals as well as the collective well-being of a community. Encouraging different kinds of people to interact in public spaces is important to building a sense of community with shared interests and values. Arts and culture spaces and programming can help us better understand and appreciate each other, strengthening support for diversity and inclusion and building trust.” In addition, we believe the THRIVE 2050 Plan would benefit from a high-level description of the anticipated changes to codes, design guidelines, regulatory tools and zoning modifications needed to facilitate shared use, encourage walkable communities, and create social interaction. Clear standards governing acceptable community-based forms will encourage the introduction of different housing types and neighborhood-serving retail centers, where essential services are within walking distance of most residences. As noted above, we are concerned about the lack of specifics with respect to the required policy, legislative, or regulatory changes needed to make the vision of the Plan a reality. The Plan should present how the goals and policies will be actualized.

Transportation and Communication Networks: We appreciate the goal of the THRIVE 2050 Plan to “create a world-class transportation system.” However, it appears that a world-class transportation system simply translates into just more buses, be they electric or hybrid. It does not create an environment for a broad range of innovative services that will serve not only older adults, but a range of demographic, racial, and spatial portions of the County. The Plan should create a vision where demand-responsive service in both urban and rural settings can function. For example, this might include transportation services like Uber and Lyft, especially in rural areas where public transportation is less accessible. The Plan also needs to account for the growth in privately-owned electric and autonomous vehicles that will inevitably be a part of our future transportation system, servicing all age groups in the County.

As the County begins to expand its broadband and wireless 5G network, we strongly believe that the THRIVE 2050 Plan needs to better incorporate ways to expand the use of that network. For example, the

Plan needs to create a vision for the use of technology that will support, strengthen, and enable innovation in health care services, especially for home and community-based services for older adults.

The Plan also should create a pathway to use the expanded broadband and wireless network that can enhance on-demand transportation services, emergency response, and future vehicle-to-vehicle communications. The THRIVE 2050 Plan must demonstrate that the County is ready to embrace the technological innovations that will be coming over the next 25-plus years and use it to enable improved services for County residents, young and old.

We hope these recommendations will help enhance the THRIVE 2050 Plan. We would appreciate the opportunity to continue to be a part of the Plan review process as specific components are further developed and articulated. Thank you again for your support and interest in the CoA and the opportunity to provide these comments.

Sincerely,

Barbara Selter

Barbara Selter, Chair

From: [Gaebl, Jill](#)
To: [County Council](#)
Subject: FW: SSDAC Comments and Thrive Remarks
Date: Monday, February 14, 2022 4:39:36 PM

From: brenda freeman <brenda_freeman2002@yahoo.com>
Sent: Monday, February 14, 2022 4:34 PM
To: Gaebl, Jill <Jill.Gaebl@montgomerycountymd.gov>
Subject: SSDAC Comments and Thrive Remarks

[EXTERNAL EMAIL]

Last week residents of the Woodside Park Civic Association (WPCA) wrote County Council Chair Albornoz and the County Council opposing Woodside Park being included in the Silver Spring Downtown Adjacent Communities. That letter is below this message.

Probably before our letter was received or possibly reviewed, the meeting which had been planned for March 1 was changed to February 15. The date change was posted on February 11, a four day advance notice including the weekend.

The abrupt change of the County Council's meeting date leaves the impression that it was intentionally changed on short notice to limit public participation.

The timing is interesting because in the same period the County Office of Legislative Affairs report was made public. Among others, OLO report recommendation to return to the original Thrive report and make it better. This refers to the version of Thrive before it was rewritten by the Planning Board Chair.

While the February 15 meeting is a briefing, it is unlikely that any Council member has read the Woodside Park letter or that it will be considered during the process.

At the same time the Office of Legislative Oversight report found what Thrive opponents have been saying all along. Thrive's implementation does not address racial equity nor fix the housing shortage. Montgomery County's own policies created the housing shortage.

Thrive is intentionally not addressing ways development could contribute to residential stability and grow wealth through property ownership for low income and moderate income people. In fact, Thrive could hurt minority, low income and fixed income home owners through up-zoning.

Unfortunately, as written the current version of Thrive will further enrich developers at the expense of most county residents, homeowners and others and will harm rather than help minority groups and seniors on fixed incomes, the latter being an increasing part of the County's population.

The OLO's recommendation to stop Thrive now is a must.

The County Council should return to the initial Thrive report and reach out to all county

residents. The County has wasted hundreds of thousands of dollars of taxpayers' money in pursuit of a "vision" that benefits the few instead of the many. It's time to get real and come up with a plan for Montgomery County not for the residents not out of state developers and a real estate industry who won't have to live with the consequences of failure.

The County's Planning Board has ignored any public input that could improve Thrive 2050. Thrive will not let and moderate income residents to build wealth by purchasing condos and home. The Thrive will increase a class of permanent renters to enrich developers. Further the County through ZTA and pattern books will cede all control over residential development to developers and entrepreneurs. This means that unelected development interests would have more control than elected officials in determining housing and building policies. For development and real estate interests it doesn't get better than that.

The County Council should not ignore the Office of Legislative Oversight's report on equity and its disregard minorities, seniors and other County residents to developers, real estate industry and paid lobbyists. Thousands of hours of time and taxpayer dollars have been wasted trying to force through a flawed Thrive Plan.

County Council Chair Albornoz and Members of the County Council,

We, the undersigned residents of Woodside Park, are writing to urge that the Woodside Park properties — our homes and the Seventh-day Adventist Church — identified as an "Adjacent Community" be removed from the Silver Spring Downtown Sector Plan.

In the District Visions portion of the SSDAC Plan, the "vision" for Adjacent Communities reads:

"Consistent with the recommendations of the Attainable Housing Strategies Initiative, the Adjacent Communities can include a greater variety of housing types, fully integrated into the existing fabric, to allow a wider range of residents to enjoy the valued proximity to the downtown."

At this point, neither Thrive Montgomery 2050 nor the Attainable Housing Strategies Initiative has gone through the County Council approval process. One does not know what changes will be made to the "recommendations" contained in those drafted documents. It is unacceptable that a blank check be written for whatever those documents recommend in the final versions for Woodside Park and the other neighborhoods annexed into the Downtown Sector Plan.

All recommendations in the final and adopted Plans pertinent to Woodside, Woodside Park, Seven Oaks-Evanswood and East Silver Spring should be addressed and executed through the Master Plan process for each area, rather than as blocks and individual lots within blocks arbitrarily separated from the rest of their neighborhood.



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

From: [Jane Lyons <jane@smartergrowth.net>](mailto:jane@smartergrowth.net)
To: [Dunn, Pamela](mailto:Dunn,Pamela@montgomerycountymd.gov); County.Council@montgomerycountymd.gov; [Albornoz's Office, Councilmember](#); [Nurmi, Joy; Glass's Office, Councilmember](#); [Glass, Evan](#); [Carranza, Valeria](#); [Friedson's Office, Councilmember](#); [Friedson, Andrew](#); [Cindy Gibson](#); [Hucker, Thomas](#); [Hucker's Office, Councilmember](#); [Julio Murillo](#); [Jawando, William](#); [Jawando's Office, Councilmember](#); [McNamara, Seamus](#); [Thorne, Cecily](#); [Riemer's Office, Councilmember](#); [Riemer, Hans](#); [Silverman, Ken](#); councilmember.katz@montgomerycountymd.gov; lisa.mandel-trupp@montgomerycountymd.gov; [Navarro's Office, Councilmember](#); [Ikheloa, Roland](#); [Wilson, Craig](#); [Rice's Office, Councilmember](#); [Rice, Craig](#); [Ledner, Sharon](#); [Trible, Kristin](#)
Cc: [Anderson, Casey](#); [Verma, Partap](#); carol.rubin@mncppc-mc.org; [Wright, Gwen](#); [Afzal, Khalid](#); [Cichy, Gerald](#); [Patterson, Tina](#)
Subject: Joint Statement on OLO Initial RESJ Review of Thrive 2050
Date: Tuesday, February 15, 2022 11:14:18 AM
Attachments: [CSG Montgomery for All Statement on OLO Memo - final \(1\).pdf](#)

Good morning,

The Coalition for Smarter Growth, Montgomery for All, Audubon Naturalist Society, Montgomery Housing Alliance, and the Washington Area Bicyclists Association believe in the overarching vision of Thrive 2050, which promotes equity and sustainability through affordable housing, more housing options, improved transit, walkable communities that improve access to jobs, and more.

The best path forward for racial justice in our local land use policies includes allowing more diverse housing types, building mixed-income housing near transit and jobs centers, bringing equitable investment to historically disinvested areas, and ensuring high environmental quality in every neighborhood. We must address the legacy and impact of racial and economic segregation.

We believe the current draft of Thrive 2050 would advance these policies and make Montgomery County more welcoming for everyone. Coalition for Smarter Growth has repeatedly called for stronger language around racial equity and social justice, and we are glad that the Office of Legislative Oversight has provided some guidance on how that can be done.

We urge the Council to quickly plan work sessions to incorporate amendments and pass Thrive.

Thank you,
Jane

--

Jane Lyons (she/her) | Maryland Advocacy Manager
Coalition for Smarter Growth
P.O. Box 73282
Washington, DC 20056
smartergrowth.net | montgomery4all.org
(410) 474-0741 | jane@smartergrowth.net
Your gift helps keep CSG's advocacy going! [Donate today!](#)

February 15, 2022

**Joint Statement on Office of Legislative Oversight Initial
RESJ Review of Thrive 2050**

The Coalition for Smarter Growth, Montgomery for All, Audubon Naturalist Society, Montgomery Housing Alliance, and the Washington Area Bicyclists Association believe in the overarching vision of Thrive 2050, which promotes equity and sustainability through affordable housing, more housing options, improved transit, walkable communities that improve access to jobs, and more.

The best path forward for racial justice in our local land use policies includes allowing more diverse housing types, building mixed-income housing near transit and jobs centers, bringing equitable investment to historically disinvested areas, and ensuring high environmental quality in every neighborhood. We must address the legacy and impact of racial and economic segregation.

We believe the current draft of Thrive 2050 would advance these policies and make Montgomery County more welcoming for everyone. CSG has repeatedly called for stronger language around racial equity and social justice, and we are glad that the Office of Legislative Oversight has provided some guidance on how that can be done.

We urge the Council to quickly plan work sessions to incorporate amendments and pass Thrive.

From: [Cary Lamari <carylamari@yahoo.com>](mailto:CaryLamari@yahoo.com)
To: [Council President](#)
Cc: [Joan B](#); [Elizabeth Joyce](#); [Paul Jarosinski](#); [Jamison Adcock](#); [Sharon Dean](#); janesalzano@gmail.com; [Cas Carla Steinborn](#); [Joan Cohen](#); [Judy Fink](#); [Kimblyn Persaud](#); [KC Chronopoulos](#); [Daniel Meijer](#); [Karen Cordry](#); [Alan Bowser](#); [Jenny Sue Dailey](#); [Sheila Convery](#); [Fran Kauffunger](#); [Peggy Dennis](#); [Deborah Schoenfeld](#); [Hquinn333](#); [H.M. Harris](#); [Jerry Garson](#); [Louis Wilen](#); [Baily Condrey](#); [Jean Cavanaugh](#); [Jacquelyn Bokow](#); [Amanda Farber](#); [Carole Barth](#); [M BRONSTEIN](#); [Linda NeCastro-Pastrel](#); [Elaine Roecklein](#); [Maureen Blassou](#); [Edward Amatetti](#); [Quent Remein](#); [Brenda Freeman](#); [Robert Oshel](#); [Leanne Tobias](#); [Solomon Levy](#); [Jennifer Klang](#); [Pat Johnson](#); [JoAnn Nasios](#); [Naomi Spinrad](#)
Subject: County Council Thrive work session
Date: Tuesday, February 15, 2022 12:12:49 PM
Attachments: [Thrive Montgomery 2050 Responsible Growth Position Report.pdf](#)

County Council President Gabe Alborno and members of the Montgomery County Council,

Back on November 2, 2021 our group Responsible Growth for Montgomery County sent the Council a position report. At that time we clearly articulated the failings of Thrive Montgomery 2050. The County Council has held numerous listening sessions since, through our Urban District and Advisory boards as well as several Council sponsored sessions.

It is clear from listening to our County Residents not only from these sessions but the many Thousands of our residents which have signed petitions, created and commented on The Next Door forums, as well as the Facebook group pages (Epic of MOCO and Responsible Growth for Montgomery County) that our residents have legitimate and grave concerns with the writing of Thrive, it's content. the incomplete nature of this document, The Fiscal Impact analysis conducted by OMB and now the RESJ report done by the Office of Legislative Oversight. We have from the beginning made every attempt to present these same concerns,(The Environment, Economic growth, Infrastructure and most importantly Racial and Social Equity.)

Since then MNCPPC and it's Board have had issues related to Ethical Propriety, Where Lobbyists were not registered nor were they required to file reports yet Thrive has been attributed to being created with one Lobbyist chairing the discussion, Our County Residents deserve better, they deserve to have full disclosure on how Thrive was developed, how much it will actually cost as OMB clearly indicated that Thrive is not specific enough to develop a clear cost analysis and this past week the OLO has come out indicating similar concerns with respect to Equity. Thrive will displace many residents in our County on the lower economic rung and does not address the many needs of this vulnerable population. and finally the potential harm of our Environment especially in our Suburban and Urban areas.

We respectfully request the County Council to take our concerns seriously and delay any vote on Thrive 2050 until our County residents have had their say on Thrive so we may have opportunities with Affordable Housing and Racial and Social Equity as well as create new jobs for our residents and Work Force Housing for County Employees. Thrive needs to be sent back for more work and the County Council must finally concede that Thrive is not ready for consideration and may not be ready until the Next Council. We must get it right! This is a 30 year document which will address the destiny of our County and it's residents future!

I am attaching the Responsible Growth Position Report again to point out yet again some of the issues of importance which should be addressed in Thrive before a County Council Vote.

Thank you,
Cary Lamari

Life's a string of moments; the ones that are important, are those moments that put a smile on your face. Enjoy the smile, They are few and far Between.

Cary Lamari

November 2, 2021

Montgomery County Council
100 Maryland Avenue 6th floor
Rockville, Maryland 20850

Council President Tom Hucker and
Members of the Montgomery County Council

The attached position paper represents the consensus of Responsible Growth for Montgomery County and the signatory organizations regarding Thrive Montgomery 2050.

The report is hereby respectfully submitted. Please include in the Thrive 2050 folder for the record.

Cary Lamari

Cary Lamari, President
Responsible Growth for Montgomery County

COSIGNERS:

Montgomery County Civic Federation, Inc.
Empowering People in Communities of MoCo
Wheaton Regional Civic Association
Cloverly Civic Association
Montgomery County Taxpayers League
Cherrywood Homeowners Association Inc. of Olney
Norbeck Citizens Association
Aspen Hill Community Organization
Aspen Hill Advocates
Saratoga Village Neighbors

Attachment

Copies to:

Tom Hucker (current Council President): Councilmember.Hucker@montgomerycountymd.gov
Hans Riemer: Councilmember.Riemer@montgomerycountymd.gov
Gabe Alborno: Councilmember.Alborno@montgomerycountymd.gov
Evan Glass: Councilmember.Glass@montgomerycountymd.gov
Andrew Friedson: Councilmember.Friedson@montgomerycountymd.gov
Will Jawando: Councilmember.Jawando@montgomerycountymd.gov
Sidney Katz: Councilmember.Katz@montgomerycountymd.gov
Nancy Navarro: Councilmember.Navarro@montgomerycountymd.gov
Craig Rice: Councilmember.Rice@montgomerycountymd.gov

Responsible Growth for Montgomery County

Thrive 2050 Position Report

Thrive as proposed will have vast consequences both in fiscal obligations and livability. In order to prevent uncontrolled residential growth, which will displace families through gentrification and create significant changes to our County livability for existing residents, we make the following recommendations:

- According to the OMB Fiscal Impact Statement, it is clear Thrive is unsustainable, costing over \$50 billion. OMB calculates the net additional County capital costs to be \$8.187 billion, with a net annual operating cost of \$596.4 million per year. This alone equates to a 12% rise in property taxes. It does not include \$6.5 billion for a County Wide Bike Network, over \$35 billion for Complete Communities, and a one-time \$30 million cost for MARC Brunswick Capacity. It is not inclusive of new roads and road upgrades within existing CIP or Master Plans, and it is not inclusive of costs for Bus Rapid Transit (BRT) which is assumed to be on River Road, Connecticut Ave, Georgia Ave, University Blvd, and Viers Mill Road. It is not inclusive of debt service or cost for inflation or necessary increases to the Housing Initiative Fund - to provide subsidized affordable housing for a projected 15,555 new housing units (it is unclear if this includes housing units for displaced residents) - JUST FOR THE NEXT 20 YEARS. Ultimately, OMB determined Thrive's conceptual nature was too vague to provide traditional fiscal analysis.

Conclusion: Thrive is an incomplete document that is unsustainable. It is not equitable for wealth building for those below the area median income. It will significantly and unnecessarily increase taxes to all residents of Montgomery County.

- Any zoning for new multiplex housing in existing neighborhoods MUST NOT BE "BY-RIGHT". We believe that allowing public input, allows for consideration of compatibility, schools, parking, public health/safety, infrastructure, and environment (tree canopy, CO2 emissions, storm water quantity and quality). We feel zoning changes should be done through master plans with citizen advisory input and site plan review.
- We want more comprehensive chapters on Environment, Economy and Racial/Ethnic Equity re-introduced into Thrive Montgomery. We feel the Action Report, initially done by planning staff, to be more comprehensive, and should be the document included as part of Thrive. The Action Report should include recommendations on storm water quantity and a more robust quality control, to help prevent neighborhood water pollution and flooding, especially as Thrive 2050 clearly indicates that climate

change has increased the amount of rainfall and the number of flash flooding events our region is now facing, as a result. We are concerned about urban and suburban tree canopy protection which will help prevent the “heat island effect” - which has the effect of increasing ambient temperatures, and increased use of home and commercial environmental air conditioning - which increases the use of electricity. As a result, it increases carbon emissions into the atmosphere above urban areas, which has been known to create adverse health events.

- Transportation: We believe while the concept of reduced reliance on the automobile is a noble goal, it is impractical with competing density increases to the population, without proper encouragement and capacity for public options. Today, our County statistics indicate that only .5% of the population use bicycles to commute to work, less than 5% use buses, 15% use public transit, and over 66% still rely on the automobile. The transportation elements of Thrive are futuristic in concept and do not address the reality of the needs for today’s population. While this *may* potentially change in the future, these statistics have been constant for the last 30 years, and have no sign of changing in a post pandemic reality. Especially with the advent of electric vehicle use, we believe we should continue the commitment to all existing master plans and CIP recommendations, which many have been in our County queue for decades. We believe road projects and upgrades should remain as a major element of transportation, while our county creates new green incentives, which are yet to be discussed.
- We remain committed to the original vision of the Wedges and Corridors perspective of supporting a strong urban core with satellite cities; with the inclusion of the eastern corridor that will generate vital economic synergy, yet still maintain a strong sense of suburbia; with predominant single-family housing; and with enhancement of varied housing types prescribed through public participation and encouragement through master planning. We fully support the continued commitment of protecting the agricultural reserve as our rural outer ring.
- We feel it most important to protect Naturally Occurring Affordable Housing which must be the center core value of Thrive. This will demonstrate our commitment to diversity and racial and ethnic equity - which we believe Thrive 2050 does not adequately express as a very crucial core value for our County.
- We must promote economic vitality for all segments of the population, which should include educational and vocational commitment to give our residents, especially those on the lower economic ladder, opportunity to have a helping hand up, rather than a handout. We must continue to increase affordable housing opportunities, especially in the realm of Community Land Trust Housing, using varied housing types. These housing types should be done through master plans, using a targeted approach to increase opportunities, while integrating these valuable members of our communities.

- Throughout this process, engagement and public participation have been minimal - and a moving target. Even most recently Councilmember Jawando held a meeting with residents from underserved populations - who, we do not know; what was discussed, we do not know; what was the response, we do not know; and what engagement and how people were invited/chosen, we do not know. This has been the theme for how Thrive Montgomery was created, and this lack of public participation has led to the sense of this entire public document and its contents to be a scheme for special interest groups, without taking into account the complete public interests. Nothing as sweeping as zoning should be done without a racial equity analysis. Furthermore, the public and every agency should be part of the process and allowed a seat at the table for meaningful and deliberate contribution to Thrive - prior to Council voting on it.
- In conclusion, we respectfully request that Thrive be sent back to Montgomery Planning for further review, and seek meaningful public engagement, which should include these considerations in order to bolster public concerns of engagement and give minority populations more opportunities to participate and address racial and ethnic justice concerns - which we feel are lacking in Thrive 2050.

Respectfully submitted by Responsible Growth for Montgomery County and the over 1,000 members who have joined our ranks and growing.

Cary Lamari

Cary Lamari, President
Responsible Growth for Montgomery County
rg4mc2050@gmail.com

From: [Joan Beerweiler <skipperjoan@hotmail.com>](mailto:Joan.Beerweiler@hotmail.com)
To: [Elaine Roecklein](#); [Cary Lamari](#)
Cc: [Council President](#); [Elizabeth Joyce](#); [Paul Jarosinski](#); [Jamison Adcock](#); [Sharon Dean](#); janesalzano@gmail.com; [Cas Carla Steinborn](#); [Joan Cohen](#); [Judy Fink](#); [Kimblin Persaud](#); [KC Chronopoulos](#); [Daniel Meijer](#); [Karen Cordry](#); [Alan Bowser](#); [Jenny Sue Dailey](#); [Sheila Convery](#); [Fran Kauffunger](#); [Peggy Dennis](#); [Deborah Schoenfeld](#); [Hquinn333](#); [H.M. Harris](#); [Jerry Garson](#); [Louis Wilen](#); [Baily Condrey](#); [Jean Cavanaugh](#); [Jacquelyn Bokow](#); [Carole Barth](#); [M BRONSTEIN](#); [Linda NeCastro-Pastrel](#); [Maureen Blassou](#); [Edward Amatetti](#); [Quent Remein](#); [Brenda Freeman](#); [Robert Oshel](#); [Leanne Tobias](#); [Solomon Levy](#); [Jennifer Klang](#); [Pat Johnson](#); [JoAnn Nasios](#); [Pam Smith](#)
Subject: Re: County Council Thrive work session
Date: Tuesday, February 15, 2022 2:27:55 PM

NOTE: THE COUNTY COUNCIL IS INCLUDED IN THIS EMAIL.

I second what Elaine Roecklein wrote. I thank Cary Lamari for his steady leadership on Thrive. I appreciate being included in all emails and want to be kept informed as to how the County Council responds and if they take corrective action.

We in the "Responsible Growth for Montgomery County" group suggested revisions, and then approved, the Responsible Growth Thrive Position Report.

I hope the County Council hears the position of our group, loud and clear, because THRIVE IS NOT READY FOR PRIME TIME.

I have concerns about Thrive and have had concerns from the beginning. I believe Thrive will greatly harm the residents of our County. Thrive will make housing more expensive, increase our taxes, displace many of my neighbors, do irreparable harm to our environment, and much more.

Thrive is not ready to be considered by the County Council. I pray the Council doesn't yield to lobbyists and developers - at the expense of its own County residents.

Joan Beerweiler
Aspen Hill Activist

From: Elaine Roecklein <elaineroecklein@hotmail.com>
Sent: Tuesday, February 15, 2022 1:10 PM
To: Naomi Spinrad <nspinrad@gmail.com>; Cary Lamari <carylamari@yahoo.com>
Cc: Council President <county.council@montgomerycountymd.gov>; Joan B <skipperjoan@hotmail.com>; Elizabeth Joyce <lafleurjoyce@gmail.com>; Paul Jarosinski <jaro.home@verizon.net>; Jamison Adcock <jamisonadcock@yahoo.com>; Sharon Dean <sharonrose1200@aol.com>; janesalzano@gmail.com <janesalzano@gmail.com>; Cas Carla Steinborn <mandre8716@gmail.com>; Joan Cohen <joan.cohen86@gmail.com>; Judy Fink <jfink1231@hotmail.com>; Kimblin Persaud <kimblynpersaud@aol.com>; KC Chronopoulos <kc@Inf.com>; Daniel Meijer <dmeijer@hotmail.com>; Karen Cordry <karenc425@aol.com>; Alan Bowser <alan.bowser@gmail.com>; Jenny Sue Dailey <jennysuedailey@aol.com>; Sheila Convery <contessa@gmail.com>; Fran Kauffunger <frankauffunger@hotmail.com>; Peggy Dennis <hotyakker@gmail.com>; Deborah Schoenfeld <deborah.schoenfeld@gmail.com>; Hquinn333 <hquinn333@yahoo.com>; H.M. Harris <harrishessie@hotmail.com>; Jerry Garson <garson@comcast.net>; Louis Wilen <louiswilen@gmail.com>; Baily Condrey <condreybaily@gmail.com>; Jean Cavanaugh <jeancavanaugh@fastmail.fm>; Jacquelyn Bokow <jcbokow@gmail.com>; Amanda Farber <amandafarber@hotmail.com>; Carole Barth

<cahbarth@gmail.com>; M BRONSTEIN <sumax@verizon.net>; Linda NeCastro-Pastrel <necastrol@yahoo.com>; Maureen Blassou <maureenblassou@gmail.com>; Edward Amatetti <eamatetti@comcast.net>; Quent Remein <quent@cloverly.net>; Brenda Freeman <brenda_freeman2002@yahoo.com>; Robert Oshel <robert.oshel@gmail.com>; Leanne Tobias <leanne.tobias@malachitellc.com>; Solomon Levy <solomonlevy613@gmail.com>; Jennifer Klang <jennklang@hotmail.com>; Pat Johnson <pdjohnson01@yahoo.com>; JoAnn Nasios <jonasios@yahoo.com>
Subject: Re: County Council Thrive work session

Thank you, Cary Lamari for your steady leadership on this very important matter.

I appreciate being included in all emails and request that I be kept informed as to how the County Council responds and if they take corrective actions.

Sincerely,

Elaine Roecklein

From: Naomi Spinrad <nspinrad@gmail.com>

Sent: Tuesday, February 15, 2022 12:43 PM

To: Cary Lamari <carylamar@yahoo.com>

Cc: Council President <county.council@montgomerycountymd.gov>; Joan B <skipperjoan@hotmail.com>; Elizabeth Joyce <lafleurjoyce@gmail.com>; Paul Jarosinski <jaro.home@verizon.net>; Jamison Adcock <jamisonadcock@yahoo.com>; Sharon Dean <sharonrose1200@aol.com>; janesalzano@gmail.com <janesalzano@gmail.com>; Cas Carla Steinborn <mandre8716@gmail.com>; Joan Cohen <joan.cohen86@gmail.com>; Judy Fink <jfink1231@hotmail.com>; Kimblynn Persaud <kimblynpersaud@aol.com>; KC Chronopoulos <kc@Inf.com>; Daniel Meijer <dmeijer@hotmail.com>; Karen Cordry <karenc425@aol.com>; Alan Bowser <alan.bowser@gmail.com>; Jenny Sue Dailey <jennysuedailey@aol.com>; Sheila Convery <contessa@gmail.com>; Fran Kauffunger <frankauffunger@hotmail.com>; Peggy Dennis <hotyakker@gmail.com>; Deborah Schoenfeld <deborah.schoenfeld@gmail.com>; Hquinn333 <hquinn333@yahoo.com>; H.M. Harris <harrishessie@hotmail.com>; Jerry Garson <garson@comcast.net>; Louis Wilen <louiswilen@gmail.com>; Baily Condrey <condreybailey@gmail.com>; Jean Cavanaugh <jeancavanaugh@fastmail.fm>; Jacquelyn Bokow <jcbokow@gmail.com>; Amanda Farber <amandafarber@hotmail.com>; Carole Barth <cahbarth@gmail.com>; M BRONSTEIN <sumax@verizon.net>; Linda NeCastro-Pastrel <necastrol@yahoo.com>; Elaine Roecklein <elaineroecklein@hotmail.com>; Maureen Blassou <maureenblassou@gmail.com>; Edward Amatetti <eamatetti@comcast.net>; Quent Remein <quent@cloverly.net>; Brenda Freeman <brenda_freeman2002@yahoo.com>; Robert Oshel <robert.oshel@gmail.com>; Leanne Tobias <leanne.tobias@malachitellc.com>; Solomon Levy <solomonlevy613@gmail.com>; Jennifer Klang <jennklang@hotmail.com>; Pat Johnson <pdjohnson01@yahoo.com>; JoAnn Nasios <jonasios@yahoo.com>

Subject: Re: County Council Thrive work session

Cary, you need to take me off your list. You do not speak to the council for me and MUST NOT include me on emails to the council or any other government body.

Naomi

On Tue, Feb 15, 2022 at 12:12 PM Cary Lamari <carylamari@yahoo.com> wrote:
County Council President Gabe Albornoz and members of the Montgomery County Council,

Back on November 2, 2021 our group Responsible Growth for Montgomery County sent the Council a position report. At that time we clearly articulated the failings of Thrive Montgomery 2050. The County Council has held numerous listening sessions since, through our Urban District and Advisory boards as well as several Council sponsored sessions.

It is clear from listening to our County Residents not only from these sessions but the many Thousands of our residents which have signed petitions, created and commented on The Next Door forums, as well as the Facebook group pages (Epic of MOCO and Responsible Growth for Montgomery County) that our residents have legitimate and grave concerns with the writing of Thrive, it's content. the incomplete nature of this document, The Fiscal Impact analysis conducted by OMB and now the RESJ report done by the Office of Legislative Oversight. We have from the beginning made every attempt to present these same concerns,(The Environment, Economic growth, Infrastructure and most importantly Racial and Social Equity.)

Since then MNCPPC and it's Board have had issues related to Ethical Propriety, Where Lobbyists were not registered nor were they required to file reports yet Thrive has been attributed to being created with one Lobbyist chairing the discussion, Our County Residents deserve better, they deserve to have full disclosure on how Thrive was developed, how much it will actually cost as OMB clearly indicated that Thrive is not specific enough to develop a clear cost analysis and this past week the OLO has come out indicating similar concerns with respect to Equity. Thrive will displace many residents in our County on the lower economic rung and does not address the many needs of this vulnerable population. and finally the potential harm of our Environment especially in our Suburban and Urban areas.

We respectfully request the County Council to take our concerns seriously and delay any vote on Thrive 2050 until our County residents have had their say on Thrive so we may have opportunities with Affordable Housing and Racial and Social Equity as well as create new jobs for our residents and Work Force Housing for County Employees. Thrive needs to be sent back for more work and the County Council must finally concede that Thrive is not ready for consideration and may not be ready until the Next Council. We must get it right! This is a 30 year document which will address the destiny of our County and it's residents future!

I am attaching the Responsible Growth Position Report again to point out yet again some of the issues of importance which should be addressed in Thrive before a County Council Vote.

Thank you,
Cary Lamari

Life's a string of moments; the ones that are important, are those moments that put a smile on your face. Enjoy the smile, They are few and far Between.

Cary Lamari

From: [brenda freeman <brenda_freeman2002@yahoo.com>](mailto:brenda_freeman2002@yahoo.com)
To: county.council@montgomerycountymd.gov; [Albornoz Gabe](#); [Andrew Friedson](#); [Councilmember Hucker](#); [Councilmember Nancy Navarro](#); councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; [Evan Glass](#)
Cc: [Meredith Wellington](#)
Subject: Council Please Improve Thrive and Stop the Adjacent Communities Expansion on Colesville Road
Date: Tuesday, February 15, 2022 2:34:29 PM

To: County Councilmembers

Last week residents of the Woodside Park Civic Association (WPCA) wrote County Council Chair Albornoz and the County Council opposing Woodside Park being included in the Silver Spring Downtown Adjacent Communities.

Probably before our letter was received or possibly reviewed, the meeting which had been planned for March 1 was changed to February 15. The date change was posted on February 11, a four day advance notice including the weekend. This is hardly adequate notice.

The abrupt change of the County Council's meeting date leaves the impression that it was intentionally changed on short notice to limit public participation.

The timing is interesting because the County Office of Legislative Affairs report was made public before the meeting date was changed. Among other recommendations, the OLO report recommended to return to the original Thrive report and make it better. This refers to the version of Thrive before it was rewritten by the Planning Board Chair.

While the February 15 meeting is a briefing, it is unlikely that any Council member has read the Woodside Park letter or that it will be considered during the process.

At the same time the Office of Legislative Oversight report found what Thrive opponents have been saying all along. Thrive's implementation does not address racial equity nor fix the housing shortage. Montgomery County's own policies created the housing shortage.

Thrive is intentionally not addressing ways development could contribute to residential stability and grow wealth through property ownership for low income and moderate income people.

Unfortunately, as written the current version of Thrive will further enrich developers at the expense of most county residents, homeowners and others and will harm rather than help minority groups and seniors on fixed incomes, the latter being an increasing part of the County's population.

The OLO's recommendation to stop Thrive and improve it must be done.

The County Council should return to the initial Thrive report and reach out to all groups in the County, not just developers and their interests. The County has wasted hundreds of thousands of dollars of taxpayers' money in pursuit of a "vision" that benefits the few instead of the many. It's time to get real and come up with a plan for Montgomery County for the residents not out of state developers and a real estate industry who won't have to live with the consequences of failure.

The County's Planning Board has ignored any public input that could improve Thrive 2050. Thrive will not increase home ownership for low and moderate income residents and let

them build wealth by purchasing condos and homes.

Thrive will increase a class of permanent renters just to enrich developers. Further the County's commitment to developers' ZTA and pattern books will cede all control over residential development to developers and entrepreneurs.

This means that unelected development interests would have more control than elected officials in determining housing and building policies. For development and real estate interests it doesn't get better than that.

The County Council has wasted taxpayer's dollars and our time since March 2020 on Thrive 2050 rather than listen to the public. It is obvious that developers don't want a better Thrive and it appears that our elected representatives have little interest in improving it.

Sincerely,
Brenda Freeman
Silver Spring, MD 20910

From: [ACT for Transit <admin@actfortransit.org>](mailto:admin@actfortransit.org)
To: County.Council@montgomerycountymd.gov
Subject: Do Not Delay Thrive 2050
Date: Tuesday, February 15, 2022 2:40:14 PM

Do Not Delay Thrive 2050

Letter to County Council, February 15, 2022

The Action Committee for Transit (ACT) believes that one of the best ways to achieve the goal of racial equity and social justice in Montgomery County is by dismantling exclusionary zoning. The current draft of the County's general plan, Thrive 2050, constitutes a significant first step towards that goal. For well over two years, residents of Montgomery County have weighed in on the process, debated language and goals, and recommended improvements to the plan. This participation has been broadened and deepened by expanded use of virtual technology, at both the Planning Board and the Council's PHED committee hearings, resulting in testimony much more representative of our community's economic and social diversity than in the past.

Montgomery County currently operates under a general plan first written in 1963 and last updated in 1993, almost 30 years ago. Montgomery County has evolved and diversified and our land use policies must evolve as well. ACT calls on the Council to take up and pass Thrive 2050 and begin the necessary process of dismantling exclusionary zoning, improving housing affordability, advancing racial equity, and bringing our county's housing policy into the 21st century. There is no excuse for delay.

Paul Goldman
President

Action Committee for Transit

Action Committee for Transit
PO BOX 7074
SILVER SPRING MD 20907-7074
admin@actfortransit.org
www.actfortransit.org
www.twitter.com/actfortransit
www.facebook.com/actfortransit

From: [Daniel Meijer <dmeijer@hotmail.com>](mailto:dmeijer@hotmail.com)
To: [Council President](#)
Subject: Fw: County Council Thrive work session (Responsible Growth Thrive Position Report, sent to the County Council again today)
Date: Tuesday, February 15, 2022 3:07:28 PM
Attachments: [Thrive Montgomery 2050 Responsible Growth Position Report.pdf](#)
[Planning Board meetings during public health emergency.pdf](#)

Dear Montgomery County Council-members.

I agree with Carl Larmai's e-mail to you today (copied below) and wish to remind the Council of County Executive Marc Elrich's 4/10/2020 letter to you on postponing the decision as well (second attachment) - which I believe needs to be included in a campaign flyer sent to concerned voters, which may persuade them to consider supporting a second term for the current County Executive.

Daniel Meijer

County Council President Gabe Albornoz and members of the Montgomery County Council,

Back on November 2, 2021 our group Responsible Growth for Montgomery County sent the Council a position report. At that time we clearly articulated the failings of Thrive Montgomery 2050. The County Council has held numerous listening sessions since, through our Urban District and Advisory boards as well as several Council sponsored sessions.

It is clear from listening to our County Residents not only from these sessions but the many Thousands of our residents which have signed petitions, created and commented on The Next Door forums, as well as the Facebook group pages (Epic of MOCO and Responsible Growth for Montgomery County) that our residents have legitimate and grave concerns with the writing of Thrive, it's content. the incomplete nature of this document, The Fiscal Impact analysis conducted by OMB and now the RESJ report done by the Office of Legislative Oversight. We have from the beginning made every attempt to present these same concerns,(The Environment, Economic growth, Infrastructure and most importantly Racial and Social Equity.)

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We respectfully request the County Council to take our concerns seriously and delay any vote on Thrive 2050 until our County residents have had their say on Thrive so we may have opportunities with Affordable Housing and Racial and Social Equity as well as create new jobs for our residents and Work Force Housing for County Employees. Thrive needs to be sent back for more work and

the County Council must finally concede that Thrive is not ready for consideration and may not be ready until the Next Council. We must get it right! This is a 30 year document which will address the destiny of our County and it's residents future!

I am attaching the Responsible Growth Position Report again to point out yet again some of the issues of importance which should be addressed in Thrive before a County Council Vote.

***Thank you,
Cary Lamari***

November 2, 2021

Montgomery County Council
100 Maryland Avenue 6th floor
Rockville, Maryland 20850

Council President Tom Hucker and
Members of the Montgomery County Council

The attached position paper represents the consensus of Responsible Growth for Montgomery County and the signatory organizations regarding Thrive Montgomery 2050.

The report is hereby respectfully submitted. Please include in the Thrive 2050 folder for the record.

Cary Lamari

Cary Lamari, President
Responsible Growth for Montgomery County

COSIGNERS:

Montgomery County Civic Federation, Inc.
Empowering People in Communities of MoCo
Wheaton Regional Civic Association
Cloverly Civic Association
Montgomery County Taxpayers League
Cherrywood Homeowners Association Inc. of Olney
Norbeck Citizens Association
Aspen Hill Community Organization
Aspen Hill Advocates
Saratoga Village Neighbors

Attachment

Copies to:

Tom Hucker (current Council President): Councilmember.Hucker@montgomerycountymd.gov
Hans Riemer: Councilmember.Riemer@montgomerycountymd.gov
Gabe Albornoz: Councilmember.Albornoz@montgomerycountymd.gov
Evan Glass: Councilmember.Glass@montgomerycountymd.gov
Andrew Friedson: Councilmember.Friedson@montgomerycountymd.gov
Will Jawando: Councilmember.Jawando@montgomerycountymd.gov
Sidney Katz: Councilmember.Katz@montgomerycountymd.gov
Nancy Navarro: Councilmember.Navarro@montgomerycountymd.gov
Craig Rice: Councilmember.Rice@montgomerycountymd.gov

Responsible Growth for Montgomery County

Thrive 2050 Position Report

Thrive as proposed will have vast consequences both in fiscal obligations and livability. In order to prevent uncontrolled residential growth, which will displace families through gentrification and create significant changes to our County livability for existing residents, we make the following recommendations:

- According to the OMB Fiscal Impact Statement, it is clear Thrive is unsustainable, costing over \$50 billion. OMB calculates the net additional County capital costs to be \$8.187 billion, with a net annual operating cost of \$596.4 million per year. This alone equates to a 12% rise in property taxes. It does not include \$6.5 billion for a County Wide Bike Network, over \$35 billion for Complete Communities, and a one-time \$30 million cost for MARC Brunswick Capacity. It is not inclusive of new roads and road upgrades within existing CIP or Master Plans, and it is not inclusive of costs for Bus Rapid Transit (BRT) which is assumed to be on River Road, Connecticut Ave, Georgia Ave, University Blvd, and Viers Mill Road. It is not inclusive of debt service or cost for inflation or necessary increases to the Housing Initiative Fund - to provide subsidized affordable housing for a projected 15,555 new housing units (it is unclear if this includes housing units for displaced residents) - JUST FOR THE NEXT 20 YEARS. Ultimately, OMB determined Thrive's conceptual nature was too vague to provide traditional fiscal analysis.

Conclusion: Thrive is an incomplete document that is unsustainable. It is not equitable for wealth building for those below the area median income. It will significantly and unnecessarily increase taxes to all residents of Montgomery County.

- Any zoning for new multiplex housing in existing neighborhoods MUST NOT BE "BY-RIGHT". We believe that allowing public input, allows for consideration of compatibility, schools, parking, public health/safety, infrastructure, and environment (tree canopy, CO2 emissions, storm water quantity and quality). We feel zoning changes should be done through master plans with citizen advisory input and site plan review.
- We want more comprehensive chapters on Environment, Economy and Racial/Ethnic Equity re-introduced into Thrive Montgomery. We feel the Action Report, initially done by planning staff, to be more comprehensive, and should be the document included as part of Thrive. The Action Report should include recommendations on storm water quantity and a more robust quality control, to help prevent neighborhood water pollution and flooding, especially as Thrive 2050 clearly indicates that climate

change has increased the amount of rainfall and the number of flash flooding events our region is now facing, as a result. We are concerned about urban and suburban tree canopy protection which will help prevent the “heat island effect” - which has the effect of increasing ambient temperatures, and increased use of home and commercial environmental air conditioning - which increases the use of electricity. As a result, it increases carbon emissions into the atmosphere above urban areas, which has been known to create adverse health events.

- Transportation: We believe while the concept of reduced reliance on the automobile is a noble goal, it is impractical with competing density increases to the population, without proper encouragement and capacity for public options. Today, our County statistics indicate that only .5% of the population use bicycles to commute to work, less than 5% use buses, 15% use public transit, and over 66% still rely on the automobile. The transportation elements of Thrive are futuristic in concept and do not address the reality of the needs for today’s population. While this *may* potentially change in the future, these statistics have been constant for the last 30 years, and have no sign of changing in a post pandemic reality. Especially with the advent of electric vehicle use, we believe we should continue the commitment to all existing master plans and CIP recommendations, which many have been in our County queue for decades. We believe road projects and upgrades should remain as a major element of transportation, while our county creates new green incentives, which are yet to be discussed.
- We remain committed to the original vision of the Wedges and Corridors perspective of supporting a strong urban core with satellite cities; with the inclusion of the eastern corridor that will generate vital economic synergy, yet still maintain a strong sense of suburbia; with predominant single-family housing; and with enhancement of varied housing types prescribed through public participation and encouragement through master planning. We fully support the continued commitment of protecting the agricultural reserve as our rural outer ring.
- We feel it most important to protect Naturally Occurring Affordable Housing which must be the center core value of Thrive. This will demonstrate our commitment to diversity and racial and ethnic equity - which we believe Thrive 2050 does not adequately express as a very crucial core value for our County.
- We must promote economic vitality for all segments of the population, which should include educational and vocational commitment to give our residents, especially those on the lower economic ladder, opportunity to have a helping hand up, rather than a handout. We must continue to increase affordable housing opportunities, especially in the realm of Community Land Trust Housing, using varied housing types. These housing types should be done through master plans, using a targeted approach to increase opportunities, while integrating these valuable members of our communities.

- Throughout this process, engagement and public participation have been minimal - and a moving target. Even most recently Councilmember Jawando held a meeting with residents from underserved populations - who, we do not know; what was discussed, we do not know; what was the response, we do not know; and what engagement and how people were invited/chosen, we do not know. This has been the theme for how Thrive Montgomery was created, and this lack of public participation has led to the sense of this entire public document and its contents to be a scheme for special interest groups, without taking into account the complete public interests. Nothing as sweeping as zoning should be done without a racial equity analysis. Furthermore, the public and every agency should be part of the process and allowed a seat at the table for meaningful and deliberate contribution to Thrive - prior to Council voting on it.
- In conclusion, we respectfully request that Thrive be sent back to Montgomery Planning for further review, and seek meaningful public engagement, which should include these considerations in order to bolster public concerns of engagement and give minority populations more opportunities to participate and address racial and ethnic justice concerns - which we feel are lacking in Thrive 2050.

Respectfully submitted by Responsible Growth for Montgomery County and the over 1,000 members who have joined our ranks and growing.

Cary Lamari

Cary Lamari, President
Responsible Growth for Montgomery County
rg4mc2050@gmail.com



OFFICES OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

April 10, 2020

Sidney Katz, President
Montgomery County Council
100 Maryland Avenue, 6th Floor
Rockville, Maryland 20850

Dear President Katz:

I would like to thank you and your colleagues on the Council for putting aside business as usual to prioritize COVID-19 emergency relief funding and the many other steps we must take to meet the unprecedented challenges we face. The well-being and lives of our residents require our full attention – these are the priorities of my office and of all the departments under my direction. In framing these priorities, the Council has recognized the essential role of public hearings and testimony in the decision-making process. For the operating budget, your March 25, 2020 Memo to the Council proposed that “Since the public cannot attend operating budget public hearings, we will only have one public hearing and I have asked staff to determine how to accept and distribute testimony.” For all other matters, the memo states that:

Where feasible we will delay public hearings on non-budget issues so that the public can more fully participate once the Council Office building is open to the public. ...[T]he Council will focus on only the most critical issues and it would be preferable to hold hearings closer to when an issue can be considered. [Emphasis added.]

Your recognition of the importance of maintaining our tradition of public involvement will no doubt be appreciated by residents who would like to remain involved but are preoccupied and beset by far more serious problems. I am writing to ask that the Council set the same priorities for the Planning Board’s work program. The Planning Board continues to meet, have substantive presentations, and take action on controversial matters important to the public. While its meetings are available on the website and the Planning Board has provided a form for public participation, the new process is complicated and subject to “technical difficulties,” as happened on Thursday, April 2nd. The result is little, if any, participation by a distracted public.

I would like to share a few recent examples that concern me. On March 26th, the Planning Board approved an amendment to the Ten Mile Creek Clarksburg East and West environmental overlay zones to be transmitted to the Council. Despite the critical importance of actions taken by a previous Council to protect the Ten Mile Creek watershed, there was no community or environmental participation in this agenda item. Also, the Planning Board continues to have substantive presentations on the Subdivision Staging Policy and ThriveMontgomery 2050 – planning documents that will have a major impact on the county’s future. Although there has been no public participation in any of these briefings, the Planning Board agenda for April 16th lists yet another briefing on the Vision and Goals for ThriveMontgomery 2050.

Sidney Katz, President
April 10, 2020
Page 2

I ask that the Council give direction to the Planning Board consistent with its own decision to delay certain public hearings until such time as the public can more fully participate. Because sensitive environmental and major policy decisions require full public participation, I recommend that the Board limit its actions to those agenda items that are noncontroversial, necessary for the administrative functioning of the agency, and unrelated to major policy decisions that will come before the Council.

Thank you for your continuing efforts on behalf of all county residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Elrich". The signature is fluid and cursive, with the first name "Marc" and last name "Elrich" clearly distinguishable.

Marc Elrich
County Executive

From: [Karen Cordry <karenc425@aol.com>](mailto:karenc425@aol.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive Comments
Date: Tuesday, February 15, 2022 4:38:17 PM

I have been listening to the session today and I have a couple of short comments.

First, as an overall document, there is much to support in the Thrive document -- but if you count that as making me a supporter of passage of Thrive in its current form, you are mistaken. (And, I am currently listening to Member Katz and he is absolutely spot on in his comments about how expressed concerns have been dealt with.)

Three important points -- first, there is a continued assertion that we need to do the zoning/housing changes to make the community more racially and income diverse but I have seen nothing in the materials that address the fact that the areas where this is expected to be implemented are *already* among the most integrated on all measures in the county. So, putting all of the burdens of achieving that goal does not necessarily belong on the shoulders of those who are already at the forefront of that diversity.

Second -- the continued statement that Thrive doesn't implement the zoning changes does not really answer the questions. To the extent that it places the goals in place as binding directives, the zoning changes just become paper work. Moreover, I note that the Silver Spring plan that you are discussing now is written as if Thrive and these housing changes had already passed and been decided upon. That does not leave those of us with concerns much comfort that these are really viewed as open issues.

Third -- in terms of projecting the future, it seems significant that the draft fails to mention the sea change we have seen in how people live and work after the COVID pandemic. I am sure that we will be "able" to get back to normal in the relatively near future, but the question is *will we?* The plan is written on the assumption that we will all go back to commuting to jobs in a very concentrated set of areas and we will all need to live near to those areas and/or take transit to get there. Yet, what we have all found is that it is possible for a great many of us to work at home and *not* commute. If so, then where we live may be a much different issue going forward if those changes become permanent. And, we won't know that probably for another year or more -- but the draft does not even acknowledge that this is a meaningful question to ask. We are proposing to draft changes for the next 30 years and yet we are living in a situation we could not possibly have imagined just a bit over two years ago.

(One other question I have is about the population growth estimates which appear to be greatly inconsistent with the actual experience over the last five plus years and I have seen nothing about how they were developed. If we do not have to accommodate as many people as suggested, the urgency of some of these changes greatly diminishes.)

In short, I think this is a plan that could well benefit by being broken up into what is truly noncontroversial and what needs more work. And, to the extent actual changes need to be done in short order, I see no reason why the Council can't get busy and just pass those items and get going on them.

Thank you for your attention to these concerns.

Karen Cordry

(President KHCA (but speaking for myself for the moment)).

JPH 6-17-21 THRIVE
MONTGOMERY 2050

5135282

PD

From: James Curry Jr. <curryjr.james@yahoo.com>
To: county.council@montgomerycountymd.gov
Subject: Thrive Insurrection
Date: Tuesday, February 15, 2022 4:46:02 PM

https://epicofmoco.salsalabs.org/isthrive2050confusingyounotmorethanthehedcommittee_copy2_copy1_copy1_copy1_copy2_copy1_copy1_copy1_copy1_copy1_copy1_copy1_copy1_copy1_copy1_copy1

How should we respond to the prediction of “Thrive Insurrection”?

For the record I have lived in Lyttonsville for 37 years. This is a great neighborhood full of diverse working class families, no crime and we know each other. Perfect neighborhood because we all fit it here.

Many county residents have been shocked, outraged and saddened by the ongoing theft, destruction and obstruction of infrastructure proposed by “Thrive Insurrection”.

The county is destroying the American dream and democracy for many working class families and neighborhoods. I live in lyttonsville a neighborhood that survived segregation for 135 years. The county allowed it and now wants to take our homes for the Purple Line development (Thrive Insurrection).

Why don't your plan take those junky looking warehouse all around Brookville Road area and convert those into homes with some businesses. Many other ideas for development but you want our neighborhood, you are no better than Klansmen in suites deciding who lives in the county! It is a form of displacement lynching It's very unfair. All of you were voted into office to protect the interest of the county citizens not rich developers.

I know Thrive Development will continue but hopefully with more consideration for all people not just the rich. I want to persevere my residence in Montgomery County for another 40 years. In a neighborhood where I fit in!

Be kind, unwind “Thrive”.

Sent from my iPhone

From: [betty winholtz <winholtz@sbccglobal.net>](mailto:betty.winholtz@sbccglobal.net)
To: County.council@montgomerycountymd.gov
Subject: thrive
Date: Wednesday, February 16, 2022 2:22:34 AM

Dear County Council:

You must do a better job than the current version of *Thrive 2050*.

The OLO report confirms what CCCFH and other communities around the County have been saying about *Thrive* and its lack of attention on affordable housing issues for at least the past year. What good does it do to attract businesses, and then have no workers because there is no affordable place to live?

Sincerely,
Betty Winholtz

From: brenda.freeman
To: county.council@montgomerycountymd.gov
Cc: [County Executive Marc Elrich](#); [Meredith Wellington](#)
Subject: Fw: OLO Report
Date: Wednesday, February 16, 2022 1:46:00 PM

County Council Members:

Please give full consideration to the OLO report on racial equity. The report and its recommendations would definitely improve Thrive.

My reaction to the OLO report which I sent to that office this morning is below.

Sincerely,

Brenda Freeman
Silver Spring, MD.

----- Forwarded Message -----

From: brenda freeman <brenda_freeman2002@yahoo.com>
To: Elaine Bonner-Tompkins <elaine.bonner-tompkins@montgomerycountymd.gov>
Sent: Wednesday, February 16, 2022, 10:02:35 AM EST
Subject: OLO Report

Ms. Bonner-Tompkins:

I appreciate OLO's comprehensive and insightful report and its recommendations to improve Thrive with an easier to follow framework.

Montgomery County is no longer as wealthy and as upscale as the Planning Board claims.

Updating is important for equity issues. Moderate income home owners many of whom are minority, low-income or elderly residents living on fixed incomes will be affected by up-zoning that leads to gentrification.

Clear writing without staged photos of what's to come, but what's not here can be misleading; improving the small screen shots which are difficult to read would make Thrive more accessible to the residents and be a more useful public document.

The Planning Board documents are written for planners and outside experts not for the general public.

After spending hours reading reports, many of them too complex, too visionary and unwieldy, simplifying the Planning Board's reports along with Thrive's other interconnected documents would be a true public service.

Sincerely,

Brenda Freeman
Silver Spring, MD 20910

From: [Davis-Cook, Shana](#)
To: [County Council](#); [Albornoz, Gabriel](#); [Glass, Evan](#); [Friedson, Andrew](#); [Rice, Craig](#); [Rierner, Hans](#); [Jawando, William](#); [Katz, Sidney](#); [Hucker, Thomas](#); [Navarro, Nancy](#)
Cc: elissa.leonard@chevychasevillagemd.gov; robert.goodwin@chevychasevillagemd.gov; gary.crockett@chevychasevillagemd.gov; nancy.watters@chevychasevillagemd.gov; linda.willard@chevychasevillagemd.gov; david.winstead@chevychasevillagemd.gov; lou.morsberger@chevychasevillagemd.gov; [Davis-Cook, Shana](#); townoffice@townofchevychase.org; [Todd Hoffman](#); [Barney Rush](#); [Irene Lane](#); [Marc Elrich](#); [County Executive Elrich](#)
Subject: Letter from Chevy Chase Village RE: Thrive Montgomery 2050 (PHED Committee Draft)
Date: Wednesday, February 16, 2022 6:26:46 PM
Attachments: [CountyCouncil_TM2050Comments_PHEDCommDRAFT_FINAL021622.pdf](#)

Dear President Albornoz and Members of the Montgomery County Council:

Please see the attached letter from the Chevy Chase Village Board of Managers regarding the PHED Committee Draft of Thrive Montgomery 2050.

Sincerely,

Shana R. Davis-Cook
Manager, Chevy Chase Village
shana.davis-cook@montgomerycountymd.gov
www.chevychasevillagemd.gov
Phone 301-654-7300
Fax 301-907-9721
5906 Connecticut Avenue
Chevy Chase, MD 20815



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19



February 16, 2022

VIA ELECTRONIC MAIL
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

RE: Thrive Montgomery 2050 (PHED Committee Draft)

Dear President Albornoz and Members of the Montgomery County Council:

Our municipality is continuing to participate with our neighboring communities to review the council's Planning, Housing, Economic Development Committee's draft of Thrive Montgomery 2050. We echo the sentiments of those who have expressed support of the plan's focus on inclusive, socially connected, and walkable communities and for environmental sustainability and resiliency; however, we remain concerned that certain aspects of the plan require further focus and amendments.

Specifically, we echo and, by this letter, amplify the points outlined in the attached letter dated December 14, 2021, from our neighboring municipality, The Town of Chevy Chase (the Town). We urge members of the council to review the comments and recommendations included in the Town's letter.

It is important that Thive Montgomery 2050 reflects the broad spectrum of input and feedback from across the county as this document will serve as the basis for all zoning, development, and public investment to occur across the county over the next 30 years. We appreciate the opportunity to provide this feedback for your consideration.

Sincerely,

Robert Goodwin, Jr.
Vice Chair
Chevy Chase Village Board of Managers

cc: Mr. Marc Elrich, County Executive, Montgomery County
Chevy Chase Village Board of Managers
Mr. Barney Rush, Mayor, Town of Chevy Chase

CHEVY CHASE VILLAGE
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Irene Lane, *Vice Mayor*
Joy White, *Treasurer*
Joel Rubin, *Secretary*
Ellen Cornelius Ericson, *Community Liaison*

December 14, 2021

Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Dear President Albornoz and Members of the County Council,

We support many of the principles of Thrive, including its call for inclusive, socially connected, and walkable communities and for environmental sustainability and resiliency. We also support its general objective of encouraging higher density development along transit corridors and activity centers around the County. Achieving this objective will offer significant benefits to County residents.

However, before the County Council approves Thrive, which will form the policy and legal foundation for long-term and large-scale community development and redevelopment, we submit for your consideration the following comments and recommendations along with our endorsement for one particular principle of urbanism concerning parks.

1. Reinstate Chapter on Economic Competitiveness

Our County faces an enduring and increasingly severe financial strain. We must find ways of attracting new and better paying jobs to the County, to afford both the growing level of services our residents need, and the infrastructure projects called for in Thrive. Thrive recognizes the magnitude of this problem by including economic competitiveness as one of only three overarching objectives in the plan. The introduction presents a highly concerning set of facts, demonstrating how Montgomery County has fallen behind other counties in our region in job creation and has suffered a decline in household income over the past 15 years. We are not on a sustainable path.

Instead of confronting this crisis, the authors of Thrive deleted a chapter on economic competitiveness that had been in an initial draft. We now read statements about the County's potential to attract employers, the County's need to strengthen its "economic competitiveness by creating the kinds of places where people with diverse choices want to live and work." (p. 7), and "Major employers are looking for amenity rich walkable areas near transit." (p. 24). While such statements have merit, they neither comprise the comprehensive strategy our County requires nor

appear particularly compelling. Notably, rapid job growth is evident in many areas of Northern Virginia that are not in or adjacent to complete communities.

We encourage the County Council to hold a hearing on how best to integrate economic competitiveness back into Thrive and to invite the Montgomery County Economic Development Corporation to testify and submit comments on the document. Montgomery County residents deserve a more comprehensive discussion of the interrelationship between economic development and planning for our future growth. For example, as the December 2020 Planning Department Report on White Flint determined, developers will not build housing there unless there are jobs in the area.

Also, a 2019 Brookings Institute [paper](#) points out the additional elements required to attract new jobs: Innovative companies favor mixed-use downtowns and *innovation districts where research institutions, advanced industry firms, and entrepreneurs cluster and connect*. (Emphasis added). Thrive should include a specific vision for how the county can build on existing economic strengths (e.g., biotech, hospitality, federal government), create an environment for innovation and entrepreneurship, promote more job training programs, and compete given increased telecommuting opportunities and increased office and retail space vacancy rates. Taxes, regulations, the ability to deliver needed infrastructure, and other factors should be considered as well.

Other jurisdictions, including Prince George’s County, Frederick County, Anne Arundel County, and Fairfax County, have seen the wisdom of integrating planning and economic development in their general plans. Indeed, even Montgomery County’s 1993 General Plan Refinement had an employment/economic activity chapter. Therefore, we ask the County Council to reinstate and update the chapter on economic competitiveness.

2. Use Master & Sector Planning Processes

The current draft of Thrive does not discuss how recommended policies will be implemented, and several Councilmembers have expressed the view that the ways and means of undertaking any land use changes should be considered only as a subsequent matter. We are concerned with this position. We agree that Thrive will serve as a policy guide, but the document should state, as the original version of Thrive did, “Many of Thrive Montgomery 2050’s recommendations cannot be implemented with a one-size-fits-all approach. Area master plans will help refine Thrive Montgomery 2050 recommendations and implement them at a scale tailored to specific neighborhoods.” Previous substantive changes to zoning have occurred through this established process.

The master and sector planning processes help ensure that essential and accurate analyses of attainable and affordable housing prospects, concentrated infrastructure capacity studies and investments, improved stormwater regulations to manage increased residential density, targeted economic development strategies, and tax changes are integrated and comprehensive. This raises confidence in the success of the proposed changes, permits more localized flexibility and appropriate development, and provides the means to secure local support for the proposed changes. Thrive should state the importance of continuing to use this vital process that has

served the County well and earned the confidence of residents as the fair and reasoned way to make zoning changes.

3. Promote Market-Rate Affordable Housing In More Locations

The original draft of Thrive extolled urbanism as the means to move the County away from car-centric to people-centric living. The current draft purports that applying the principles of urbanism also will address issues of racial disparities in home ownership, neighborhood equity, and affordable housing. We are concerned that too much is being expected from the promotion of this one vision. In particular, Thrive fails to account for the high cost of land and construction for in-fill development in urban areas. How will the County achieve the increase in market-rate housing that can be afforded by “a broad swath of County residents” (p. 62)? Thrive asks in every chapter, *what problem are we trying to solve?* In our view, increasing the supply of market rate affordable housing requires building more housing in many parts of the County. This will include building in areas of existing high density but also in areas where land is less expensive and construction costs more moderate - such as less urban areas.

In making this statement, we are not opposed to identifying a Corridor-Focused Growth Area, since even that area includes considerable property that is not particularly urban. But we do not foresee that “complete communities,” as Thrive defines that concept, will be the location for much of the market-rate, broadly affordable housing needed. We suggest that Thrive consider the development of affordable housing in both the Focused and Limited Growth Areas, with the view that the County should also encourage CR development in non-urban areas -- development that will bring some services closer to where this housing is and will be located. This concept is hinted at on p. 32 but should be explored more fully.

4. “Housing for All: More of Everything.” But Let us Not Denigrate Suburbia

Thrive offers recurring praise for compact development that supports “dense, vibrant and energized” communities. Thrive states that if we build more housing near “high quality transit corridors” we can provide housing that will keep the most productive workers in the County.” (p. 66). Other goals include increasing the number of County residents that bike and walk and reducing reliance on cars. Meanwhile, suburban living is implicitly criticized: “The desire of property owners to maximize the value of their land led to more development in outlying areas... with a proliferation of garden apartments and townhouses...The absence of tighter limits allowed development to disperse...” (p. 17).

However, suburban homes - both multi-family and single family - are a material component of the County’s stock of attainable middle-income housing and offer a lifestyle desired by many families. These communities can also offer social connectivity, inclusiveness, and walkability but at a different scale than downtown, high-density areas. Thrive can state that there is an unmet need for more housing in urban areas; but there is no need to imply that suburban living is a mistake, undesirable – or where *less* productive workers live!

Thrive also builds a case that the County has too much single-family housing and that a material shortage exists in the provision of smaller units. Thrive states on p. 58, that “the percentage of

households consisting of one person has risen from 7% in 1960 to 25% in 2019, and that this has led to a housing “gap.” But is this so? When one looks closely at the table of family composition, shown on p. 59, it is apparent that the percentages in the different categories have not shifted materially in the 30 years since 1990. Over this period, the percentage of people living alone has grown only from 21% to 25%, and the percentage of families with children has shrunk by only a few percentage points. As a result, the purported mismatch of housing types to demand does not appear to be as serious an issue as the text suggests.

In addition, Thrive shows no awareness of how the work/home life paradigm is rapidly shifting. Looking ahead, we should expect that a family with children, with working (productive) parents based at home and therefore, in need of home office space, might choose a more suburban housing option where they can afford more space. And the environmental consequence of this choice may not be so detrimental if they only need to commute intermittently to an office in an electric vehicle or ride share.

Given these considerations, we suggest a reset of the tone of the document: The County should strive to meet the needs of its residents and of residents it wishes to attract, whatever choice in housing they decide to make. We should support additional housing in urban areas without denigrating suburban developments where families may find the right mixture of amenities that they want at a price they can afford.

5. Improve Infrastructure When Increasing Housing Density

Thrive should state that infrastructure improvements need to be undertaken commensurate with any zoning changes (i.e., through a master or sector plan) to increase housing density. Thrive should include calls for infrastructure improvements to meet added demands placed by infill development on water/sewer lines, electrical lines, high-speed communications, stormwater capacity, and other critical infrastructure needs for communities. Currently, such improvements are required for large developments but not for infill development that typically impacts one lot at a time. Thrive advocates for substantial additional density in the High Growth Area. While individual projects that might fulfill Thrive’s vision may or may not be large, there must be an understanding of the cumulative impact of such developments, and the corresponding demands made on infrastructure. The plan needs to address this. In addition, Thrive should be integrated with the Climate Action Plan (CAP) so that infrastructure improvements meet climate change challenges.

6. Develop a More Imaginative Transportation Approach

Thrive should include a broader, more realistic, and more imaginative transportation approach beyond wider sidewalks, more bike lanes, and BRT. Some important questions should be addressed: How will mass transit-centric transportation be staged both in terms of development timelines and service coverage areas (i.e., given the high cost of constructing and maintaining transit and limited funds)? To what extent will ride sharing provide home to office transportation that will be faster than mass transit? In addressing these questions, Thrive should set out strategies for how the County will flexibly plan for traffic and technology advancements, account for transportation needs that support all the land uses in the County, and accommodate

the needs of different population groups that cannot use public transit, including the elderly, disabled, and young families. Also, as indicated in the County MDOT's response letter about Thrive, coordination with MDOT will be essential to implementing Thrive along with the recognition that most county residents and visitors will continue to use their cars.

7. Reinstate Chapter on Environmental Resiliency

Given the vital importance of improving environmental resiliency, we believe that there should be a stand-alone chapter in Thrive on this topic. This would provide the means to treat all key environmental topics holistically and set out how they may relate to and reinforce each other, instead of leaving the reader with the task of piecing together disparate comments through the text. And it would encourage consistent treatment of such issues as increasing the use of clean energy, promoting green buildings, the need for climate adaptation, and improving climate governance. A separate chapter also could set out energy efficiency recommendations for all new commercial and residential buildings. We also encourage providing current watershed and water quality maps, instead of referencing a Water Resources Functional Plan that was written 10 years ago before we began to experience the increasing severity and frequency of storms.

8. Require Five-Year Reviews of Thrive

Thrive would benefit from acknowledging the inherent uncertainty of making plans: facts and circumstances change, sometimes abruptly. Would anyone have imagined that the trend to remote work would accelerate as it has due to the pandemic? Therefore, Thrive should be reviewed and updated every five years. Such revisions would permit the systemic analysis of data that Thrive asks to be collected at the end of each chapter and would allow consideration of other factors, such as the state of the County's finances and the pace of economic development and job creation.

This periodic review should be countywide and comprehensive, including input from a broad number of agencies as well as documentation on the changes through a number of critical success factors: economic growth, development and competitiveness; multi-family versus single-family housing demand and supply; public revenue; transit, and ride-sharing use; vehicle miles traveled; housing affordability metrics; adequate public facility impacts; and environmental factors such as stormwater management efficacy. Such a review should lead to recommendations for adjustments to Thrive to achieve critical County goals.

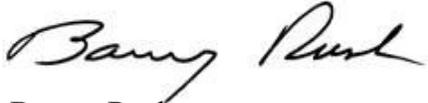
We Applaud Thrive's Support for Urban Parks

Before closing, we would like to state our strong support for language in the section on parks and recreation, where Thrive recognizes the vital contribution made by urban parks to the success of complete communities. We support this principle with our wallet as well as voice. The Town of Chevy Chase has authorized contributing up to \$4 million to the creation of two new parks in Bethesda, connected to the redevelopment of the Farm Women's Market. This is an example of an innovative public-private partnership, involving the County, the Town, and the developers (The Bernstein Management Corporation and EYA). It is also an example of the partnership value that municipalities such as ours could bring to Thrive. We look forward to collaborating

with our partners to realize this development and turn into reality a vital component of the vision set out in Thrive and in the Bethesda Downtown Plan.

Thank you for the opportunity to express our concerns and recommendations regarding the Thrive general plan and our hopes for the success of our County. We are always available should you like to speak further.

Sincerely,

A handwritten signature in black ink that reads "Barney Rush". The signature is written in a cursive, flowing style.

Barney Rush
Mayor

PH 6-17-21 THRIVE
MONTGOMERY 2050

5135413

PD
GO

From: awjoseph66@gmail.com
To: county.council@montgomerycountymd.gov
Subject: Thrive
Date: Thursday, February 17, 2022 8:14:19 PM

We strongly urge you not to support a plan that creates more congestion on Connecticut Avenue and Brookville Road, our 2 main arteries that feed Chevy Chase circle which has over the 40 plus years we have lived here been the site of numerous accidents.. Brookville Road is also heavily trafficked during rush hour and is also a school bus route and crossing for many children. The 4 H center is already aiming to add multiple housing options that will severely tax the area. Isn't that enough to burden the narrow roads of the community and the main arteries? On our behalf we hope you will preserve an area that should not be further compromised or commercialized!

Alice and David Joseph

Sent from my iPhone

From: pmyokhin@verizon.net
To: County.Council@MontgomeryCountyMD.gov; "[Albornoz's Office, Councilmember](#)";
councilmember.glass@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; [Casey Anderson](#); "[County Executive Marc Elrich](#) -"
Cc: [Wright, Gwen](mailto:Wright.Gwen); [Jewru Bandeh](mailto:Jewru.Bandeh); [Jewru Bandeh](mailto:Jewru.Bandeh); "[Madaleno, Richard S.](#)"; chris.cihlar@montgomerycountymd.gov;
Elaine.Bonner-Tompkins@montgomerycountymd.gov
Subject: Thrive MC2050 & OLO Analysis Report
Date: Friday, February 18, 2022 1:30:34 PM
Attachments: [220218 - Thrive MC2050 OLO Letter to County Council.docx](#)



February 18, 2022

Dear County Council President Gabe Albornoz & Councilmembers
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Subject: OLO Analysis on Thrive Montgomery 2050

The Tamarack Triangle Civic Association (TTCA) is submitting this letter to state that we, after reviewing the Thrive Montgomery 2050 (Thrive MC2050), the county's proposed general master plan, we are in general agreement with the plan, but also need to inform the County Council that we also agree with the recommendations of the Racial Equity and Social Justice (RESJ) analysis conducted by the Montgomery County Office of Legislative Oversight (OLO) on the Thrive MC2050 plan.

We agree that Council must review and discuss the findings in the OLO RESJ analysis, and support their recommendations to address racial equity and social justice, still lacking in certain parts of the county and include these recommendations within the Thrive MC2050 plan. As a community in East County, we have seen, lived, and suffered the negative consequences of this lack of racial equity and social justice in our part of the county. This has immense and adverse impact to our quality of life and economic wellbeing.

We support OLO's recommendation to include language to eliminate "redlining" in its many forms. Originally a covenant used by the federal government and banking industry to limit the proliferations of racial and ethnic minorities across the country, especially in urban centers. Redlining today has morphed into many insidious forms, being used from economics,

to land use, housing, transportation, and not lastly by importantly in education. These types of discrimination have far-reaching effects that has generational impacts and consequences to our effected Montgomery County businesses, residents, and entire communities.

In conclusion, the TTCA community encourages the Montgomery County Council to support the recommendations of the OLO analysis report and include those recommendations in the Thrive MC2050 plan.

Sincerely,
Peter Myo Khin
President, Tamarack Triangle Civic Association
202-257-8071



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MONTGOMERY 2050

5135514

PD

From: [MICHAEL SALZBERG <michaelsal@verizon.net>](mailto:michaelsal@verizon.net)
To: [Montgomery Council](#); [Gabe Albornoz](#); [Councilmember Friedson's Office](#); [Councilmember Glass's Office](#); councilmember.riemer@montgomerycountymd.gov; [Councilmember Jawando's Office](#); councilmember.hucker@montgomerycountymd.gov
Subject: Coming to Montgomery COUNTY
Date: Tuesday, February 22, 2022 5:11:13 AM

Due to extreme left leaning thinking. Busting up single family neighborhoods by increasing allowed density , investors are circling existing affordable neighborhoods like Takoma Park, Silver Spring, white oak, Rockville, Wheaton, Gaithersburg, Garrett Park, north Bethesda to snap up homes as they become available to double, triple, or quadruple density by right to create smaller places to live less environmentally friendly. Pressure on roads, schools, infrastructure, tree cover, storm runoff. No improvement in affordability The planning commissions push along with thrive 2050 will reduce equity across the county as older established community's were not planned or built with their density vision. The council must stop this vision. There exists already much affordable mid level workforce housing in the county. Population growth has been extremely slow over the past 10 years. There are thousands of new units planned like at white flint. Your visions should be incorporated into these new developments like that where they can be thoughtfully integrated not imposed in some haphazard environmentally destructive way.

<https://www.washingtonpost.com/business/interactive/2022/housing-market-investors/>

Sent from my iPad

From: Daniel Meijer <dmeijer@hotmail.com>
To: Gabe Alborno
Cc: Council President
Subject: Fw: [New post] Council Reflects Growing Concern on Thrive 2050
Date: Tuesday, February 22, 2022 8:26:06 AM
Attachments: Tears and Racism Accusations Mark Hearing on Farm Road.docx

Dear Montgomery County Council members,

The Farm Road case described in the link shown below exemplifies the need for RESJ oversight of M-NCPPC actions.

The attached transcript of a WUST News Channel 9 report on this case in 2013 may also be of interest as the current Planning Board Chair was a Planning Board Commissioner at that time and thus can provide the Council and RESJ further details on the matter.

<https://ncph.org/history-at-work/farm-road-rural-gentrification-and-the-erasure-of-history/>



Farm Road: Rural gentrification and the erasure of history - National Council on Public History

In its infancy, gentrification was a word used to describe changes in urban neighborhoods. Now, gentrification has been documented in suburbs and rural areas around the world. It is even sweeping through Washington, DC's suburban counties, where farmlands are being converted

ncph.org

New post on **Seventh State**



 **Council Reflects Growing Concern on Thrive 2050**

by [David Lublin](#)

Yesterday, the County Council held a work session on Thrive 2050. Council President Gabe Albornoz set a thoughtful tone by explaining that he doesn't have an "arbitrary date" for getting Thrive done but hopes and expects that it can be completed by this Council. In other words, he wants to do it right but also wants to move forward.

Dr. Elaine Bonner-Thompson presented in a straightforward manner the [initial Racial Equity and Social Justice \(RESJ\) review](#) for the Office of Legislative Oversight. The RESJ review calls for better consultation of people of color and low-income residents. It also voices concern that the policies proposed would worsen racial and economic disparities.

Representatives from Planning, including Planning Board Chair Casey Anderson and Planning Department Director Gwen Wright presented a PowerPoint in an effort to rebut these claims. But this defensive effort to show proper consultation and support may have backfired. They faced pushback, for example, from Councilmember Nancy Navarro who championed the law requiring a RESJ review and opposed sweeping these concerns aside.

Councilmember Sidney Katz, shown in the clip at the top of this post, crystalized community and Council concerns in his comments. For a start, discussions around Thrive need to be much more upfront about the likely impact on zoning:

I've said all along that part of my concern on this is that we don't always tell the complete story. And I understand that it is a foundational document. But there again, it's because of that, and we say, well, there's we're not changing the zoning. In order for it to happen, zoning will need to be changed. So I think we need, when we discuss it, I've said this before, I believe we need to include the entire story. We need to say this doesn't change zoning but in order for it to happen we need to have zoning changes.

Katz also explained why Planning's presentation unintentionally validated concerns regarding consultation and inclusion:

As an example of what I think people are going through, for this, and I believe it was Gwen Wright, that had a slide up that showed the organizations that were supportive of the plan. (Am I right?) Well, part of the problem, I believe, is that you didn't have a slide up that said you had organizations that had issues with the plan. And I believe part of the problem becomes that people believe, rightly or wrongly, that you are only listening to the one side rather than both sides. This is such an important plan. This is such an important document that we need to make certain people are comfortable that they believe—that they know—that we are listening to all sides.

The evidence continues to mount that the process was designed to produce a specific outcome rather than gain and include community input. Councilmembers pushed back on efforts to force them to move full steam ahead notwithstanding these problems as part of an effort to pass Thrive in its current form. Council Vice President Evan Glass, for example, expressed that he's ready to take a "deep dive" into the document and to engage fully with the community about it.

At this point, the Council laudably wants to take time to improve a troubled process even as they rightly also want to bring it to a conclusion. The question now becomes how they will go about accomplishing this goal. Beyond [facing an array of ethical challenges](#), Planning showed once again that they believe all is well and that it's fine to include only one side.

The Council is going to have to take an active role.

David Lublin | February 16, 2022 at 7:00 am | Tags: [Gabe Albornoz](#), [Sidney Katz](#) | Categories: [Montgomery County Council](#), [Thrive 2050](#) | URL: <https://wp.me/p4mKJE-40K>

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Tears and Racism Accusations Mark Hearing on Farm Road

"All things lead in the direction of the denial of civil rights," said Vernon Ricks of Montgomery County's chapter of the NAACP.

Author: WUSA 9 Staff and WUSA (WUSA)

Published: 6/27/2013 4:30:29 PM

Updated: 4:30 PM EDT June 27, 2013

SANDY SPRING, Md. (WUSA9) -- Tears and harsh accusations of racism marked a hearing held by Maryland's Legislative Black Caucus Wednesday evening, as legislators tried to get to the bottom of claims that African American property rights have been abused by the actions of the Maryland-National Capital Park and Planning Commission for more than 7 years.

"They shut me down," cried 72-year-old William Rounds as he described his attempts to get an address for land he owns in an African American enclave in Sandy Spring on an access known as the Farm Road. "They told me I couldn't sell my property. I couldn't build on my property. And now I'm paying somebody else to live on their property. "I've got nothing," he added as family members comforted him.

Rounds had hoped to build on, and retire to, land that has been in his family for more than a century. But M-NCPPC officials refuse to issue Rounds an address for his property saying he and other families cannot prove they have legal right to use Farm Road despite its existence in records dating back to the 1800's.

"All things lead in the direction of the denial of civil rights," said Vernon Ricks of Montgomery County's chapter of the NAACP.

Thursday, Montgomery County Planning Board Chairperson Francoise Carrier issued a statement saying: "Race has played no role in our actions in this case. We have had to be careful to make sure we don't create property

interests for some that work to the harm of others. This has absolutely nothing to do with the race of the people involved."

The hearing was held in the wake of reporting by WUSA9 on a series of allegations against developers and officials including:

- Accusations that developers used misleading documents to eliminate Farm Road from official records in order to get development approval for a high-end subdivision. African American landowners claim they've been cheated out of access rights to their own land as a result.
- Allegations that Maryland's Attorney General Doug Gansler's office shut down an investigation into the matter before anyone was held accountable.
- Accusations that Planning officials have actively worked against landowners fighting to get access back on a section of road that was not wiped out by the development for at least 7 years.

All the agencies and officials involved strongly deny the allegations. Farm Road would connect the landowners to the nearest public right -of-way which is Brooke Road.

Francoise Carrier said her agency's hands have been tied. "To get from almost all of these properties to Brooke Road, you have to cross other people's property. And we don't have the right to say you can do that."

Legislators asked how that can be true if landowners have been using Farm Road for more than 100 years. Others questioned why some neighbors continue to have legal access to Farm Road when others don't have access.

In all, Farm Road appears in the deeds of at least 20 properties.

But Carrier said the recent submission of at least 13 affidavits from landowners attesting to the existence of the road, and neighbors' rights to use it have opened the door to a resolution soon.

"We think we are extremely close," Carrier said.

She told legislators the M-NCPPC board could begin considering a plan for issuing addresses as early as mid-July.

Notably absent at the hearing was Attorney General Doug Gansler. He sent a written statement saying, WUSA9 reports that his agency shut down an investigation into alleged wrongdoing by developers are false. Gansler said his agency has never been asked to investigate the Farm Road matter.

WUSA9 has reported the accounts of former Montgomery County Legislative Aide Adrienne Gude and SaveSandySpring.org founder Steve Kanstoroom who say they met repeatedly with three top assistant prosecutors to hand over evidence of alleged wrongdoing during a months-long active investigation.

Former Montgomery County Inspector General Tom Dagley says he reviewed the evidence. Dagley claims the Attorney General's office shut down the investigation for partisan political reasons.

Gude filed two complaints alleging wrongdoing by licensed professionals with Maryland's Department of Lab or Licensing and Regulation, which is advised by assistant attorney general Susan Cherry. No action was taken against the accused professionals.

Two former members of Maryland's Board of Surveyors told legislators Wednesday that the disciplinary system overseeing licensed professionals is broken.

"If this issue were submitted to the Surveyors Board for disciplinary action or investigation, I as a former member, would give it maybe a 1% chance of success," testified Joel Linenger.

Also testifying at the hearing was Richard Hall, Maryland's Secretary of Planning. Hall has been accused by Montgomery County Council Member Marc Elrich of being influenced by M-NCPPC's General Counsel Adrian Gardner to reverse a correction to state records that would have restored Farm Road to state tax maps and helped landowners.

Hall says the accusation is false. He testified Wednesday that he ordered a correction to state tax maps reversed because his agency might be exposed to litigation. "If we were to go ahead tonight and change the map I think we would put the agency at risk because we would be doing that knowing that there's active litigation on that very issue."

Hall admitted the current tax map does not appear to accurately depict the Farm Road area.

Elrich also testified saying, "If the people are right and the government is wrong, then it is not incumbent on the government to figure out how to win a lawsuit when you're wrong."

M-NCPPC lawyer Gardner has previously denied using any inappropriate influence, saying he only contacted Hall to advise him that there were lawsuits pending on Farm Road access.

Representatives of the Montgomery County Civic Federation called for reform and oversight of the M-NCPPC.

"No one is overseeing -- monitoring - the activities of this organization. No one. Not at the county. Not at the state," said one representative who called the Farm Road case symptomatic of longstanding problems at M-NCPPC. Thursday, the M-NCPPC announced the appointment of Douglas M. Bregman as an independent counsel to investigate allegations that approval of the Dellabrooke subdivision near Farm Road relied on improper documents and faulty information.

"The community and our stakeholders expect us to clear the air," said Carrier in a press release. "Our Board needs to understand the facts once and for all." According to the press release, Bregman is a veteran attorney based in Bethesda who specializes in complex real estate disputes and is frequently named by Washingtonian Magazine as one of the area's "Top Lawyers." He has done extensive work in conjunction with internal investigations.

Bregman is currently a member of the Maryland Appellate Judicial Nominating Commission, Treasurer of the Maryland Client Protection Fund, and member of the Court of Appeals Public Trust and Confidence Committee. He is an Adjunct Professor of Law at Georgetown University Law Center and is a member of the Adjunct Faculty at Columbia Law School. Bregman will report directly to the Board.

From: [Cary Lamari](#)
To: [Council President](#)
Subject: Council President Gabe Albornoz and members of the County Council
Date: Wednesday, February 23, 2022 3:51:07 PM
Attachments: [Legacy of Lisa Bender.pdf](#)
[Duluth to Lisa Bender - We Don't Want Any - Real Stories North.pdf](#)

Dear Council President Albornoz and Councilmembers:

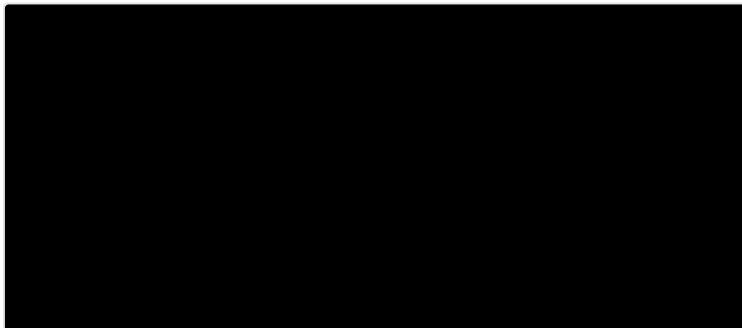
We are heartened by the RESJ outreach to people of color and low-income residents the Council authorized at its February 15 work session. Genuinely engaging all residents in developing Thrive is crucial for its legitimacy and success.

We are concerned, though, that instead of focusing on this outreach, Planning Board Chair Casey Anderson is pushing back against the process in many ways. His scheduled event on Attainable Housing Strategies on February 24 is a case in point. The key presenter, Lisa Bender, is a highly controversial figure in Minneapolis. In the opinion of many, she has used racial equity as a smokescreen to camouflage a radical urbanist agenda that favors only the White upper middle class. As architect and former Minneapolis Planning Board vice president Alissa Luepke Pier told the Civic Federation in October, the measures Bender enacted in her city have caused great harm to minorities and lower-income residents.

We are attaching two articles on the damage Ms. Bender has caused, and we strongly object to Mr. Anderson's February 24 program and its agenda.

Sincerely,
Cary Lamari
Lead for Responsible Growth for Montgomery County

[Racial Equity and Social Justice Review Slams Thrive](#)



Racial Equity and Social Justice Review Slams Thrive

The Office of Legislative Oversight (OLO) has released its preliminary Racial Equity and Social Justice (RESJ) r...

Life's a string of moments; the ones that are important, are those moments that put a smile on your face. Enjoy the smile, They are few and far Between.
Cary Lamari

Fw: Thought this would be of interest to the Planning Board

1 message

Daniel Meijer <dmeijer@hotmail.com>
To: liz joyce <lafleurjoyce@gmail.com>

Tue, Feb 22, 2022 at 10:26 AM

FYI

From: Daniel Meijer
Sent: Tuesday, February 22, 2022 8:06 AM
To: lisa.govoni@montgomeryplanning.org <lisa.govoni@montgomeryplanning.org>
Subject: Thought this would be of interest to the Planning Board

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The legacy of Lisa Bender

February 1, 2021

BY ED FELIEN

Lisa Bender changed the world.

There probably has never been anyone in Minneapolis politics (with the possible exception of Hubert Humphrey) who has had such a profound impact on the city, the state and the country.

She had a vision for the City of Minneapolis that she fiercely believed in, and she saw that vision through to its conclusion.

Armed with a master's degree in city and regional planning from the University of California at Berkeley, she became the communications director for a lobbying group in Manhattan advocating mass transit, bicycles and walking as an alternative to cars. After a stint as a city planner in San Francisco, she returned to Minneapolis, ran against Meg Tuthill for a seat on the City Council in 2013 and won.



Lisa Bender

She is the grand architect of the mammoth bike lanes in Minneapolis that seem to be forcing cars off the streets. She has lowered the speed limit on city streets to 20 mph. But Park and Portland Avenues, Cedar Avenue, 42nd Street, Lyndale Avenue, Lake Street and University Avenue are all county highways as well as city streets, and the city has no jurisdiction over speed limits on those roads. But, by increasing the width of bicycle lanes she has reduced those highways from four lanes to two, or (in the case of Park and Portland) from two to one.

When I was on the City Council, almost 50 years ago, I established bike lanes on Park and Portland Avenues—modest 6-foot lanes—but the traffic engineer told me I had wiped out six handicapped parking places, so I retreated and eliminated them. I was busy with other objectives: municipal ownership of the electric company, rent control and down-zoning neighborhoods, and I had no way to fight off the objections of city staff so I backed down. As a former city planner and chair of the Zoning and Planning Committee and then president of the council, Bender knew enough to simply hire more planners who agreed with her. When I was on the council, the city had three city planners. Today they have more than 200.

The great planning document to come out of the current City Council is the 2040 Plan. This document argues that in order to have racial equity we need to create more housing opportunities in the city, so, the plan calls for up-zoning the areas from Broadway in the north to 42nd Street in the south to allow construction of apartment buildings. This means that naturally occurring affordable housing in the inner city, small single-family homes that right now are owned or rented by communities of color, will be sold to developers to build expensive apartment buildings for young urban professionals. The areas of the city south of 42nd Street that had restrictive covenants prohibiting a property owner from selling their home to a person of color would be unaffected by these block-busting apartment buildings. And the city has the audacity to claim that wiping out affordable housing for communities of color and protecting historically white neighborhoods from gentrification is being done in the name of establishing racial equity.

Finally, Southside Pride argued in March of last year, when the city settled the Terrance Franklin lawsuit, that Lisa Bender was whistling in the dark when she said, "I think our policy changes in the police department, leadership changes, have really created a scenario where this is unlikely to happen again, so I think it's time to move forward and really continue with the changes that we're making in the police department to make sure this never happens again." We said the police are not going to change unless they are held accountable. The city did not contest the plaintiff's claim that Officer Lucas Peterson murdered Terrance Franklin while he was surrendering with his hands up. The city paid out more than a million dollars to end the matter without dealing with that essential question, and Lucas Peterson still works for the MPD.

Without holding Lucas Peterson accountable, what lessons did Lisa Bender believe the MPD had learned? The lesson they learned was that they could get away with murdering Black men.

So, it was easy for Derek Chauvin to put his knee to George Floyd's neck and choke the life out of him three months later.

But this time the world saw what happened. And the world exploded in protest. Lake Street went up in flames. The Third Precinct burned to the ground.

On Sunday, June 7, Lisa Bender led eight other members of the City Council to Powderhorn Park and declared they would "begin the process of ending the Minneapolis Police Department." This was the shout heard 'round the world. It became the mantra and campaign slogan for Trump and Republicans. It's probably the main reason the DFL wasn't able to win the State Senate, and it affected congressional and Senate races across the country. All a Republican candidate had to say was, "I'm not going to abolish the police," and voters breathed a sigh of relief. And this time the expert city planner didn't have a plan. She had no idea how to go about dismantling the MPD. Later that year during final budget negotiations with the mayor, she could only quibble about where to spend an extra \$500,000 out of an MPD budget of almost \$200 million.

The Powderhorn Manifesto was probably the reason Democrats lost 13 seats in the House and didn't pick up easy Senate seats in North Carolina and Iowa. And the Charter Commission is preparing a Charter Amendment to be voted on this fall to weaken the power of the City Council and strengthen the power of the mayor—making city government even less democratic.

The legacy of Lisa Bender will be a scorched earth.

But it didn't have to be that way.

Yes, bicyclists need to be kept safe, but that doesn't mean we have to force cars off the road. Maybe the solution is to keep bicycles off busy arterial streets and give them exclusive right of way on some side streets. Rather than have them compete for space on Park and Portland, maybe they should have Oakland Avenue with cars only able to drive one block without being diverted to Park or Portland.

Yes, we need more apartment buildings but not at the expense of single-family homes owned or rented by communities of color.

Yes, we need to change the manner of policing, but maybe we don't have to abolish the police department. If the police chief won't hold officers accountable, and the mayor doesn't act, then maybe the City Council should act to hold hearings to hold MPD officers accountable for their actions.

It is understandable but regrettable that, in the absence of decisive action by the City Council, the Charter Commission would decide to try to move the city toward a Strong Mayor form of government. We have just seen, on the national level, what a government by a bully looks like. I don't think we want that in Minneapolis.

But I think we do want a City Council that cares about the general welfare of all forms of transportation, that cares about affordable housing in the inner city, and that cares enough about justice to hold our police department accountable.

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Duluth to Lisa Bender: We Don't Want Any

Posted on December 21, 2020

Rumors abound that the President of the Minneapolis City Council, Lisa Bender, the voice and face of the Defund the Police movement (whether she likes it or not), is moving to Duluth.

The instant gut reaction this burps up is something I learned from an experience while fundraising for an elementary school walk-a-thon decades ago, back when it was still safe to send your kids door-to-door in the neighborhood without a chaperone. While most people that didn't want to give just didn't come to the door, one particular house offered a bit of shock for a young 9-year-old just out trying to raise enough money-per-mile to get the reward – a fuzzy colored cotton ball creature with googly eyes and a gumball.

With hand innocently poised, ready to knock, an old lady voice bellowed through the door "We don't want any!"

"I'm not selling anything!", shocked, I shouted back.

"Then we really don't want it", said the voice. "Get off my stoop."

DULUTH TO LISA BENDER:

**WE DON'T
WANT ANY.**



What was an unforgettable moment for a child has become quite a handy mantra in life.

Now that Lisa Bender appears to be poised to knock on Duluth's door, the instinct is to yell "We don't want any!"

Lisa Bender, born and raised in Minnesota, earned a Masters Degree at U of CA – Berkley and worked for a short time as a planner for San Francisco before moving back to Minnesota. She was elected to the Minneapolis City Council in Ward 10 in 2014, becoming council president in 2018.

In an email to supporters, Bender carries on about all she has accomplished in her time on the council – passing Minnesota's first ESST (Earned Safe and Sick Time) which Duluth quickly duplicated, passing a \$15 minimum wage, re-orienting street design, reconnecting Nicollet Ave to the now destroyed Lake Street, and her *pièce de résistance*, the Minneapolis 2040 plan.

In her new book, "How to Make a Racist" (aka Minneapolis 2040 Plan), Bender drops bombs all over the housing and zoning plans in Minneapolis, stating, "We've inherited a system that for decades has privileged those with the most and forgotten the people that we really have left behind. Housing is inextricably linked with income... failing people of color." Her plan relaxes single-family zoning and permits more multi-family home construction in an attempt to remove racist policies in the city's zoning code.

While housing is certainly an issue in Minneapolis, much like it is in Duluth, tying it to racism is virtue signaling best. The plan came from the city's white progressive leadership: the council and Mayor Jacob Frey, not from black leaders in Minneapolis or even black groups or communities.

What those elected officials failed to realize is that their plan, while providing more housing, removes the opportunity for all families to build generational wealth because it serves developers and renters while reducing homeowners. Ironically, the single-family neighborhoods in Minneapolis are quite liberal and diverse. When Bender's plan reached the comfortable front steps of their modest single-family homes the conclusion was simple... they, as homeowners in single-family zoned parts of the city were brazenly perpetuating racist policies in Minneapolis. Gasp! A whole new type of racist was born – a diverse, middle-class, progressive, often activist group of unsuspecting racists.

Bender proudly pointing out privilege had made what should have been a simple housing and zoning issue void of dramatic, national newsworthy emotion into a seething mess that most pale-skinned Minnesotan's wouldn't touch with a 10-ft pole.

Bender's 2040 plan also requires affordable housing in every new development, legalized homeless shelters and tiny homes, and created renter laws that prevent landlords from using parts of background checks and reducing credit score minimums of who they can rent to, as well as requiring landlords to provide the city with a written reason asking for permission to remove a tenant from their property. The plan also provides legal services for renters facing eviction. In one swoop, it provides the perfect avenue for multi-family and high-density housing developers to move in, and with the other makes it impossible to profit from and protect their investment, this, on top of Lisa

Bender's call to defund the police has left developers looking outside of Minneapolis for their next investment at the worst possible time – while Lake Street is still smoking.



as seen on the Star Tribune/Associated Press

Just last week, the Minneapolis City Council, including Bender, voted to cut \$8 million dollars from the Minneapolis Police Department and instead spend that money on mental health response, enhanced gun violence prevention, and having other PD staff deal with theft and burglary reporting/paperwork. Bender has said that she has never used the words “Defund the Police”, even though she spoke on a stage bearing the slogan in big white letters. While she sticks to her phrasing: “complete reimagining of public safety”, she is happy with the conversations the Defund the Police movement has brought to life. Bender's plan is to demilitarize the police, reducing the department in numbers and budget in order to fund other departments that focus on different approaches to public safety, like mental health. She wants the Police department removed from the city charter, which specifies the number of police required per person, with the ultimate goal of disbanding the department.

Bender claims that those who have reached out to her with fears about the reduction of police are speaking from a “place of privilege for those of us for whom the system is working.” She tweeted that those who look like her (white) and are for reimagining or defunding the police should put that in action and not call the police if, for example, their garage is broken into.

More irony, a short while later in a moment of privilege, Bender called the police herself to report that her garage had been vandalized during the George Floyd riots, making the report for insurance purposes.

The rumor mill suggests that Lisa Bender will move to Duluth for a few potential reasons. Some say she will be taking over as the Director at CHUM in downtown. An organization that, at heart, is necessary, but in action creates endless problems for the people and businesses around it. Or, she is moving this way for political aspirations – the “old average size” fish moving to a smaller pond to get a bigger seat in the next election cycle, some say that could be the one under Representative Pete Stauber’s butt.

Regardless of her reason: “We don’t want any” of her progressive problem-making or insidious virtue signaling. “Get off our stoop.”

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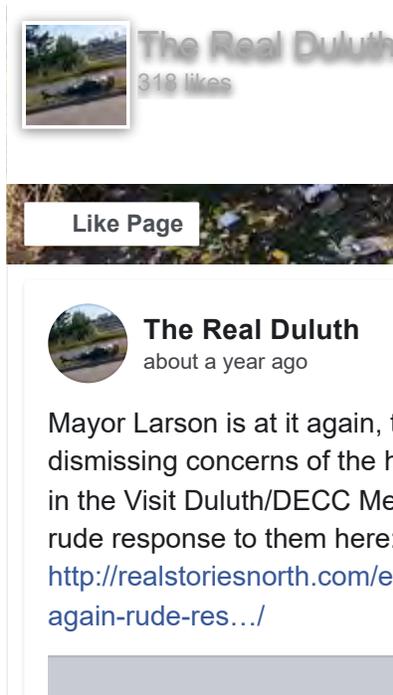
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From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: MCTL-MCCF Letter Concerning Equity Study on Thrive
Date: Wednesday, February 23, 2022 8:47:22 PM
Attachments: [MCTL-MCCF Letter Concerning Equity Study on Thrive.docx](#)
[Letter to County Council Concerning Thrive "50.docx](#)

From: Edward Amatetti <eamatetti@comcast.net>
Sent: Wednesday, February 23, 2022 8:45:45 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Cc: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>
Subject: MCTL-MCCF Letter Concerning Equity Study on Thrive

[EXTERNAL EMAIL]

Council President Albornoz,

Attached is a letter from the Taxpayers League and the Civic Federation expressing our thanks to you for your leadership, as well as giving you our thoughts moving forward on how to make the Thrive Plan equitable and data-supported. We have also attached our previous letter (from November 2021) cosigned by more than 50 organizations and individuals, that expressed our further concerns about Thrive, most of which also have implications for racial equity and social justice.

We appreciate all your efforts.

With Best Regards

Edward Amatetti
Montgomery County Taxpayers League
301.628.6505



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Mccf
CIVIC FEDERATION

Dear Council President Albornoz,

Thank you again for your leadership in the Council work sessions on Thrive Montgomery 2050, as well as for keeping your door open and extending every courtesy to all who are working with us on the plan.

We also appreciate your thoughtful insistence on the Racial Equity and Social Justice (RESJ) analysis presented by Dr. Bonner-Tomkins at the February 15 Council work session. The result was eye-opening, and also symptomatic of the continued non-inclusiveness and outsized influence of certain special interests on the process to develop Thrive. This biased process also helps explain why Thrive continues to promote non-evidence-based zoning recommendations that benefit developers but have potentially severe unintended consequences for the County's equity and affordable housing goals.

We are concerned that despite your efforts, the Planning Board has not changed course but is doubling down its non-inclusive, biased process designed to produce specific outcomes rather than include community input or conduct additional analysis. Planning Board Chair Casey Anderson's February 15 memo to the Council rejects the need for a RESJ analysis, defending the absence of elements needed for a RESJ study because it is a "general plan," and implementation details will come later. We reject that argument because general plans should describe, at least in general, how they will be implemented. As Council staff's excellent staff report (2/15) noted, the 1964 "On Wedges and Corridors, a General Plan for the Maryland-Washington Regional District" devoted one of its three sections to "policies needed to implement the plan" (p.10). Why should Thrive Montgomery 2050 exclude such crucial elements?

In addition, the Planning Board's upcoming February 24th event on Attainable Housing will feature a highly biased panel, featuring former Minneapolis City Council President Lisa Bender, the author of the land use ordinances now causing the city so much trouble. Not invited is Alissa Luepke Pier, architect and former vice president of the Minneapolis Planning Commission, who painstakingly documented the devastating outcomes of these policies for equity, affordable housing, and overall home ownership in her city. It is distressing that the Planning Board, though accountable to Council and the citizens of Montgomery County, is investing County resources to promote an agenda that is neither balanced nor in the interest of the majority of County residents—especially after its chair committed at the February 15 work session to cooperate with the OLO racial equity outreach.

We respectfully suggest several areas that we hope the Council will address to ensure the validity and usefulness of the equity outreach the Council committed at the work session to have OLO conduct:

1. **Equitable Outreach:** Ensure that the further outreach to minorities called for by Dr. Bonner-Tompkins includes residents on both sides of the issue including those not associated with organizations that have announced support for Thrive. (At the work session, Councilmember Katz noted that organizations opposed to Thrive were not included in the Planning Board presentation.) Ensure that all geographic areas, age groups, and business interests are fairly represented.

2. **Research:** Review formal research on efforts (and their outcome) of other jurisdictions to promote minority outreach and feedback, focusing on those with similar demographic, land use, growth, and housing characteristics such as Houston, Dallas, Minneapolis, Atlanta, and localities in Florida and California. Also research the comparative efficacy of specific land use policies to promote racial equity and social justice.
3. **Study impact of absentee speculator landlords on equity:** Thrive does not address evidence that in 40 major metro areas 15% of all home sales are now being purchased by non-resident investors and speculators, and that it is double the percentage (30%) in majority black neighborhoods, as the [Washington Post documented](#) (2/16). The result has been less home ownership, greater displacement, and higher home prices. The potentially dire impact of this trend on minority home ownership and on tax revenues should be part of the RESJ that precedes further action on Thrive.
4. **Impact of pandemic on equitable RESJ planning:** Update Thrive to ensure that future plans meet the pandemic-related needs of minorities and lower-income residents on housing, transportation, infrastructure, and all key components of the plan.
5. **Comprehensive, evidence-based equity analysis of the action items related to Thrive.** Although the implementation strategies expected to succeed Thrive have been removed and placed in a separate “action items” document, Thrive sets the stage for a number of zoning changes and policies that impact equity and affect a wide range of policies. Consistent with the social justice lens of the Racial Equity and Social Justice Act of 2019 that shaped OLO’s legislative analysis, there should be a multi-faceted study of outcomes experienced by jurisdictions instituting zoning and “by-right” policies associated with Thrive—including on property taxes; county revenues and financial strength; families and the elderly; environmental objectives; transportation and school infrastructure; and reported quality of life and resident satisfaction with the policies and results.

We have also attached our November 2021 letter, cosigned by more than 50 organizations and individuals, expressing further concerns about Thrive, most of which have implications for racial equity and social justice.

The Montgomery County Civic Federation, the Montgomery County Taxpayers League, and other community groups are happy to help Council identify minority individuals/groups to provide a diversity of voices and concerns, to suggest independent consultants with skills in these areas, and/or to share further information on research we have collected on these issues.

Thank you again for your leadership in pursuing a truly equitable and data-supported general plan for our County and your commitment to “get it right” before passing a 30-year blueprint for our future.

With Best Regards,

Edward Amatetti
Montgomery County Taxpayers League
301-728-6505

Elizabeth Joyce
Montgomery County Civic Federation



Letter to County Council Concerning Thrive 2050 from Montgomery County Taxpayers League and Cosigners

We, the undersigned community organizations, strongly oppose the Thrive Montgomery 2050 general plan and the Council’s rush to enact it into law. We object to the undemocratic process and lack of genuine community engagement by which the plan was developed, and to the plan’s undermining of homeowners’ rights under present law. Convincing evidence from communities such as Minneapolis, MN, that have passed similar plans—and from our County’s own executive agencies — shows that Thrive will not meet stated objectives and would have unintended negative impacts on our County.

We also object to the plan’s failure to address the pandemic’s impact on County finances, transit, work and commuting patterns, housing, density, the environment, and a host of new challenges the County must meet.

For these reasons, the undersigned ask Council to:

1. Restart the Thrive process to include civic groups and community associations as equal participants from start to finish.
2. Stop the rush to pass Thrive and accumulate the data to make evidence-based decisions about zoning for the next 30 years.
3. Develop a strategy of pursuing pilot projects such as at White Flint, Lake Forest, and Burtonsville that adhere to a master planning process and serve as “low hanging fruit test cases.”

Although this letter treats Thrive Montgomery 2050 and the Attainable Housing Strategies Initiative (AHSI)¹ as separate initiatives, we reject the Council’s insistence that Thrive “has nothing to do with zoning.” Thrive Montgomery 2050 eliminates the 1964 and 1993 “wedges and corridors” general plan and its associated regulations, opening the door to profound rezoning through zoning text amendments (ZTAs). Although the Council’s PHED committee recently tried to purge from the Thrive draft and evidence of intended implementation strategies, it is clear from Council President Hucker’s and CM Riemer’s March 4, 2021, letter to the Planning Board that the Council wants ZTAs ready to be presented immediately.² AHSI work has continued at a brisk pace, despite the County Executive’s June 10 request for an immediate halt because of the public’s confusion about Thrive and AHSI. The vast increase in scope of AHSI upzoning recommendations, as compared to CM Jawando’s December 2020 ZTA 20-07, suggest a determined march toward more widespread densification. Therefore, we view Thrive and AHSI (with its planned rezoning initiatives) as complementary strategies, both ready to enact into law.

Flawed Thrive Montgomery 2050: We object to the lack of analysis behind Thrive’s poorly substantiated “vision” and “philosophy.” The document describes ideal outcomes with almost no roadmaps or cost/benefit analyses from County executive agencies on how to achieve them—nor benchmarks and metrics to evaluate progress toward goals. For example, the County Office of Management and Budget’s recent fiscal impact statement (issued as required by law) **estimates that Thrive will cost at**

¹ *The industry definition of attainable housing is “for sale unsubsidized housing that can be bought by people with incomes at 80-120% of area median income.” The Planning Board dropped income levels from their definition, substituting a more nebulous, unaccountable definition for attainable housing as “unsubsidized market housing that is appropriate and suitable for the households that live here.”*

² *Letter requested that “the Planning Board consider zoning reforms that would allow greater opportunities for Missing Middle Housing in Montgomery County and transmit to [Council] a zoning text amendment with your recommendations.”*

least \$8.16 billion, with *ongoing* annual costs of \$333.8 million. However, even OMB admitted that a true analysis of Thrive was impossible owing to lack of details in the Plan. It omits analysis of the costs of 32 centers of activity central to the plan; how the Plan will attract jobs and economic development crucial to supporting the plan; and the costs of additional schools, public services, and infrastructure that would be required to accommodate growth the County anticipates within the next 30 years. Instead, the plan anticipates massive savings from increasing density, but has not considered the well-documented high costs of infill development and relies on projections of increased tax revenue and economic investment not backed by solid analysis. Although the Planning Board and PHED chairs deny the significance of OMB's findings, they have no numbers of their own and no "Thrive vs. No Thrive" analyses to counter them.

The Council relies on vague, opaque language to obscure the real intentions of Thrive, such as the plan's likely impact on communities. For example, when CM Friedson asked for clarification of growth maps terms and more details on plans for specific communities at the September 20 PHED meeting, CM Riemer responded, "not everything is on here," and "we don't do planning from this map....You need to look at what is beneath it to understand our intent." When pressed on complete communities and 15-minute walkability, CM Riemer and Planning Board Chair Casey Anderson explained that the plan doesn't envision complete communities everywhere, and that few areas offer 15-minute walkability. Though central to the Thrive document, they said these concepts are "not to be taken literally." Then what IS to be taken literally?

Finally, a main goal of Thrive was to increase home ownership to a more diverse population and to increase home affordability. But as the Silver Spring Marketing Study on Missing Middle Housing (MMH) (3/4/2021) clearly showed, allowing developers to build a wider range of houses by right will NOT achieve these goals because no MMH types were found to be feasible in downtown Silver Spring except for townhouses that would sell for \$715,000 to \$855,000. A study by home builder EYA showed that triplexes in Chevy Chase would cost \$875,000 at least. But instead of seeking better tools to encourage affordability, the Planning Board doubled down on its flawed MMH strategy.

Tax Impact: We are concerned that millions in Planning Board staff time have been spent developing these plans that lack any financial estimates. We fear that already burdened County taxpayers will end up shouldering these costs through higher property taxes. Although we await an official determination from a qualified SDAT official, the potential for higher real estate taxes is certainly realistic, especially as competition for properties drives up home prices and valuations. This is exactly what happened in less wealthy sections of Minneapolis (see below), preventing many lower-income families from becoming homeowners. This defeats the affordability and equity objectives of Thrive. In addition, the County already is finding its policies to promote density, affordable housing, and transit require offering significant property tax/fee waivers to developers, which reduce County revenues that likely will be paid for by higher property taxes for residents.

But even if property tax increases turn out to be modest, the funds to pay for Thrive must come from somewhere. A recent (9/28/2021) Council staff memorandum to the PHED Committee on OMB's fiscal impact (p.3, last paragraph) says, "The total increased burden (to implement Thrive 2050) including the increase in net operating costs, would be \$623 million annually, which is equal to raising the County's annual operating budget by 12%. The Plan needs to explain how it will pay for these added expenses.

Lack of public engagement: The Planning Department claims to have "reached" one million residents through digital ads; surveyed 1500 residents; made 32 presentations; and conducted meetings and community events. But these engagements were "after the fact" – i.e., after all the working meetings

had been held and priorities established, after claims were made without review or oversight, and after decisions had been voted on and the final plan written. Most presentations consisted of the Planning Board describing their plans and taking questions. The most important stakeholders, the residents and their representative civic groups, were left out the process. To date, the Planning Board hasn't altered the Thrive drafts to reflect residents' concerns. Instead, they have denied the factual basis for these concerns via misleading campaigns such as the Planning Board's "Facts Versus Myths."

On the other hand, the engagement of pro-upzoning lobbyists, such as the developer-friendly Coalition for Smarter Growth (CSG), has been steady and robust. At his April 16, 2021 "Talking Thrive 2050 with Hans Riemer," CM. Riemer congratulated CSG for helping to "tie the bow" on 10 years of work on these concepts and for "not only "being at the table" but actually "chairs the conversation" that led to Thrive. For the tens of thousands of County residents with no seat or voice at CM Riemer's table, such undemocratic influence seems an embarrassment, not a cause for celebration.

Even more disturbing are recent Planning Board statements of their intentions to push even more extreme measures once Thrive is passed (although the negative impact of densification is now clear from the highly documented experience of Minneapolis and other jurisdictions such as NYC, Los Angeles, Seattle, and Newton, MA). For example, "Staff believes that its recommendations are **among the boldest being pursued in jurisdictions across the Country...**and that the additional bolder changes can and should be pursued through the master plan process, using tools like upzoning and rezoning to increase density and housing diversity" (7-8-21 AHSI meeting)." Apparently, setting new records for boldness justifies ignoring public input on these profound changes to our County zoning.

AHSI – Based on a Failed Strategy

As noted above, both Thrive and the AHSI implementation strategies are being developed simultaneously. Unlike DC and other jurisdictions, that plan zoning *literally block by block*, the Planning Board's proposals impose one-size-fits-all modifications throughout the County. Under these proposals, citizens' associations would lose their current right to negotiate with developers on large changes, and former suburban communities and residential wedges would be subject to urbanization, undermining one of our County's greatest "draws." The impact of all this on property taxes, future home values, the character of communities, future economic development, and revenues has not even been addressed.

Even more concerning are the unfounded assumptions that eliminating single family zoning will reduce racial and economic disparities. But, as award-winning architect and former Minneapolis Planning Commission Vice President Alissa Luepke Pier told the MC Civic Federation on October 11, her community's adoption of the same kind of measures promoted by Thrive and AHSI have "***permanently damaged Minneapolis and wiped out the prospect of home ownership for thousands of her city's deserving residents, especially families needing standard homes rather than small efficiencies.***"

The Thrive Plan relies on the misconception that single family zoning, rather than a complex brew of toxic policies, is the fundamental cause of home ownership disparities. The Minneapolis experience has demonstrated that this assumption was not true. Minneapolis policymakers also assumed that simply building more units would reduce overall prices because of the "law of supply and demand." But other factors came into play -- with disastrous results. Minneapolis planners had not anticipated how absentee speculator investors and builders would damage prospects for home ownership. Flush with cash, these speculators outbid new would-be home buyers and either converted single-family homes into two or three cheap rental units or simply rented out the homes as is.

THE RESULT: In North Minneapolis, one of the poorer sections, *home prices doubled in five years, and property taxes increased by 15 to 20 percent a year.* The effect has been a disaster for affordable housing and home ownership goals. Renters pay for the mortgages, property taxes, insurance, and profits of the speculator-owners in the form of rent, and the hard-earned payments of these rent-burdened residents go to out-of-state investors rather than being spent in Minneapolis. The loss of wealth and taxes has left Minneapolis less able to provide basic services, let alone build the complete communities Minneapolis (like Montgomery County) had hoped to build.

Even the environmental promise of these measures did not materialize. In a sample Ms. Pier studied, of the 63 acres developed during the first year of this program, 44.9 were impervious surfaces. Probably because of variances (like ZTAs) sought by developers, only 57 percent met the city's mandatory tree and bush requirements.

In summary, the many significant shortcomings and flaws of the current Thrive Montgomery 2050 plan—and the absence of tools to prevent unintended consequences—will prevent Thrive/AHSI from meeting its goals. We feel strongly that the Council must:

1. Restart the Thrive process to ensure that civic groups and community associations can participate as equals in ensuring a successful and democratically devised plan.
2. Gather empirical data from solid research and from pilot projects to make evidence-based decisions on zoning for the next 30 years.
3. Ensure transparency, honesty, and accountability throughout the entire process.

We are also deeply concerned by recent statements by some Councilmembers that once the PHED submits Thrive to the Council, there will be no further hearings. Given that the plan has been completely rewritten since it was originally submitted to the Council, this lack of transparency is unacceptable. Thrive Montgomery 2050 is a 30-year plan. There is no excuse for not taking the time to involve the community in finalizing it and making sure to get it right.

We look forward to your immediate response to our urgent request.

Signed



Edward Amatetti, President
Montgomery County Taxpayers League

Alan Bowser, President
Montgomery County Civic Federation

David S. Forman, Chair
Citizens Coordinating Committee on Friendship Hghts
(representing more than 30 community associations)

Kimblynn Persaud, Founder
EPIC of MoCo - Empowering Communities of MoCo
(representing 3000+ residents)

Cary Lamari, Founder
Responsible Growth for Montgomery County
(representing 1000+ residents)

Jenny Sue Dunner, member
Citizens Coordinating Comm on Friendship Heights

Nancy Abeles, Montgomery County resident
Maryland Delegate, Community Advisory Committee
Washington Metropolitan Council of Governments
Transportation Planning Board.

Paul Jarosinski, President
Cherrywood Homeowners Association, Inc.

355 BRT Community Advisory Committee
John Abeles
Bethesda Crest HOA

Dana Rice and Sharon Whitehouse
Co-presidents
Westmoreland Citizens Association

Joan Barron and Shelley Yeutter, Co-Presidents
Chevy Chase West Neighborhood Association

Allen Myers, President
Maplewood Citizens Association

The following individual residents also asked to be cosigners:

Kerri Davis, Elizabeth Duskin, Ian Friedman
Lloyd Guerci, Maureen Holohan, James Petrick
Naomi Spinrad, and Darlene Trandel
(Chevy Chase West Neighborhood Association)

Mark Zalubas
Chevy Chase West Neighborhood Association

Bob Oshel, Vice President
Woodside Park Civic Association

Kathleen Samiy
Silver Spring

Robert E. Oshel
Silver Spring

Michael Gurwitz
Seven Oaks-Evanswood neighborhood

Diane L. Case
Silver Spring

Roberta Faul-Zeitler
Woodside Park

Maria Schmit
Seven Oaks-Evanswood neighborhood

Janet Silva
Woodside

Ross & Shira Bettinger
Silver Spring

Julie Good
Woodside Park

Christine Morgan
Woodside Park

Patrick A. Sidwell
Woodside Park

Brenda Freeman
Silver Spring

Dawn Leaf
Silver Spring

Louis Razzetti
Silver Spring

Mayra Davalos
Woodside Park

Matt Dixon
Silver Spring

Jean Cavanaugh
Silver Spring

Chris Shlemon
Woodside Park

Tony Sarmiento
Silver Spring

Abigail Glenn-Chase
Silver Spring

Omar Teitelbaum
Silver Spring

Rosa Gwinn
Silver Spring

Elaine Akst, Lorelei Bodie, Michael J. Burski
Anne Copley, Betsy Dewey, Reed Dewey
Emily Nichols Grossi, Martha Lewis, Neil Kopit
Faye Ross, Joyce Rechtschaffen, Chris Ruffing
Anita Sama, Bill Sandler, Ellen Sandler
January Scarbrough, Richard Whittle
Anne (Jan) White, Lydia Whitehead
(Chevy Chase West Neighborhood Association)

Hooper & Sharon Nichols
Chevy Chase

The following residents of Woodside Park:

Meg Stallings, Kevin N. Keegan, Peter Hoffman, Roberta Hoffman, Steve Schuster, Michelle Schuster,
Amelia Watkins, Karen Schafer - 1232 Noyes Drive, Marian Dirda, Michael Dirda, Roberta G. Steinman

From: Stacy <stacykobrick@gmail.com>
To: county.council@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.alborno@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov
Cc: elaine.bonner-tompkins@montgomerycountymd.gov; Pamela Dunn
Subject: Thrive 2050 Equity
Date: Tuesday, March 1, 2022 10:35:25 AM

Dear Council President Alborno and Council Members,

As you receive the briefing today on Thrive 2050 from Council staff on and on OLO's preliminary Racial Equity and Social Justice review, I ask that you rely on the institutional experience of experts on racial equity, Dr. Bonner-Tompkins and Ms. Ward at the Office of Racial Equity and Social Justice in planning to engage a consultant. ***The selection of the consultant must be independent from influence from the Planning Board.*** Additionally, for this to be a meaningful and authentic effort to address equity concerns any ***stakeholder group should not include Planning Board, Planning Department nor advocacy groups that have continued to insist that Thrive 2050 as currently drafted already addresses equity.***

Much as Councilmembers Navarro and Friedson emphasized when Council was deciding which office should conduct RESJ reviews of ZTAs and land use bills, the RESJ review of Thrive must be independent of the Planning Department if Montgomery County is truly committed to meaningfully addressing racial equity and socio-economic disparities of the County.

Planning has defended their process and claim that they incorporated equity concepts and engaged the community. If groups like MORE and the County's RESJ experts say additional, more authentic engagement is needed, it's dismissive and marginalizing of communities of color and low-income communities to insist Thrive addresses equity, especially when there's no evidence they have done so meaningfully. While Planning has provided lists of the various outreach efforts conducted, the feedback from the engagement is not publicly available. This should be a transparent process.

DC recently adopted a new Comprehensive Plan and has a website that lists the engagement and includes links to written feedback received (See Public Review Feedback, available at <https://plandc.dc.gov/>). In a transparent process this would be available to the public and the Council and community could have an opportunity to see the feedback and ensure it was incorporated into Thrive. The Planning Board draft mentions having the trust of the community. Yet they have failed to take steps to make this a transparent process and to build the trust of the community.

Respectfully,
Stacy R. Kobrick
4552 Windsor Ln
Bethesda MD 20814

From: [Guthrie, Lynn](#)
To: [County Council](#)
Subject: FW: Thrive Montgomery 2050
Date: Tuesday, March 1, 2022 4:16:34 PM
Attachments: [Thrive Montgomery 2050 Council President Albornoz.pdf](#)

From: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>
Sent: Tuesday, March 1, 2022 2:57 PM
To: Council President <Council.President@montgomerycountymd.gov>
Subject: Fw: Thrive Montgomery 2050

Joy Nurmi
Chief of Staff to Councilmember Gabe Albornoz
240-777-7961
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

From: section5manager@comcast.net <section5manager@comcast.net>
Sent: Tuesday, March 1, 2022 1:48 PM
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Cc: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>
Subject: Thrive Montgomery 2050

[EXTERNAL EMAIL]

Hi. I have attached a letter from our Council Chair, Greg Chernack, regarding Thrive Montgomery 2050. We would welcome the chance to discuss this further with you or a member of your staff. My contact information is below. Thanks for your time.

Ashley E. Kavanaugh
Town Manager, Section 5 of the Village of Chevy Chase
P.O. Box 15140
Chevy Chase, MD 20815
(301) 986-5481
Email: manager@chevychase5.org
Website: www.chevychase5.org



SECTION 5 OF THE VILLAGE OF CHEVY CHASE

March 1, 2022

Council President Gabe Albornoz
Montgomery County Council

Council President Albornoz:

We write regarding Thrive Montgomery 2050. Although we have written in the past as part of a larger community coalition, today we would like to detail Chevy Chase Section 5's specific concerns with the plan.

We remain concerned with the process surrounding Thrive. Because much of the proposal was written during the Covid-19 pandemic, widespread community involvement to discuss the plan was difficult at best. As you are aware, Covid-19 has presented unprecedented changes for most people's day-to-day lives. Many struggled with disruptions to their health, work, family, school, and livelihood. Understandably, digesting and studying a dense 93-page planning document was not a priority. We also are concerned that the lack of in-person hearings or work sessions intrinsically makes the process appear less open and transparent. Many of the proposed zoning changes have far-reaching and significant consequences. It is important that the different communities be able to review, weigh-in, and provide feedback. The listening sessions you had were an important first step, but many communities—including ours—continue to believe their concerns were not heard or addressed in a meaningful way.

In addition, the plan does not adequately address the infrastructure needs that will be required for change on such a massive scale. The two issues we hear about most often from our residents are traffic and stormwater, and the proposed zoning changes would significantly affect both. On the former, the main road arteries in our area are Connecticut Avenue, East West Highway, and Brookville Road. These roads are already insufficient for the number of cars on the road. We see regular cut-through traffic on neighborhood streets at a high volume and fast speed. Increased development along these roadways—development which is already occurring—without meeting the proper infrastructure needs is not prudent. Additionally, while we support the idea of a more pedestrian and public transit-centric community, it is not realistic to assume that all residents will walk, bike, or bus everywhere. There will continue to be a large number of people that require the use of cars for a variety of reasons. The plan needs to reflect this.

Along these same lines, our stormwater infrastructure is outdated. Section 5 (and most of the other Chevy Chase municipalities) have already enacted stricter standards than what the County and State require because many homes in our neighborhood have issues with water. Over the last ten years, the County has continued to build up and out with no regard to how this affects stormwater. So far, the County and State have been unwilling to make large-scale improvements and changes to the stormwater drain systems. The systems we have are simply overwhelmed. The types of changes Thrive suggests do not take this into account or provide for any methods to counteract this. These are key factors that the County Council should not ignore.

We urge the County Council to pause and take the time needed to address the issues we have outlined before passing Thrive Montgomery 2050. We would welcome the opportunity to discuss this further with you or your staff. Thank you for the important work that you do on behalf of Section 5 and Montgomery County.

Sincerely,
Gregory S. Chernack
Chairman, Town Council
Section 5 of the Village of Chevy Chase

From: [Michael Salzberg <michaelsalzberg@icloud.com>](mailto:michaelsalzberg@icloud.com)
To: [Montgomery Council](#)
Subject: County hiring outside consultant for Thrive Montgomery 2050
Date: Thursday, March 3, 2022 10:41:15 PM

Please spend your own personal money on this. If your don't know what you are doing passing legislation you don't deserve to be in the position you are in. It's pathetic. This must be a skill for passing legislation you know nobody wants like the upzoning of single family neighborhoods that will be so disruptive in Rockville, Silver Spring, Wheaton Gaithersburg, and especially Takoma Park

<https://BethesdaMagazine.com/bethesda-beat/government/county-hiring-consultant-for-racial-equity-social-justice-review-of-thrive-montgomery-2050/>

Sent from my iPhone

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: Fw: Activity Center Development Proposal
Date: Wednesday, March 9, 2022 5:02:50 PM
Attachments: [VWO Activity Center Development Plan 2-14-2022. tc.pdf](#)

From: LABQUEST <labquest@aol.com>
Sent: Monday, March 7, 2022 4:15 PM
To: Labquest <labquest@aol.com>
Subject: Activity Center Development Proposal

[EXTERNAL EMAIL]

All

The LABQUEST Executive Committee has produced the attached Activity Center Development Proposal that identifies a number of actions we suggest be taken in the buildout of the Thrive Montgomery 2050 Viva White Oak and White Oak Activity Centers. We sent it to DOT, Planning, Parks and Council and asked for a meetings to discuss our proposals. We view the attached document as a living document that we plan to update as more insight is gained from our discussions.

The parts of the proposal dealing with Montgomery College and also the BRT changes can be implemented without Viva White Oak moving ahead, but other parts need to wait for them to get the commitment from their initial tenants. However, we believe that Global LifeSci Development Corp (GLDC) will have those commitments later this spring.

We will keep you posted on what response we get.

We will also be sharing it with neighboring groups in the hope of getting their support, since almost everything will require county, Parks, Planning, MCPS and/or Montgomery College action and years to study and implement.

Dan Wilhelm



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

Life Science Activity Center
(Viva Activity Center)

And

White Oak Activity Center

Development Proposal

February 14, 2022

LABQUEST Executive Board

The LABQUEST Executive Board consists of

Betsy Bretz, President

Ida Ruben, VP

Dan Wilhelm, Secretary, djwilhelm@verizon.net; 301-384-2698

Rob Richardson, Treasurer, brrichardson3@aol.com; 301-641-9636

Charles Warr

Peter Myo Khin, pmyokhin@verizon.net; 202-257-8071

Tom Helfand

Questions or comments on this document can be directed to those above identified with email addresses.

What evolved into LABQUEST started when the DoD Base Realignment and Closure (BRAC) Commission proposed closing the Naval Surface Warfare Center at White Oak, now known as the Federal Research Center(FRC). LABQUEST opposed that closure but was unsuccessful and the base closed in 1997.

After considering various alternatives for uses of the former Naval base, LABQUEST decided to support FDA locating there. That included transferring the land to GSA, lobbying the Air Force to accept/operate the wind tunnel, and the Navy undertaking an environmental cleanup of the site. During the early years, LABQUEST worked with GSA/FDA and lobbied Congress successfully for the funds needed to build what is presently at the site.

With the revised FDA approach to interacting with industry and the desires of employees for amenities, LABQUEST is actively encouraging the needed development and the provision of good transit service (Bus Rapid Transit and local bus) in East County

LABQUEST was originally established by the executives of both Montgomery and Prince George's Counties in November 1998 as the lead coordinating body and information clearinghouse. With the passage of time and change in personnel, the Counties have taken a hands-off approach allowing LABQUEST to morph into a local civic group. At this point, LABQUEST has three purposes: support the Federal Government efforts to develop the White Oak FRC, support nearby development, and encourage the county to provide that infrastructure required to address the needs of the FRC and community in Eastern Montgomery County.

LABQUEST has an email distribution list of over 80 that includes the individuals from the following government organizations: GSA, FDA, AEDC-HWT, the Maryland congressional delegation, Maryland State government, Montgomery County government, and the Maryland-National Capital Park and Planning Commission. In addition, it includes non-government representatives from neighborhood associations, business interests, and interested individual residents in both Montgomery and Prince George's counties. Over time, LABQUEST has evolved into a model of interorganizational cooperation.

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1. Introduction

The White Oak Science Gateway (WOSG) Master Plan (MP), dated July 2014, is aimed at reimagining three commercial centers and providing a framework for reinvestment in East Montgomery County. This document puts the pieces together to form a complete integrated plan to achieve that purpose. This plan focuses on infrastructure and avoids the development details that developers and property owners will provide. Individual development details will be based upon market needs, but their focus will be on mixed use development. The Viva White Oak (VVO) development is the most important one because of its size. Since much of what is proposed in this document intergates with VVO, a conceptual layout of that development is shown in Figure 1.

Figure 1. Concept Layout of VIVA White Oak.



This document pulls together the following:

- Job site/home mix. The COVID pandemic has changed the employment picture from working only in an employer’s facility to a mix of employer site/home with a higher amount of teleworking. The amount of onsite working and teleworking will vary based upon the nature of the job and the needs of the employer. It is too soon to know the exact mix, but three trends are evident. One is that many people will want one or more spaces in their residences for home office to telework. The second trend is access to a walker-friendly area near each individual’s residence. A third trend that existed before the pandemic will surely continue and very well could become a higher priority: to live, work and play in the local area, within what had been only commercial centers.

- General Plan vision. The Montgomery County Council’s PHED Committee version of the Thrive Montgomery 2050 plan is now before the full council. The figure on page 20 of that document identifies three activity centers in the WOSG MP area: Viva White Oak (large), White Oak/FDA (medium) and Hillandale (small). The major components of that plan focus on compact footprints along premium transit corridors and complete communities. Rather than just Viva White Oak, we will use the White Oak Science Gateway (WOSG) Master Plan term and area: Life Sciences Activity Center. That area includes VVO plus the other commercial and residential properties in the southeast quadrant of US29 and Cherry Hill Rd.
- BRT/Flash. The three Bus Rapid Transit (BRT) corridors in the WOSG MP area are extremely important. BRT on US29 is implemented, but improved reliability is being studied. The New Hampshire Ave Corridor design study is starting. The Randolph Rd Corridor design needs to be funded.
- Non-auto modes of travel. A study is underway to update and expand the local bus service, There is a major plan for Bikeways, which matches the WOSG MP bike routes. There is an effort underway to develop a pedestrian MP where the focus is on low stress walking.
- Local Area Transportation Improvement Program (LATIP). The LATIP identifies a number of transportation improvements, some of which would be funded by a fee on new development. Some of these improvements, as well as the WOSG MP, need to be updated.
- The WOSG MP. While the plan focuses on jobs, it also envisions many additional housing units (mostly multifamily) in part to satisfy the desire to live, work and play within the neighborhood. That plan also calls for an elementary school, but discussions with MCPS suggest a middle school may be needed instead or in addition to it. Other county discussions point to the need for more multiple family units having two or three bedrooms so families with children can live there.
- Montgomery College. The College is planning to build a new campus in east Montgomery County. They issued a report in September 2021 that identifies academic needs and facility needs. The Montgomery County Executive’s proposed FY2023 Capital budget has requested funding to further study the siting of the campus
- White Oak Federal Research Center (FRC). The federal Public Buildings Reform Board (PBRB) issued a report to OMB for approval recommending disposal of 41 acres on the FRC. They would prefer it be sold, but the N-MCPPC would like to acquire it as a Public Benefit Conveyance. This plan supports such an acquisition. This report also proposes that it be used for a park, elementary and middle school, and Montgomery College. Because of the size of the college, it would also need some of the Viva White Oak property. This proposal will require exploring since it is a change to the Planning Board development approval for Viva White Oak. The PBRB report indicates that a new contaminant has been identified as a critical mitigation factor on all federal properties and that GSA must first determine if it exists on this property and if so, undertake a clean-up effort.
- VVO. Global LifeSci Development Corp (developer for VVO) identified that part of the Washington Suburban Sanitary Commission (WSSC) sewer system needs replacement and another part needs its capacity increased.

This Plan contains many proposals that if accepted as proposed or as modified, would be implemented over time, not all at once. Also we expect this plan will generate extensive discussion and as a result changes will occur. The acceptance of this plan would require amendments to a number of county plans and ongoing studies. Nevertheless we think the acceptance of this plan, as modified, will greatly improve the fulfillment of the WOSG MP vision.

2. Land Use

2.1. Federal Research Center – Disposal of 41 Acres

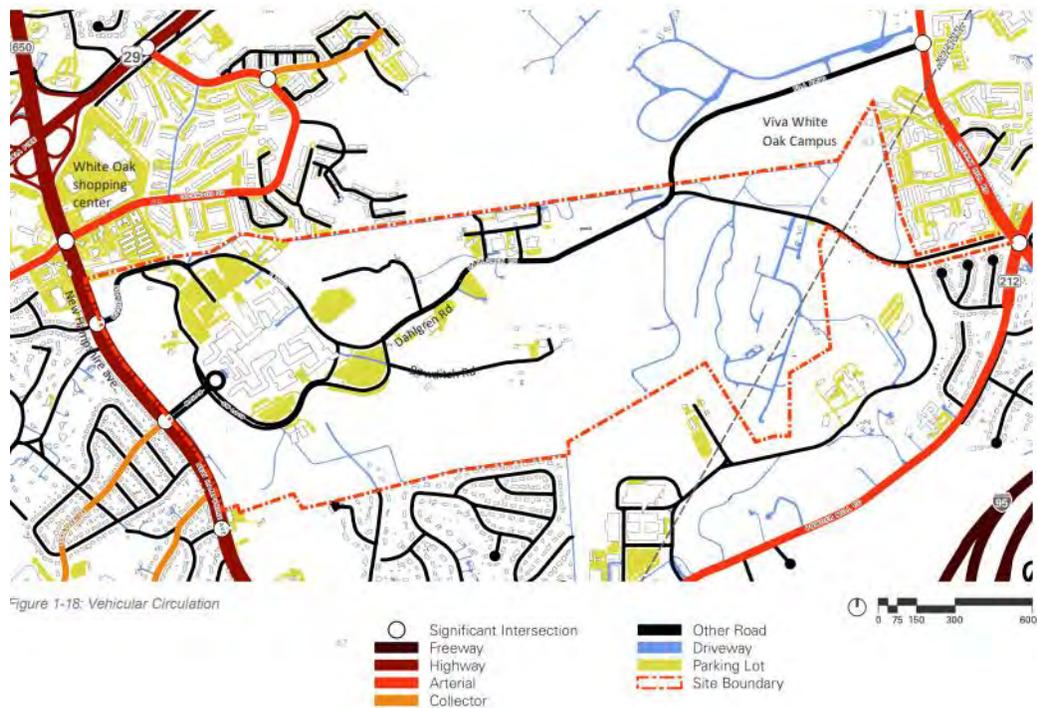
PBRB Report. The federal Public Buildings Reform Board (PBRB) recommended on December 27, 2021 that Parcel K of the White Oak Federal Research Center (FRC) and 14 other properties be disposed of in accordance with the 2016 Federal Assets Sale and Transfer Act. The PBRB report was sent to the Office of Management and Budget (OMB) for approval. The report indicates that its recommendations must be approved by OMB before they can be transmitted to the agencies for implementation. Once approved, the agencies have up to two years to initiate activities necessary to implement the recommendation and they must complete their actions within six years. We have heard that OMB rejected the PBRB report. We don't know the reason why but someone suggested it might be because of the process they used. That rejection didn't target White Oak.

The White Oak FRC discussion starts on report page 80 of the PBRB Report. An enlarged view of Parcel K from the PBRB Report is shown in Figure 2 and consists of 41.22 acres. The zoning of the land in Prince George's County is R-O-S, Reserved Open Space, while the Montgomery County segment is zoned RE-2 (two acre residential). Comparing Figure 2 and 3, Parcel K abuts Coffman Rd on the south (that road remains in the FRC), Viva White Oak property on the north, and existing commercial and residential development on east.

Figure 2. Parcel K (from PBRB Report)



Figure 3. FRC Boundary and Principal Roads (From GSA/FDA Master Plan)



Proposed Uses of Parcel K. The WOSG MP calls for an elementary school on VWO. Placing that school on Parcel K provides more space for the school and for more development in VWO proper. Several years ago, MCPS suggested that they may also need a middle school. To accommodate that possible need, space is provided for one on Parcel K. Figure 4 identifies the proposed uses of Parcel K.

Figure 4. Possible Education and Recreational Uses of Excess FRC Property



Ballfields are not included as part of the school property in this plan, just the school building and parking. A small play area would be provided with the elementary school – blacktop and young child recreation equipment. The ballfields to support both schools would be provided jointly by Prince George’s Parks Department and the Montgomery County Parks Department in the area noted within the PG County as Open Space designated land. Parking for the middle school and park would be shared and it would be at the northern edge of the park and could be in both counties. Note that on Figure 4 sidewalks connect into the existing residential properties to the east. While most of those homes are in Prince George’s County, three are in Montgomery County. Residents from both counties would use the park, and children living in Montgomery County would attend the two MCPS schools.

Two areas are set aside for colleges: Montgomery College and research university space (that GLDC has been talking about for years). The Montgomery College would be on both the Parcel K and VWO land while the University would be solely on VWO. Both would be at the entrance to the FDA campus, and a short walk to a BRT station.

The existing stormwater management ponds, one on each side of the West Farm Branch, would be relocated and expanded so they are on Parcel K just north of Coffman Rd.

Except for a university building, these educational and recreation facilities would be paid for by county (MC and PGC) CIP funds.

The RBPB report on page 82 indicated that M-NCPPC is interested in acquiring the property as a Public Benefit Conveyance and that to achieve that a formal request needs to be made to OMB. We support that effort but it should be viewed as acting for the county as a whole. All the proposed uses are for a public benefit: parks, MCPS, and college. The plan should be approved by the Council.

A small part of Parcel K in Montgomery County not needed for the education facilities would be used by GLDC for VWO. GLDC would also need to accommodate roads from FDA Blvd to the two MCPS schools.

2.2 FRC Uses, Other than Parcel K

The White Oak FRC boundaries are shown in Figure 3. The long-closed Coffman Road from the Cherry Hill Rd/Powder Mill Rd intersection is part of the FRC. That road extends west from Cherry Hill Rd to the intersection with FDA Blvd just inside the existing security check point. Parcel K is north of Coffman Road, but there are still many unused acres within the FRC. Of the 710 acres that had been part of the Naval Base, 50 acres were transferred in the 1990s to the Army and make up part of the Adelphi facility. The other 660 acres became the FRC. FDA is using 130 acres and the Air Force wind tunnel is using that part just north of Dahlgren Rd next to Paint Branch. A good amount of the remaining land can't be built upon because it is in stream valleys or the slopes are too steep. However, many acres of land exist on both sides of the Paint Branch that could be used for development.

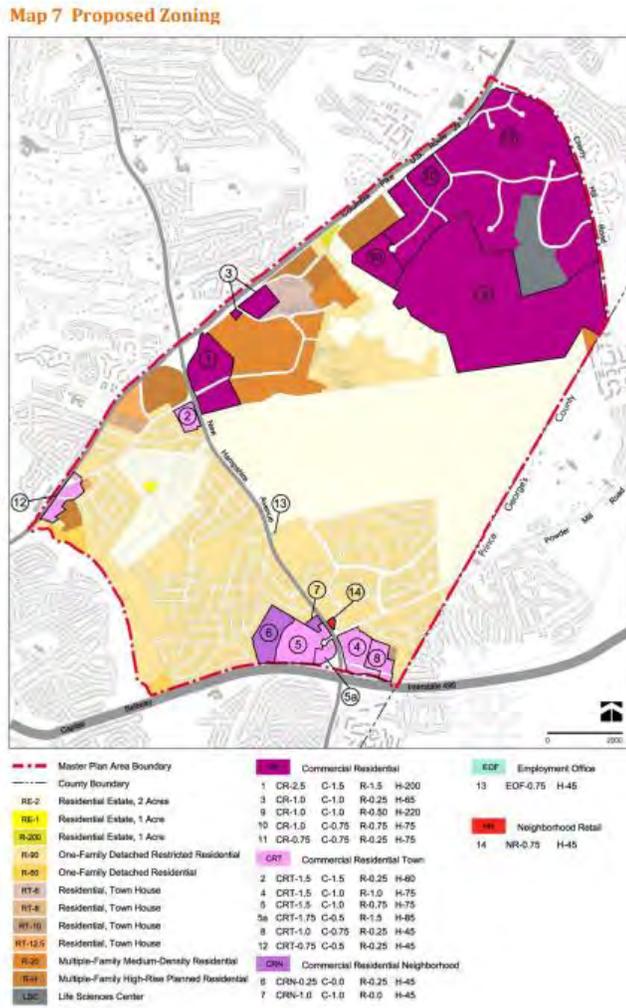
LABQUEST has heard that the Veteran's Administration (VA) is looking for land to build a hospital. LABQUEST supports them locating on the part of the remaining developable land and thinks the best location is south of Coffman Rd in the general area proposed for Montgomery College. That location would require Coffman road or the security check point to be changed so that access to the hospital is outside the security check point.

Also, note the route the Army can use to access their complex from FDA Blvd (black line).

2.3 Master Plan Changes

Technically, Parcel K is not part of VWO but we will treat it as if it were. The proper course of action is to formally amend the White Oak Science Gateway Master Plan to include the Montgomery County segment of Parcel K. The zoning also needs to be changed since parts of it would be used for commercial or residential purposes. The zoning for that segment should be the same as Viva White Oak – see Figure 5, which is copied from the master plan. The existing zoning is CR-1.0, C-1.0, R-0.50, H-220.

Figure 5. White Oak Science Gateway Master Plan Zoning



LABQUEST recommends that existing zoning for area 9 and Parcel K be increased to CR-1.25, C-1.25, R-0.75, H-220 for five reasons:

- That is the zoning the WOSG MP Citizens Advisory Committee (CAC) wanted in 2014.
- GLDC has been unable so far to obtain financing because it has not been economically justified and increasing the density allows the very high fixed cost associated with development to be allocated over more units thus reducing the per unit cost.
- The Thrive Montgomery 2050 classifies the Life Science Activity Center (LSAC) as a large center, which means it should have the highest intensity (eg density), and the current zoning is much lower than other large centers. VVO is at the top of the Council's list of where economic development needs to occur. Changing the zoning will help GLDC obtain financing and thus the resulting development will help the county achieve many of its priorities.

- The Council on Jan 11, 2022 approved a rezoning for White Oak Apartments on Broadbirch Rd to CRF-1.25. VWO should be at that density or greater. The change in density would also make this center more consistent with White Oak (area 1, with CR-2.5) and Hillandale (CRT1.5).
- The increased zoning will remove one impediment to having more bedrooms in multifamily units. The density limit encourages developers to keep the units small in order to increase the number of units. As noted above, the pandemic has substantially increased the amount of teleworking and thus the need for one or two offices in residences. An increase in the number of bedrooms also satisfies the need for families with children.

The area identified as 10 and 11 in Figure 5 should also be changed to C-1.25 or CRF1.25 to be consistent with the White Oak Apartments. Areas defined by 9-11 should be considered as the large center envisioned in the Thrive Plan. Many transportation improvements are planned for that area, which would support Thrive. The education and other facilities called for in this document support that area being mixed use and “complete”.

There are other master plan changes identified later in this document, especially relative to roads.

3. MCPS

3.1 Target Enrollment and Property Size

As indicated above, LABQUEST proposes to use Parcel K for education facilities and ballfields (Figure 3). The MCPS has guidelines for school enrollment and for property size as shown in the table below. Their guidelines include ballfields. There are other county guidelines that indicate that ballfields should be part of the Parks Department, which is the approach taken here. Thus, the lot size for the school building and parking needs to be adjusted. We used Google Maps and its distance measuring tool to approximate the size of typical elementary school (ES) and middle school (MS). The table below shows the resulting need and what is proposed.

School Type	MCPS Enrollment Target	MCPS Property Target (included fields)	Existing Fields for sample school (approx.)	Proposed Size needed without fields (Parks provides fields)	Proposed part of Parcel K
Elementary	450 to 750	7.5 acres	9 acres park	4 acres (based upon Cannon Rd ES)	4.6 acres
Middle	750-1200	15.5 acres	6 acres	10 acres (based upon White Oak MS)	11.1 acres
High	1600-2400	35 acres	20 acres		
Ballfields					9 acres

3.2 School Boundaries Need Updating Without Any Development

To accommodate these two new schools, the school boundaries would need to be redrawn at the point in the future when these schools are built. Note that the ES and MS can be built at different points in time and thus boundary changes could be made at different points in time.

If one looks at the existing school boundary map (Figure 6), it becomes obvious that the boundaries need to be redrawn, whether or not the new schools are built. In the map below, the color boundaries are for middle schools and lines are for elementary schools. Note that some of the existing boundaries are not contiguous and that the distance between where the children live and attend school is sometimes too long. The most distant MS is probably Briggs Chaney, which is the school that would provide service for much of the proposed development. Since it is hard to follow the boundary lines for elementary schools, labels have been added to show the six schools that draw students from multiple locations. Galway MS is one such school and it serves the area where most of the new housing is planned. Since it should be the goal for students to attend their nearby neighbor school, school boundaries need to be updated. The existing boundaries have not been updated in decades and they need to be changed even if new schools were not added to include Parcel K.

3.3 Planned Development

Housing has been approved for Hillandale Gateway. A project is pending approval for White Oak Apartments. The MSPS indicates that VWO is projected to have up to 8570 units, mostly multi-family. With the above proposed rezoning, VWO could have even more housing. Also, more housing will surely be added to the area covered by zoning categories 10 and 11 (Figure 4). That area should evolve into mixed-use community rather than all commercial with about 50% housing. Also, the White Oak Shopping Center is expected to redevelop within the not-too-distant future since the Sears has closed (at this time, they still have control of the lease). Thus, a new MS will surely be needed, likely tied to VWO. The proposed location is ideal since both schools will be close to where many children will live.

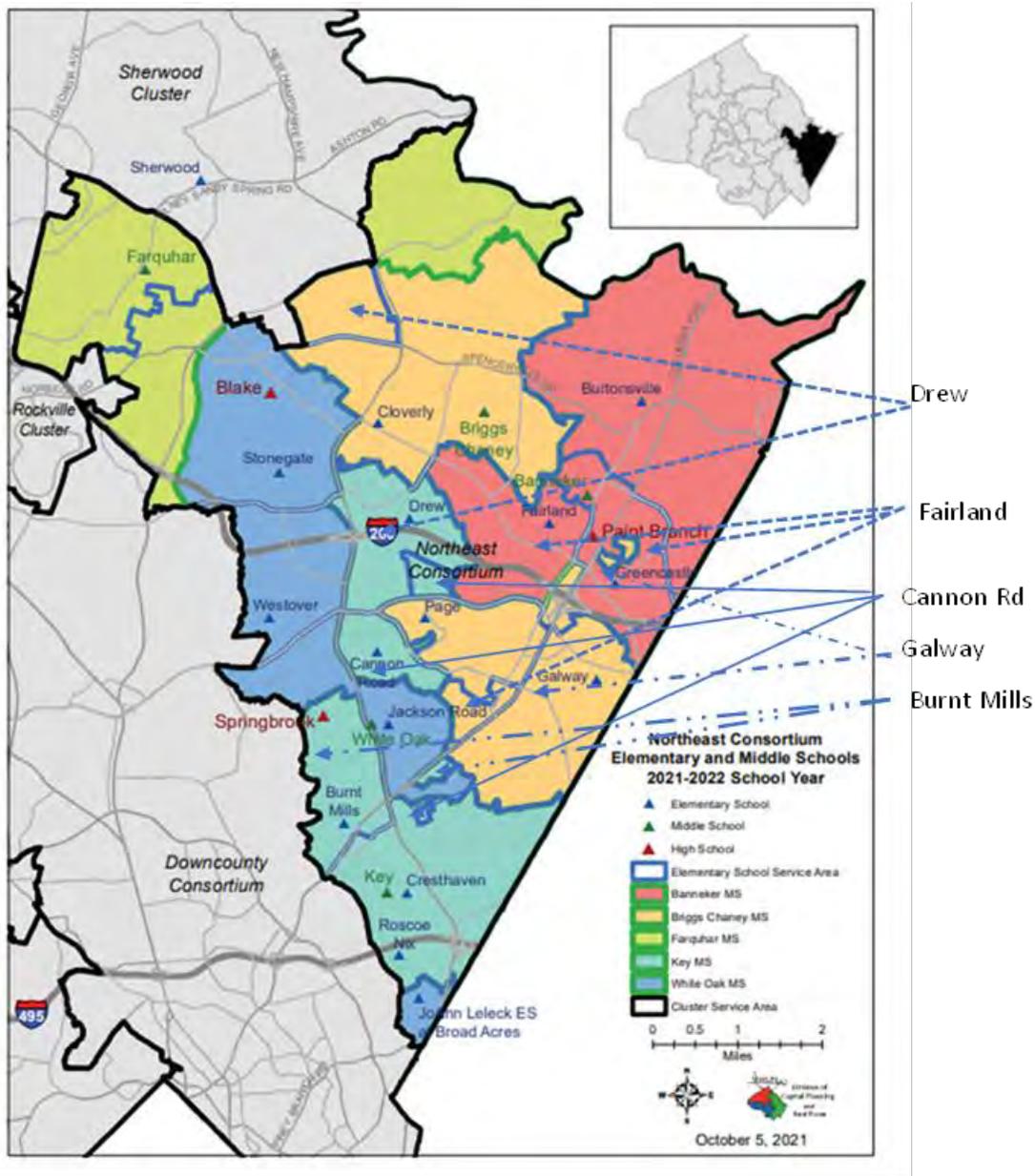
3.4 Boundary Considerations (See Appendix A for MSPS Data)

A number of children who attend Sherwood ES already attend Sherwood HS, and thus it should be considered as part of that cluster. Accordingly, the extra capacity at Sherwood ES needs to be discounted for this discussion because the travel time is too long.

Looking at the other four MSs, only White Oak MS has available capacity. Children from VWO could go to White Oak MS rather than Briggs Chaney MS, in part since it is much closer. Current estimating criteria assume that multiple family housing produces few children, largely because many only have a single bedroom or are studio units. The assumption with the proposed rezoning is that a good percentage of the units will be two or three bedrooms and thus they will house more children. We thus think a new MS will be needed at some point.

The ESs closest to VWO are already as large as they should get and there is limited capacity available for students from VWO. Burnt Mills, Galway, Greencastle, Jackson Rd and Page fall into this category. Cannon Rd and Fairland have some capacity to accommodate students from VWO but only for the early years of buildout. For the short term, Cannon Road would be best, especially if its boundaries are changed to move children from near Sears to Burnt Mills or Jackson Rd and north of Fairland Rd to Page ES. With the expansion of Greencastle, some students from there could walk to it rather than being bused to Galway. That would provide more capacity at Galway. VWO ES students could be split between Galway and Cannon Rd for a period of time until many housing units are built. An ES will surely be needed to accommodate the projected housing at some point in time.

Figure 6. ES and MS Boundary Map

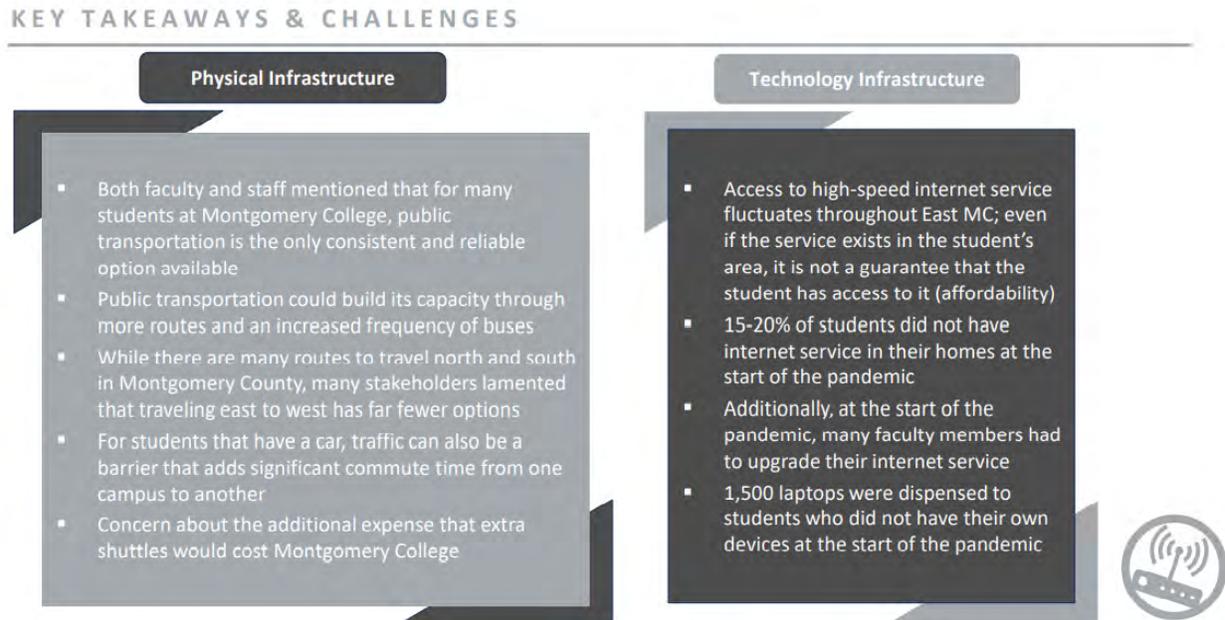


4. Montgomery College

Montgomery County decided in February 2020 to explore the feasibility of a campus in East County. They published a feasibility study report in September 2021. Many county and state groups must concur and provide funding before it becomes a reality. Much of the study investigation centered on the academic nature and the need to address the economic challenges faced by the residents in the area since many are low income and foreign born.

The study concluded that transportation and employment opportunities are a challenges, as shown below. The largest challenge is the need for public transportation – BRT and local bus. If implemented as proposed, the area would be one of the best served areas of the county. GLDC is planning high-speed internet service for its campus, which would include the Montgomery College.

Figure 7. Key Challenges (from Montgomery College Study)



The College report identifies the space required over a three-phased program. This space is for academics and doesn’t count the space needed for facility and staff, and campus community. The academic space for the three phases is shown in Figure 8. More details from the report can be found in Appendix 2.

Figure 8. Proposed East County Campus Phasing (from Montgomery College Study)

PHASE	PHASE	PHASE
1	2	3
1,000 HEADCOUNT 610 Full-Time Equivalent	3,273 HEADCOUNT 1,997 Full-Time Equivalent	6,429 HEADCOUNT 3,922 Full-Time Equivalent
Gross Square Feet 63k - 68k	Gross Square Feet 177k - 208k	Gross Square Feet 388k - 430k
Net Square Feet 40 - 45k	Net Square Feet 60 - 80k	Net Square Feet 130 - 150k

- **Partnership Opportunities:**
 - Commercial Kitchen Incubator
 - Non-Profit Partner Space
 - Event Space
 - Convocation Center

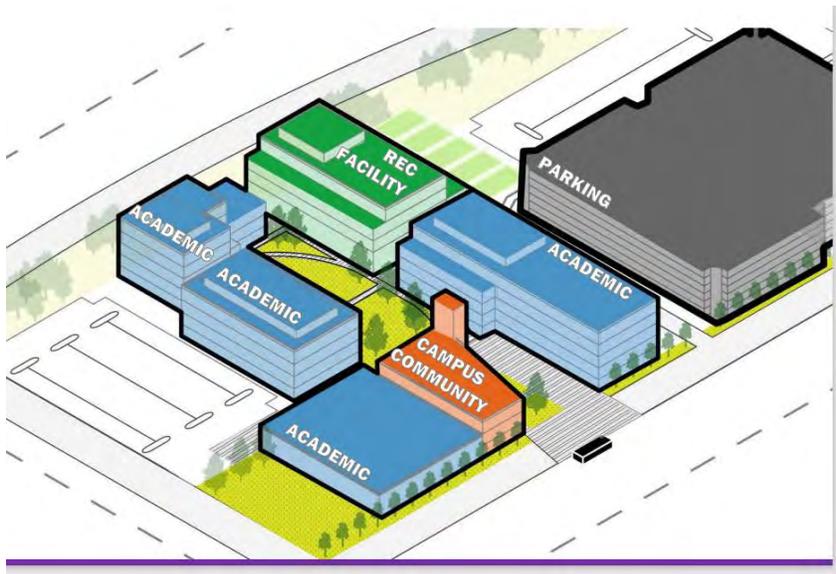
For all three phases the total requirement is 67 classrooms, 19 labs and offices for 400 facility and staff. It is possible to use existing and planned facilities within the Life Science Activity Center and White Oak Activity Center for some of its needs. The Wellness Center might be provided by WOMC, and the adjacent doctor’s offices. Kaiser facilities are just a block from the hospital. Some of the athletics can be provided by the proposed ballfields on Parcel K and the White Oak Rec Center. Fairland and Praisner Rec Centers are in the area. A cafeteria should be included in the college but many fast-food restaurants are located on Tech Rd, just off US29. Many other restaurants are in the area, plus more are envisioned for VWO.

Conference room space and meeting space should be included in the college, but space would also be available in two nearby Rec Centers, two nearby libraries and planned nearby conference center .

The feasibility report provided a layout for each phase totaling 7 buildings and structured parking for 2535 spaces (Figure 9). The above use of other nearby facilities will reduce these needs somewhat and proposed transit improvements will reduce the number of needed parking spaces. More study would be required to determine the actual need. The total non-parking building space is 396,400 sq ft (many 4 or 5 stories). At ground level, 133,150 sq ft of building space is needed. The area shown in Figure 3 contains 9 acres (390,000 sq ft for buildings, sidewalks and yard) for Montgomery College, not counting parking. A parking structure would likely fit in that space. There is 6 acres for the University buildings and parking. A common parking structure for both colleges would be more efficient of space.

The Montgomery County Executive’s proposed FY2023 Capital budget has requested funding to further study the siting of the campus.

Figure 9. Conceptual East Montgomery County Campus

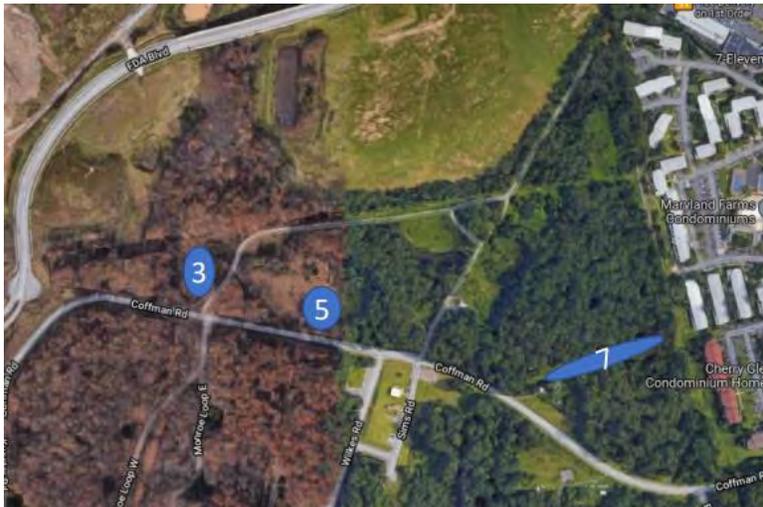


5. Environmental Cleanup

The PBRB report indicated on page 80 that the Navy has completed environmental remediation of groundwater and soil contamination per its obligations under BRAC and continues to monitor it for the presence of contaminants. LABQUEST was involved with that clean-up and ensured the resulting property was suitable for residential use, a more demanding standard than the more typical commercial standard.

The next to last paragraph on page 81 of the PBRB report indicates the Navy has begun investigation of a newly identified contaminant (PFAS), which could have been caused by prior burning activities on Sites 3, 5 and 7 (Figure 9) within the property. The last paragraph on page 81 indicates that at this time that groundwater use is prohibited on most of the property (in both counties) and that residential use is prohibited on a portion of the property in PG County. The report indicates that ongoing environmental efforts must be completed before the parcel can be sold. Sites 3, 5 and 7 are shown in Figure 10. If PFAS is found, it will take at least 2 years to clean-up.

Figure 10. Site 3, 5, and 7 being investigated for PFAS Contamination



One of the sites (possibly site 3), was completely cleaned up, since everything in that landfill was hauled away. A person who worked for the Navy at the site and was involved with what went on in the eastern part of the base couldn't see any reason the PFAS contaminant would have been used on that part of the base. If used at all, it would have been in some buildings that long ago were hauled away. Even if the contaminant were on Parcel K, it would not be harmful unless people were getting their drinking water from a well. Since all drinking water will come from WSSC, this contaminant will not affect the use of the property even if under the remote possibility that it is present.

6. Sewer/Storm Water Management (SWM)

There are two existing sewer lines that service VVO and the entire area east of the fall-line which is approximately New Hampshire Ave. These two sewer lines are labeled 3 and 4 in Figure 11. A Global LifeSci Development Corp (GLDC) investigation concluded that part of sewer line 3 is in such poor condition that it must be replaced. Without the WSSC planned improvement, GLDC would have used that line for part of the development on VVO along Industrial Pkwy extended. It appears that WSSC intends to direct that sewage to line 4. However, that sewer line would also serve future redevelopment of the White Oak Shopping Center (see Figure 12 where it shows watershed). The sewer line in circle 4 is in good condition but there is a capacity issue in the area where the two lines converge into one, in Prince George's County on Army property.

GLDC estimates the replacement cost of line 3 is \$35M-\$40M and the expansion of line 4 is \$8M-\$9M. WSSC indicated to GLDC that it is their responsibility to replace/expand both lines, but that they don't have the funds. They want GLDC to fund those improvements and WSSC would reimburse GLDC. That is difficult for GLDC to finance considering the hundreds of millions (probably billions) for other infrastructure and buildings that they would need to finance. Conversations need to occur with WSSC about them paying for the improvements – out of their budget, and obtaining funds for state or federal government (multiple categories are possible.) The White Oak Science Gateway Master Plan on page 72 indicates that a "local and/or CIP-size sewer system improvement/augmentation may be required." That statement was made to address possible capacity issues, and the poor condition of the existing line only increases the justification for a CIP item.

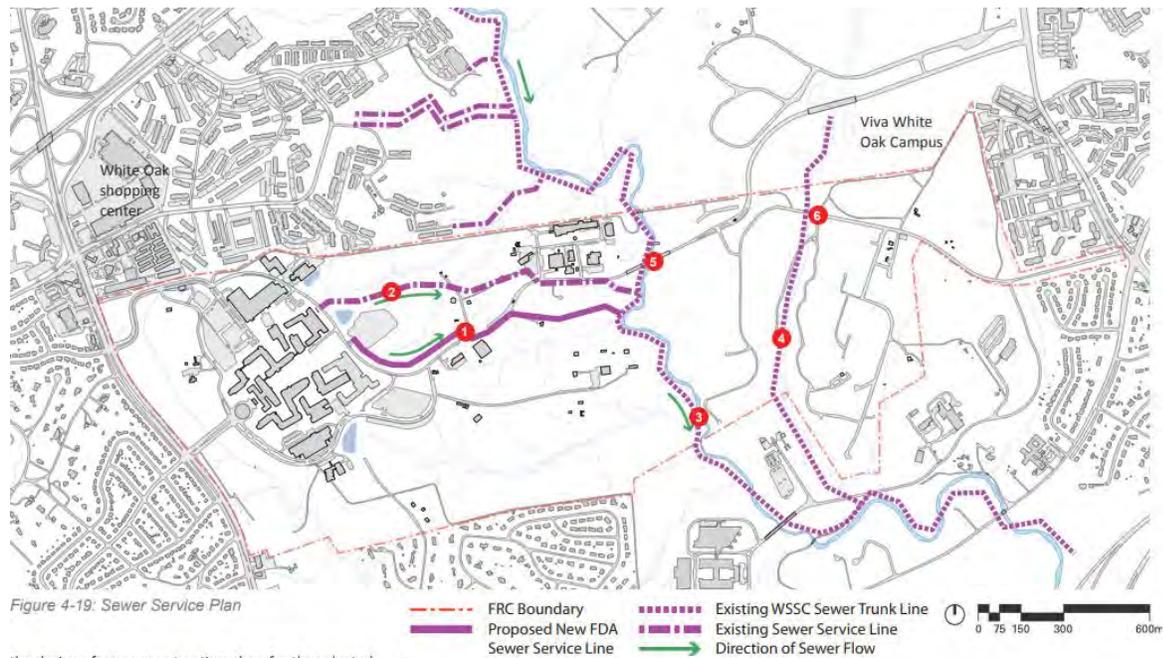
The WSSC issued a draft budget on January 18, 2022, That WSSC budget is available on line. The general information can be found at [Annual Budget - Capital Improvements Program | WSSC Water](#). The detailed information can be found at [Proposed FYs 2023-2028 CIP.pdf \(wsscwater.com\)](#). The page numbers below are in the second document. That budget has several projects as summarized below.

- In Montgomery County, there is a water project (page pdf 41) that provides water from US29 along Industrial Pkwy and FDA Blvd to Cherry Hill Rd. There is another water project (page pdf 40) that improves service along Cherry Hill Rd. There is a sewer project (page pdf 54) that provides sewer service on VWO in two areas: FDA Blvd from WOMC and where FDA Blvd and Industrial Pkwy would intersect. There doesn't appear to be a project dealing with the replacement of the sewer along Paint Branch (circle3). The replacement of that sewer line might fall under the trunk sewer reconstruction program (page pdf 82).
- In PG County there is a sewer project (page pdf 117) that appears to address the issue in the area where sewer lines 3 and 4 intersect.

The WSSC budget does address the above needs but raises four questions. First, does WSSC have a plan for sewer 3. Second, concerns whether or not the capacity of 4 is sufficiently large. It needs to accommodate the existing service plus the large amount of development envisioned by this plan. The third question concerned whether the budget is sufficiently large. The last question is one of timing. When would the improvements be undertaken? To accommodate the above development, it needs to be completed in the next 2-3 years.

GLDC also has determined that the existing stormwater management (SWM) pond GSA installed as part of building FDA Blvd must be moved/upgraded (GSA owns that public road.) GLDC has not determined the solution for either the sewer or stormwater management issues. The investigation conducted by GLDC considered their development. As identified elsewhere in this document, much more development is envisioned with the education facilities, increased density and more uses on the FRC. The sewer and SWM capacities must include those requirements.

Figure 11. Sewer Lines (from GSA/FDA Master Plan)



the design of sewer construction plans for the selected alternative.

The existing FDA 15" outfall sewer service line has capacity to serve the existing campus but will not handle the ultimate build out of the expanded site under this Master Plan. A new 15" outfall sewer service line will convey sewer flows from the new buildings (and some of the existing buildings) to the existing 27" WSSC Sewer Trunk Line running along Paint Branch. The sanitary sewer system materials will be per WSSC specifications. Piping would be PVC or DIP.

New Sewer

1 Proposed New 15" Sewer Line To Serve Expanded FDA Headquarters

Existing Sewer

2 Existing 15" Sewer PVC Sewer Line Serving FDA Headquarters

3 Existing 27" Paint Branch Trunk Sewer Line Serving The White Oak Area

4 Existing 20" West Farm Branch Sewer Trunk Line

Existing Other

5 Existing Bridge over Paint Branch

6 Existing Bridge over West Farm Branch

Figure 12. Paint Branch Watershed



7. Transportation

The primary thrust of transportation in this plan is transit: BRT/Flash followed by local bus. The second focus is pedestrian and bicycle. While vehicles are the lowest priority, that mode is still important because many people will still be driving. The Local Area Transportation Program (LATIP) identifies the approved transportation projects, a few of which this paper proposes changing. In developing the LATIP projects, other needed projects were also identified but they were not included in the LATIP. This paper also proposes a few of those projects be eliminated. Many of these projects of all modes must co-exist in the same right-of-way.

7.1 US29 Interchanges

While US29 interchanges are included in the multiple master plans in east county, this paper calls for no additional ones being built and that they be excluded from future master plans. Even if they were desired, the state doesn't have the funds to build them any decade soon. The thrust of the Thrive Montgomery 2050 plan is not to build more roads.

7.2 Road Access to VWO (US29 and Cherry Hill Rd)

The road access points into VWO are from Cherry Hill Rd (FDA Blvd, and Healing Way) and US29. There are no improvements needed at Cherry Hill Road, except possibly a second westbound left-turn lane. It should be noted that US29 at Randolph/Cherry Hill is already congested and thus it will not be able to accommodate much additional traffic. Also, Cherry Hill Road is near capacity during peak periods and thus could not be used for much additional traffic accessing VWO from Cherry Hill Rd.

Thus, the primary entrances to VWO are from US29 at Tech Rd and Industrial Pkwy. Two turn lanes from US29 need to be provided from both directions (Figure 13). Since one already exists, a second one needs to be added. To avoid conflicts and accidents like those that had occurred at Tech Rd before the plastic lane dividers were installed (preventing thru traffic on Old Columbia Pike/Prosperity), northbound traffic needs to exit and queue on Old Columbia Pike before turning right onto Tech/Industrial. (The LATIP calls for such a design at one of the two intersections; it should be used for both.)

Figure 13. US29 improvements at Tech Rd /Industrial Pkwy (white lanes added, blue exists)

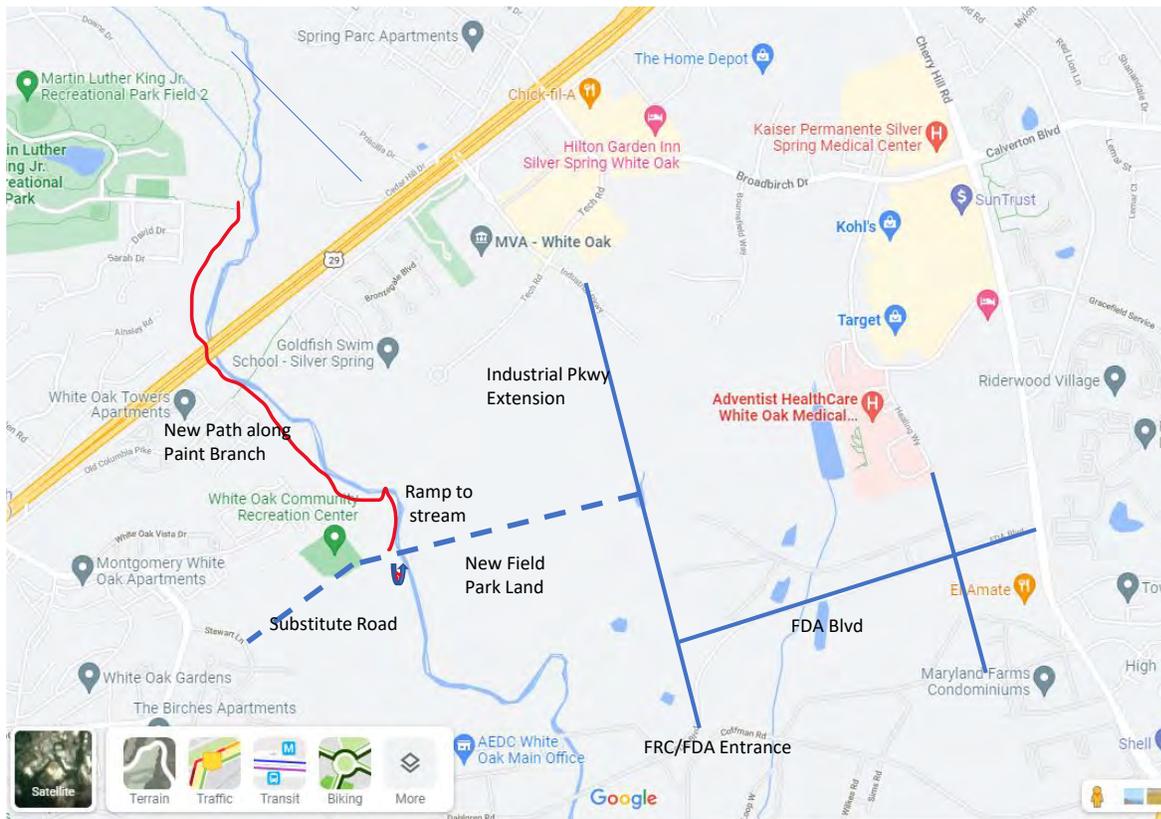


The above configuration means that Old Columbia Pike will be used more as a frontage road with almost no thru traffic. This is contrary to the vision of the master plan and LATIP where Old Columbia would have been a principal road so that traffic crossing the Paint Branch would not need to use US29. While LABQUEST supports that vision, we don't support the location. Thus, the long-closed bridge over the Paint Branch should not be rebuilt and the road on either side not improved/widened. (Note that there are also turning conflicts at US29/Stewart Ln). The prior studies had estimated \$70M for that improvement. DOT has started to design Old Columbia/Prosperity between Stewart and Cherry Hill. That study should proceed far enough to clearly document the problems alluded to above. It should then be modified to include the solution identified next.

7.3 Crossing Paint Branch

The proposed new connection across Paint Branch is illustrated in Figure 14. It would connect from within VVO (Industrial Pkwy extension) pass next to the White Oak Rec Center and connect to Stewart Lane, just before the intersection with Lockwood Dr. This is envisioned as a two-lane road (one lane in each direction) that would be solely for transit vehicles, pedestrians and bikeways. By prohibiting auto traffic, it would encourage people to use a non-auto mode. It would provide a direct connection for residents who live in LSAC to access the Rec Center and the White Oak Activity Center (WOAC). It would also provide a direct connection from WOAC to the education, jobs, and retail within LSAC including the WOMC and Orchard Center. The \$75M (\$70M roads plus \$5M bikeways) not used for Old Columbia Pike would go a long way toward paying for this new connection.

Figure 14. Proposed Paint Branch Crossing



7.4 BRT/Flash

Current BRT plans provide poor transit service to both LSAC, WOAC and FDA. This proposal will change that to an excellent service.

Once the above proposed new road is built, the routing of the US29 Flash vehicles should be changed to provide more service to both centers. The BRT route that currently exits US29 onto Stewart Lane should exit onto Tech Rd instead. As a minimum, there would be stations at US29/Tech Rd, WOMC, Montgomery College, the envisioned hotel/conference center, and the WO Rec center. From the Rec center, there are three possible routes, depending upon whether the WO Shopping Center is redeveloped and whether a direct connection into the FRC is built. These configurations are shown in Figures 15, 16 and 17. Vehicles would travel in each direction but to simplify the diagrams only one direction is shown. Figure 15 shows the routing without the shopping center or FRC connection. The BRT vehicle would use April Lane from the Rec Center and connect to the existing station onto Stewart Lane before connecting to the White Oak Station.

Figure 16 shows the direct connection into the FRC. Figures 18 and 19 show more detail about how the connection into the FRC could be accommodated without disrupting any of the existing uses. This road into the FRC is envisioned as one lane to accommodate only BRT/local buses taking turns traveling in each direction. A sidewalk would also be provided. This segment would not be used by any other vehicle. Note that the GSA/FDA Master Plan shows the inspection station is relocated and this proposed crossing is close to the existing inspection station. Also note that a transit center is proposed in the GSA/FDA

Master Plan. If GSA is unable to obtain funding for the inspection station and transit center, the connection would be possible but would need to be beside the security station.

When the shopping center is redeveloped (Figure 17), the BRT route from the Rec Center would continue straight to Stewart Lane, turn right to the existing station at April Lane, turn left along the frontage road next to US29 and into the redeveloped shopping center. The White Oak Station would be moved into the shopping center. The shopping center and FRC changes are not dependent on each other and so can be implemented in any order.

Figure 15. US29 BRT Routing (One Direction Shown)

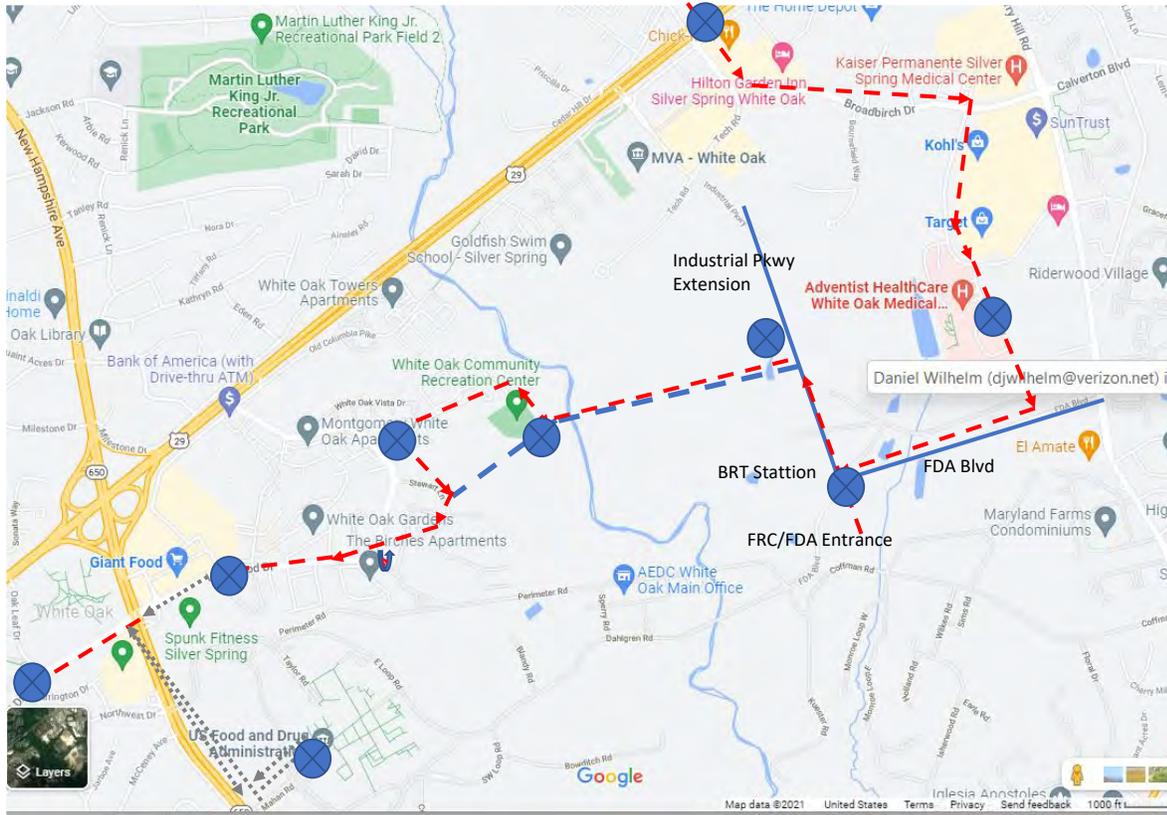


Figure 16. US29 BRT Routing into the FRC (One Direction Shown)

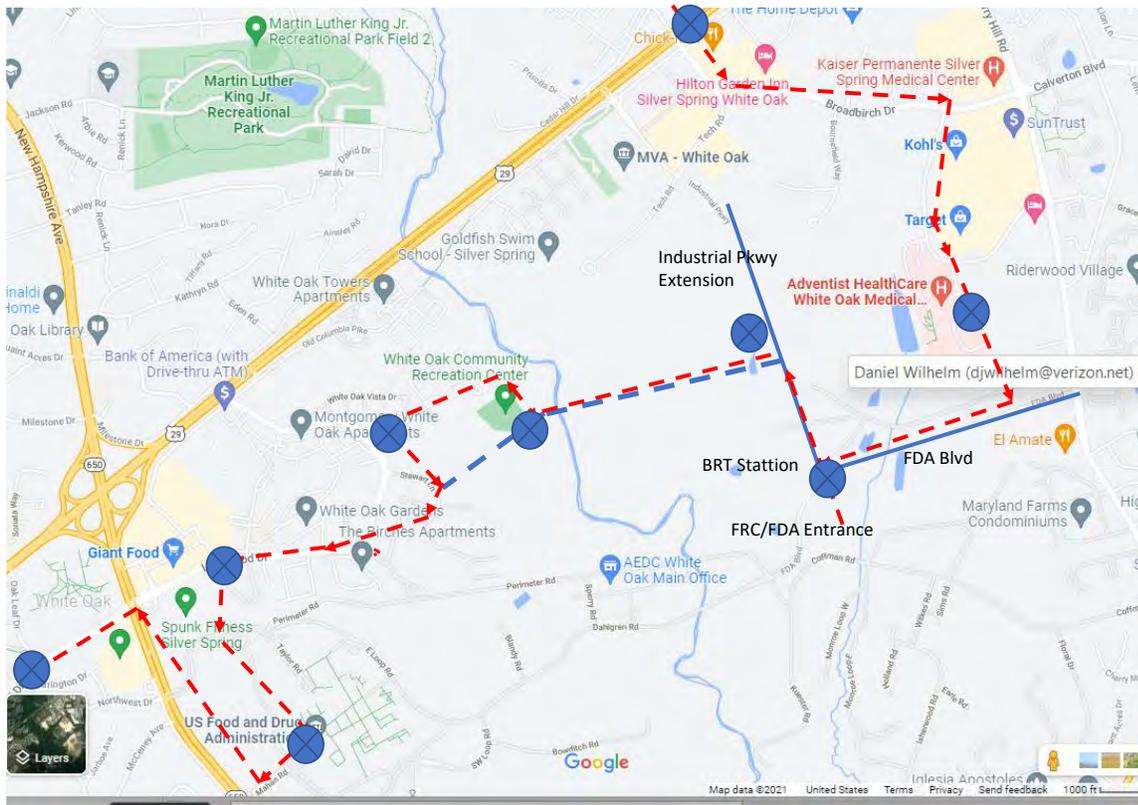


Figure 17. US 29 BRT Routing into the White Oak Shopping Center and FDA (One Direction Shown)

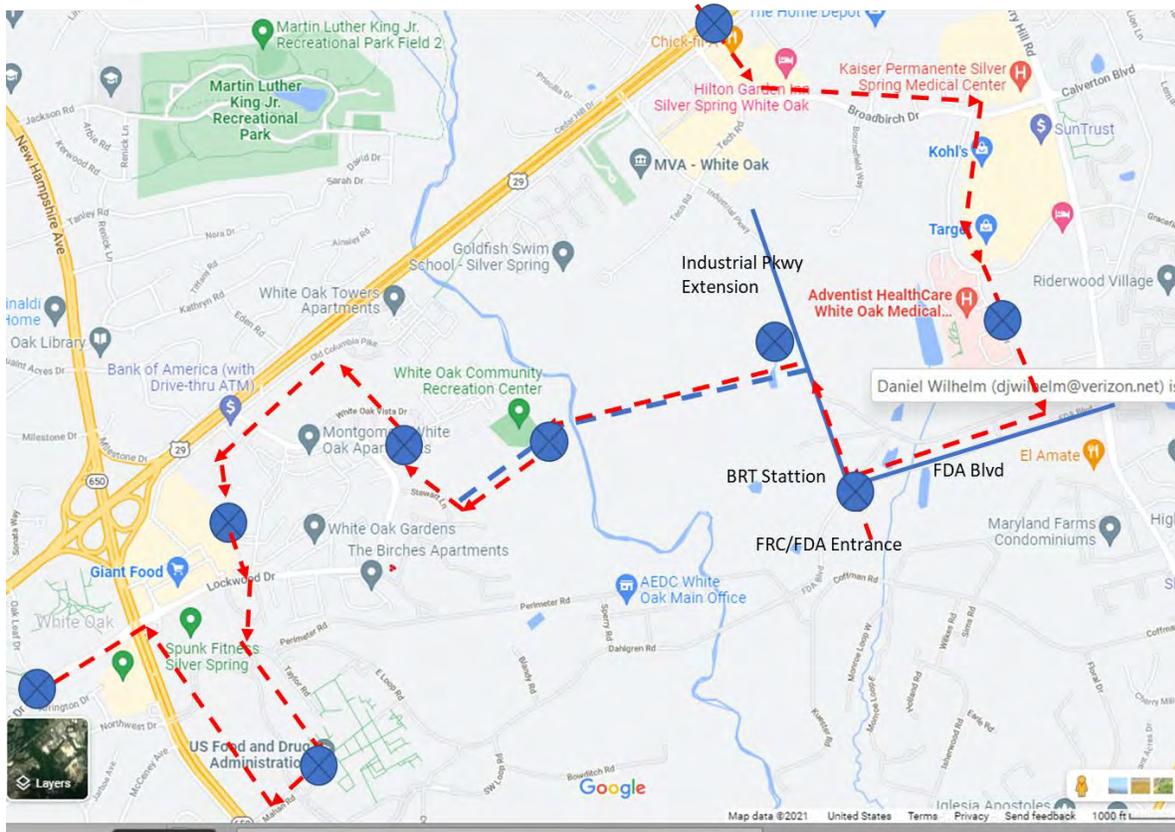
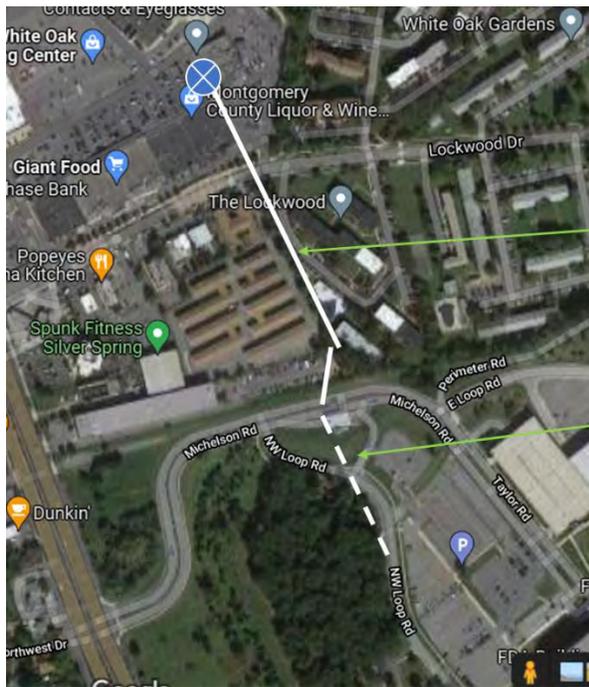


Figure 18. Connection From Lockwood to FDA



One lane, BRT only + pedestrian/bike

GSA/FDA Master Plan Alignment Change

Figure 19. Connection on FRC, with GSA/FDA Master Plan Alignment (GSA/FDA Master Plan Diagram)

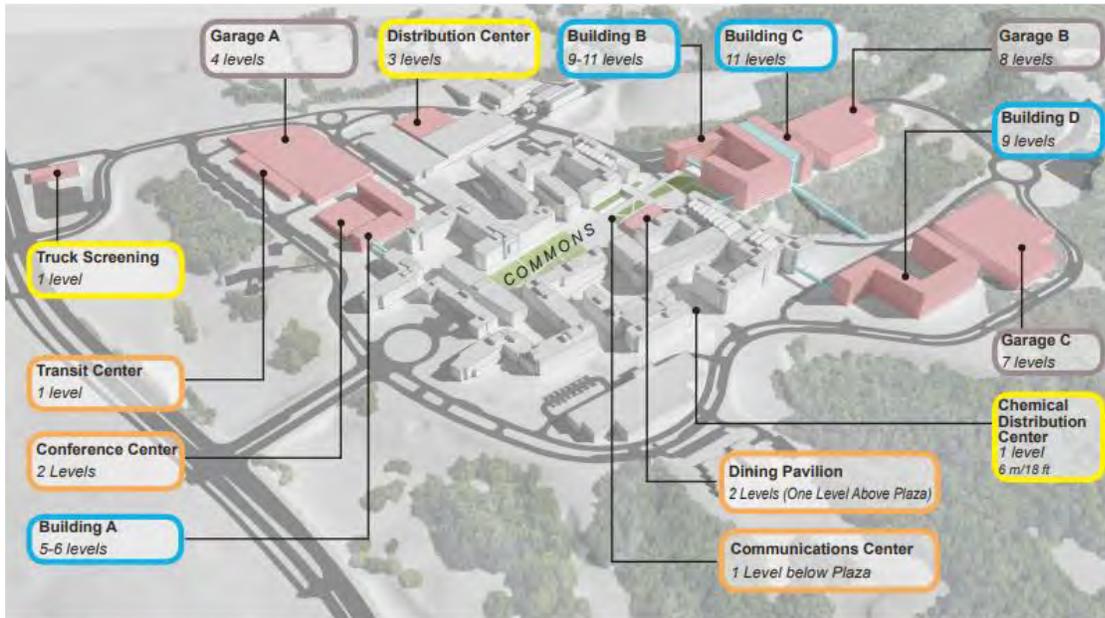


Figure 3-2: Alternative A Aerial View

The above US29 BRT vehicle routing would apply only to the one route that starts in Burtonsville. It is possible for both routes to use this path, which would eliminate the need for a BRT path on the section of US29 from Tech Road to Lockwood Dr. We assume the route on US29 is faster for those going to Burnt Mills and points south and should probably be retained. As proposed, the Tech Road station would be a transfer point between the two routes.

The Randolph Rd BRT corridor is between White Flint and Viva White Oak. This route would have stations at Glenmont, two high schools, Colesville and other locations west of Old Columbia Pike. At Old Columbia Pike, the route would turn south and cross US29 at Tech Road. From there, it will follow the US29 route as described above to FDA. From FDA it would turn south on NH to become the NH BRT corridor (Hillandale, Langley Park etc). Under this scenario, BRT on NH would not exist between FDA and Randolph, but good local bus service would need to be provided on this segment. The Tech Rd and White Oak stations would become the transfer points between the US29, Randolph and New Hampshire corridors. The Randolph Corridor would connect with the Georgia Ave, Viers Mill and US355 Corridors and the Metrorail Red Line (on each leg) to the west. The New Hampshire Ave corridor would connect with the Purple Line in Langley Park.

7.5 Local Bus

The county is currently studying how best to reconfigure the local bus service. That study needs to give priority to provide more local bus routes and increased frequency of service and be integrated with the above BRT routes (transfers between BRT and local bus). The focus for improved bus service needs to be east of US29 between Green Castle Rd and Burnt Mills, and include Calverton, and along New Hampshire Ave from Cloverly to Langley Park. There are a large number of residences in this area and their destinations will be where the BRT vehicles travel. Some local bus service also needs to be provided into the single family detached housing area west of US29 and in Hillandale. The study also

needs to address Metrobus service from Prince George’s County connecting into the Montgomery County transit service.

7.6. Master Plan Proposed Roads

Five of the WOSG MP proposed new roads in the northern area (near Home Depot) should be removed as they are not needed. They would take existing commercial property, and increase costs to both developers and county. Two of the roads are listed in Figure 20 as potential roads and not included in the transportation section as shown in Figure 21. Two proposed roads (B-6 and B-7) found on both Figure 20 and 21 need to be eliminated. Figure 16 has a fifth proposed road (but not in the transportation section) just east of B-7, which would require taking land from the Army National Guard. New intersections with Cherry Hill Road need to be avoided since they would just increase congestion on that heavily travelled arterial. B-6 would presumably connect into Prosperity Terrace, which has parking on both sides and up to three vehicles deep in the dead-end circle at the DARCARS entrance.

The classification of the dead-end section of Tech Rd, B-11, should be changed from a 4-lane road to 2-lane since this is a short section that only connects to a handful of businesses. The width of the pavement is four lanes and in practice the curb lane is used for on-street parking. That practice should continue. That buffer provides sufficient separation between walkers and vehicles.

Elimination of the above roads is in keeping with Thrive whose focus is on non-auto modes and the Climate Action Plan to reduce the number of vehicle miles driven.

Figure 20. WOSG MP Road Concept.



Figure 21. WOSG MP Proposed Roads



7.7 Sidewalks and Bikeways

Low stress bikeways and sidewalks need to be provided along the principle roads in both centers. Figure 22 shows the proposed bikeways from the WOSG MP and are the same as in the Bicycle MP. The major

additions to the identified bikeways are those to the education facilities and the new crossing of the Paint Branch, which would replace the BL12 on Old Columbia Pike.

Figure 23 shows the working draft of the sidewalk Master Plan. Sidewalks already exist on all the roads in the Life Science Activity Center. The primary reason for the poor stress rating appears to be that the sidewalks are not set back from the roadway on Industrial Pkwy and Tech Rd.

Sidewalks don't need to be provided on Old Columbia Pike across the Paint Branch stream since that is being replaced with the new Paint Branch crossing. Sidewalks need to be provided on the north side of that new road. The development of VVO should provide low stress sidewalks along FDA Blvd, Healing Way and Industrial Parkway Extension. Sidewalks will also be needed from FDA Blvd to the education facilities. Sidewalks should not be included on the FRC along Dahlgren Rd for safety reasons (people need to be kept a safe distance from the wind tunnel because of the high pressures used in that test facility to achieve MACH 18)

Figure 22. WOSG MP Bikeway Plan

Map 14 Existing and Proposed Bikeways and Trails

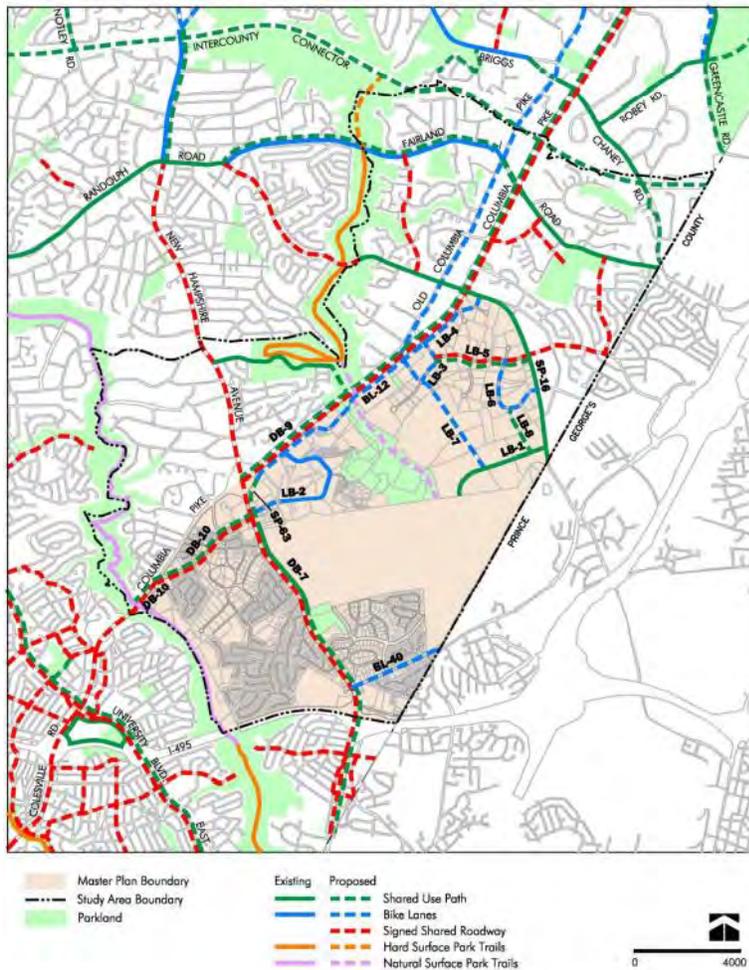
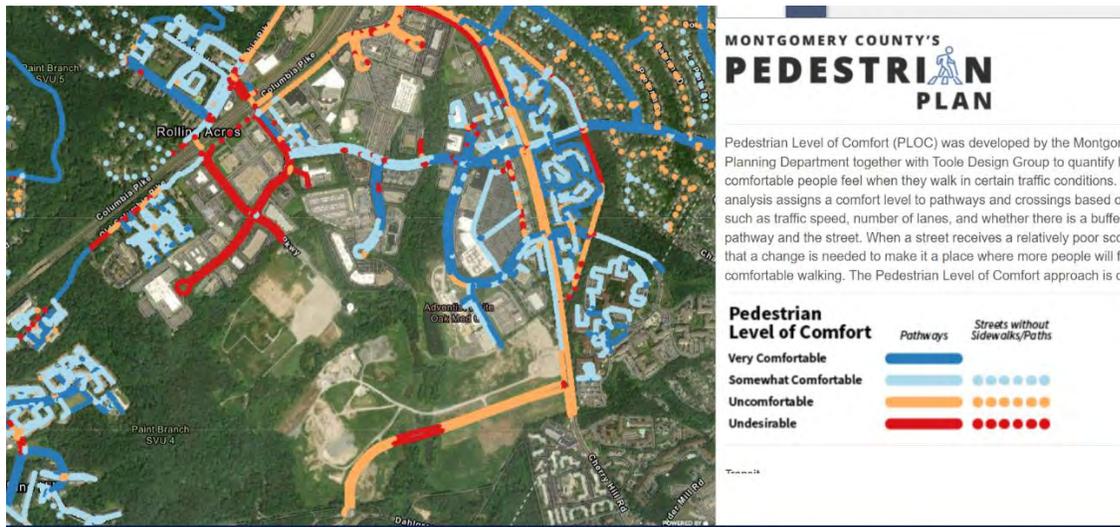


Figure 23. Sidewalk Stress Levels (Draft)



7.8 LATIP

DOT undertook a study of transportation improvements needed in the WOSP MP area in December 2016, two years after the MP was adopted. The list of projects they identified are listed in Figure 24. Of these projects, the Council selected some for inclusion in the White Oak Local Area Transportation Improvement Program (LATIP). Developers would need to pay a fee based upon the number of vehicle trips their development generated and those funds would be used by the County to pay for the LATIP improvements. As an alternative, the developer could make one or more improvements after being approved by DOT and receive a credit.

The LATIP projects are listed in Figure 25. The community always felt that the process failed to adequately account for non-auto trips. With the changes identified in this plan, the number of trips is outdated and some of the proposed projects are no longer valid. These include B-6, B-7, A-105 (bridge and road), and M-10, plus the interchanges.

The proposed CIP presented to the Council includes a study to update the LATIP.

Figure 24. DOT Study Improvements

White Oak Science Gateway Master Plan

	Project	Approx Total Cost	Notes
Interchanges	Stewart La	\$ 130,000,000	Fairland/Musgrove based on SHAs estimates as of July 2016. Stewart La and Tech/Industrial based on SHA estimates as of September 2013. Greenacres and Blackburn Interchanges are excluded on account of being a significant distance outside of the plan area. Fairland/Monrovia is included on account of being within 2 intersections distant of the plan area.
	Tech Rd / Industrial Pkwy	\$ 96,000,000	
	Fairland Rd / Musgrove Rd	\$ 130,000,000	
	SUBTOTAL	\$ 366,000,000	
Transit (Capital)	US 29	\$ 65,800,000	BRT accounts for the span within the master plan area only. Full build-out of the system would be necessary for adequate functionality. Costs are based on a per-mile estimate prepared for each line by VHB. Circulator assumes 2 buses with approximately 2 replacements at 12 year increments. Operating costs not included. These items are not explicitly in the Master Plan, but are outstanding needs identified for the area which could contribute toward a ped, bike, and transit usage (and subsequently contribute toward achieving the NADMS goals for the policy area). Washington Adventist Hospital Transit Center assumed to be built by the Hospital. Bikeshare costs are for capital costs only over the lifetime of the plan and do not include operating costs. The TMD accounts for the total estimated costs to the County over the lifetime of the plan, considering linear commercial development growth and adjusting for incoming revenue.
	MD 650	\$ 64,100,000	
	Randolph Rd	\$ 13,900,000	
	Circulator	\$ 3,700,000	
	New Ride-On Service	\$ 12,700,000	
	Increased Ride-On 10 Service	\$ 9,100,000	
	Increased Ride-On 21 Service	\$ 3,600,000	
	Increased Ride-On 22 Service	\$ 5,500,000	
	Washington Adventist Hospital Transit Center	\$ 200,000	
	Hilldale Transit Center	\$ 300,000	
	Bus Stop Improvements	\$ 100,000	
	Bikeshare	\$ 4,800,000	
	Transportation Management District (TMD)	\$ 13,900,000	
SUBTOTAL	\$ 197,700,000		
Intersections	LATR Analysis (per each analysis)	\$ 400,000	* = Assumed to be constructed as part of the Viva White Oak development access ** = Assumed to be constructed by Washington Adventist Hospital Δ = Would be negated by an interchange at US 29 and Stewart Lane † = Would be negated by an interchange at US 29 and Tech Rd / Industrial Pkwy ‡ = Would be negated by an interchange at US 29 and Fairland Rd / Musgrove Rd ◻ = Located outside of the WOSG Policy Area
	US 29 at Randolph Rd / Cherry Hill Rd	\$ 2,000,000	
	* FDA Blvd at B-5	\$ 1,000,000	
	** Cherry Hill Rd at Plum Orchard Dr	\$ 2,800,000	
	Broadbirch Dr at Cherry Hill Rd & Plum Orchard Dr	\$ 3,600,000	
	Broadbirch Dr at Tech Rd	\$ 1,700,000	
	* Tech Rd at Industrial Pkwy	\$ 2,800,000	
	Δ US 29 at Stewart Lane	\$ 3,300,000	
	† US 29 at Industrial Pkwy	\$ 4,400,000	
	† US 29 at Tech Rd	\$ 3,300,000	
	† Tech Rd at Prosperity Dr / Old Columbia Pike	\$ 2,300,000	
	◻ Old Columbia Pike at Tech Rd	\$ 500,000	
	◻ Old Columbia Pike at Randolph Rd	\$ 1,100,000	
	◻ Old Columbia Pike at Fairland Rd	\$ 2,300,000	
	MD 650 at Lockwood Dr	\$ 1,400,000	
MD 650 at Powder Mill Rd	\$ 5,000,000		
SUBTOTAL	\$ 37,900,000		
New Roads	A-105 (White Oak Shopping Center)	\$ 23,400,000	Assumed built by White Oak Shopping Center
	A-106 (Industrial Pkwy Extended)	\$ 40,500,000	Assumed built by Viva White Oak
	B-5 (Plum Orchard / FDA Blvd Connector)	\$ 18,300,000	Assumed built by Adventist Hospital & Viva White Oak
	B-6 (Plum Orchard Extended)	\$ 26,400,000	Assumed built by adjacent development.
	B-7 (Cherry Hill / Plum Orchard Connector)	\$ 8,600,000	Assumed built by adjacent development.
SUBTOTAL	\$ 126,200,000		
Roadway Widening	CM-10 US 29 (Columbia Pike) over MD 650	\$ 43,500,000	All projects are for road-widening for either additional capacity or parking, and includes any master planned bicycle infrastructure. CM-10 (US 29) and M-12 (MD 650) widening are for additional thru lanes along in each southbound direction at US 29 and MD 650. M-12 assumes no bridge reconstruct; lanes narrowed; bikeway behind plan w/ reconstructed walk. CM-10 assumes a bridge reconstruct.
	A-105 Old Columbia Pike Bridge	\$ 12,000,000	
	A-105 Old Columbia Pike	\$ 58,100,000	
	M-12 MD 650 (New Hampshire Ave)	\$ 5,900,000	
	P-16 Elton Rd	\$ 100,000	
	B-9 Broadbirch Dr	\$ 33,700,000	
	B-10 FDA Blvd	\$ 25,100,000	
	B-11 Tech Rd (south of Industrial Pkwy)	\$ 10,400,000	
SUBTOTAL	\$ 188,800,000		
New Bikeways	M-10 US 29 (Columbia Pike)	\$ 2,800,000	Cost estimates based on DO-DTE evaluation on 2/10/2017.
	M-12 MD 650 (New Hampshire Ave)	\$ 6,600,000	
	A-94 Powder Mill Rd	\$ 3,400,000	
	A-106 Industrial Pkwy	\$ 8,400,000	
	A-107 Tech Rd (north of Industrial Pkwy)	\$ 2,700,000	
	A-108 Prosperity Dr	\$ 3,600,000	
A-286 Lockwood Dr (west of New Hampshire Ave)	\$ 5,700,000		
B-3 Elton Rd	\$ 500,000		
SUBTOTAL	\$ 33,700,000		
TOTAL ESTIMATED COST		\$ 949,300,000	Roadway & Transit TPAR are both inadequate.

Figure 25. LATIP Projects and Cost Assigned (from Resolution 18-726)

INTERSECTIONS

• US 29 at Randolph Road / Cherry Hill Road	\$2,000,000
• Broadbirch Dr at Cherry Hill Road & Plum Orchard Dr	\$3,600,000
• Broadbirch Dr at Tech Road	\$1,700,000
• US 29 at Industrial Pkwy	\$4,400,000
• US 29 at Stewart Lane	\$3,300,000
• US 29 at Tech Road	\$3,300,000
• Tech Road at Prosperity Dr / Old Columbia Pike	\$2,300,000
• Tech Road at Industrial Pkwy	\$4,400,000
• MD 650 at Lockwood Dr	\$1,400,000
• MD 650 at Powder Mill Road	\$5,000,000
	Subtotal \$31,400,000

TRANSIT

• New Ride-On Service	\$8,400,000
• White Oak Circulator	\$2,400,000
• Increased service on Ride On Route 10	\$2,000,000
• Increased service on Ride On Route 22	\$1,800,000
• Hillendale Transit Center	\$500,000
• Bus Stop Improvements	\$100,000
	Subtotal \$15,200,000

BIKEWAYS

• M-10 US 29 (Columbia Pike)	\$2,800,000
• M-12 MD 650 (New Hampshire Ave)	\$6,600,000
• A-94 Powder Mill Road	\$3,400,000
• A-I05 Old Columbia Pike (Stewart Lane to Industrial Pkwy)	\$5,000,000
• A-I06 Industrial Pkwy	\$8,400,000
• A-107 Tech Road	\$2,700,000
• A-108 Prosperity Dr	\$3,600,000
• A-286 Lockwood Dr	\$5,700,000
Bikeshare stations and bikes	\$4,600,000
	Subtotal \$42,800,000

NEW ROADS AND OTHER

• A-105 Old Columbia Pike: bridge over Paint Branch	\$12,000,000
LATR Analyses	\$400,000
	Subtotal \$12,400,000

Total \$101,800,000

8. Parks and Trails

New park facilities are envisioned at two places: the PG County part of Parcel K and in Paint Branch Park next to the proposed bridge crossing the Paint Branch. Parcel K is envisioned to primarily focus on ball fields while the one by Paint Branch would be more of a front yard type where concerts and similar community gathering activities could be held (ie Civic Green). GLDC will include other small parks as part of its development, but those can only be determined when actual VWO development is planned. The same would surely be the case for the redevelopment of the White Oak Shopping Center.

A new path is proposed along Paint Branch from the Rec Center to MLK Park (see Figure 13). That path should probably be on the west side, but the area needs to be surveyed. Since there exists a path from MLK Park to Fairland Rd, the result would be a long path. The Park's Department has a project to extend this path to Briggs Chaney Road and other points in that area.

The construction of the new road/bridge, the WSSC Paint Branch Sewer Line replacement and the Park path should be coordinated and worked in a sequential manner. The grading of the new road would provide the access for WSSC to Paint Branch. While WSSC is working, the new bridge can be constructed and road paved. The WSSC Sewer Line replacement could be done in such a way that the Park's path remains.

5136429

From: [susan or max <sumax@verizon.net>](mailto:susan_or_max<sumax@verizon.net>)
To: county.council@montgomerycountymd.gov
Cc: marc.elrich@montgomerycountymd.gov; dale.tibbitts@montgomerycountymd.gov;
meredith.wellington@montgomerycountymd.gov; elainebonner-tompkins@montgomerycountymd.gov;
Elaine.bonner-tompkins@montgomerycountymd.gov
Subject: Thrive & ++,
Date: Friday, March 11, 2022 2:48:48 PM

Dear County Leaders,

It was apparent from my attendance at a zoom forum with at-large candidates, that there was acknowledgement from Councilmembers there, & others, that Thrive is not yet a completely "baked cake", & requires more ingredients & stirring & input from more & varied bakers.

Thrive has many good & fine aims in a broad policy document for going 30 years ahead in the County. It also has shortcomings which require change & correction. ZTA 20-07 & supplements are particularly faulty. The OLO report called for more attention to coverage in Thrive, & input relating to Racial Equity & Social Justice from various population segments. It might be of interest to note that 10% of county residents are Jewish, a group suffering from anti-semitism today & for over the last 1000's of years. The Holocaust eliminated 6,000,000. of them & others. So, no group has an exclusive claim on suffering from injustice. Also, that 16% of residents are 65+, AKA the Perennials & a large voting bloc.

This latter group appears to be labeled by some as too old- fashioned to accept new ways for the county to grow & as a major portion of the "overhoused". Well, we hope that when those not yet in the Perennials category get there, they will recall the saying, don't criticize anyone unless you've walked a mile in their shoes.

Another factor receiving insufficient attention is income/wealth. Without enough money you cannot purchase/rent the better dwelling you desire. Many low income earners are in the service industry. Also, while our county minimum wage goes up 7/1/2022, I submit it is too low. It calculates to about \$32,500. per year. If you are married with 1 child, tell me about your fiscal condition. I refer you again to #s issued by the Department of Commerce termed Regional Price Parities, as a guide for setting minimum wages. My feeling is that it should be more like \$20. per hour for the costs in our area. Where there's the will there's the way.

Let me touch on 1 more point. --- The Declaration of Independence contains words to the effect that the just powers to govern derive from the consent of the governed & I strongly submit that Thrive does not have anywhere close to a sufficient & broad consent from our County residents.

Respectfully & cordially,

Max Bronstein

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive Montgomery - Submitted By:none Patricia Xeller - (Attn: All CMs, Council Webform)
Date: Monday, March 14, 2022 2:14:38 PM

<APP>CUSTOM
<PREFIX>none</PREFIX>
<FIRST>Patricia</FIRST>
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<PHONE_H>(240)-604-6160</PHONE_H>
<SUBJECT>Thrive Montgomery - Submitted By:none Patricia Xeller - (Attn: All CMs, Council Webform)
</SUBJECT>
<MSG>Honorable President and Council Members:

If, in fact, Thrive is intended to be the foundational document for all future master plans, and the legal predicate for all future rezoning, I object to the Council's adoption of the application of the Thrive concept to close-in, small plot single family home neighborhoods without much more extensive study as to impacts and costs, and more comprehensive input from residents. Residents have been battered by the Covid pandemic for two years, and expecting them to focus on and evaluate a sea change proposal such as Thrive is both unrealistic and inappropriate in this short time frame.

Thrive focuses growth in activity centers and along corridor growth areas, and proposes rezoning the single-family neighborhoods (R-60, 90, 200) to permit much denser housing types, with low rise commercial buildings allowed midblock in neighborhoods with a mix of housing, including duplexes in all zones, triplexes in most zones, and quadplexes in neighborhoods near transit.

It's my understanding that, as envisioned, this dense multifamily development will not be limited to a town center, but may extend into the neighborhoods. I object to any plan which has as its goal the indiscriminate urbanization of the county in most, but not all, geographic locations. While these are proposed to be applied at two different levels of intensity, the higher "Corridor-Focused Growth" and the less dense, "Limited Growth," it is obvious that even the "Limited Growth" approach will have a hugely negative impact on many existing neighborhoods. Thrive seems to be trying to achieve an unproven goal of scattering "affordable/workforce" housing, and "urbanizing" in successful, stable single family neighborhoods by dicing up lots and supersizing mass on each plot. The County has provided precious little detail to county residents about the scale of impacts envisioned by Thrive.

What is obvious, however, is that the impact on infrastructure, such as wastewater and streets, will be enormous. Additionally, schools, already stretched to the breaking point, will be hard pressed to take on large new groups of students. Teachers, having just performed miracles to teach our children under horrific pressures at home and in schools, will have to teach expanded classes to accommodate new students until new schools are built to accommodate growth triggered by Thrive.

Thrive's recommendations need to be changed:

1. The Growth Map must retain the Suburban Communities and Residential Wedge; Thrive should not proceed in the absence of a zoning text amendment to implement the new zones; and revisions must first be made to the subdivision laws. However, no rezoning can occur unless recommended in a master plan. Furthermore, these dense urban zones must be located near transit, rail or BRT.

I understand that Council Staff, relying on OMB analysis, estimated that those costs could increase the county's

budget by about 12% a year. If this is correct, that could mean that the county might have to raise taxes, an unacceptable prospect for residents who only now, with luck, may be starting to recover financial security after the pandemic.

Thank you for your consideration.

Patricia A Xeller

</MSG>

</APP>

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5137057

From: [Donald L. Horowitz](#)
To: County.Council@MontgomeryCountyMD.gov
Subject: Supplement to My Earlier Memo on "Thrive"
Date: Monday, March 21, 2022 3:36:49 PM
Attachments: [March 2022 Memo on County Plan.pdf](#)

Dear Council Members:

Attached is a short memorandum supplementing one I submitted earlier on some of the deficiencies of the draft "Thrive" plan. I hope it may help you as you deliberate on the draft.

Many thanks for your attention.

Cordially,

Donald L. Horowitz
James B. Duke Professor of Law and Political Science Emeritus
Duke University

To: Members of the Montgomery County Council

From: Donald L. Horowitz

Subject: "THRIVE," Trends in Single-Family Housing

Date: March 21, 2022

This brief memorandum is a supplement to my memorandum on the "Thrive" planning report of February 7, 2022, which was addressed to all Council members. In this memo, I focus on two important trends in single-family housing in the United States and in Montgomery County.

The first of these trends is the growing demand for single-family housing. It is well-known that single-family prices have been rising dramatically. In 2019, before the pandemic that began in early 2020, the peak in nationwide single-family housing median prices was in the vicinity of \$283,000. According to the National Association of Realtors, the most recent nationwide median price, in February of this year, was \$357,300, an increase of 26% in less than three years. The Maryland median price, of course, has risen in tandem with nationwide prices, rising approximately 10% in the 12 months from February 2021 to 2022. I say "approximately" because it is difficult to find Maryland data that clearly exclude the minority of sales that are for townhouse and condo prices, but the trend is clear.

The reason for these large increases is two-fold: heavy demand and short supply. Moreover, the demand is high among all ethnic and racial groups. As the ethnic and racial income gap continues to narrow, that trend will persist and probably increase. Particularly notable is growth among Hispanic homeowners. The National Association of Hispanic Real Estate Professionals has noted that the number of Latino homeowners has increased dramatically in recent years, reaching 8.8 million households in 2021. The Urban Institute projects that by 2040, within the period covered by the County's 30-year plan, 70 percent of net new homeowner households will be Hispanic (cited in the Washington Post Spring Home Buyers Guide, March 19, 2022).

Two conclusions follow from these bare facts. First: In planning for the county's growth, it would be a major mistake to neglect the demand for single-family housing or to make single-family neighborhoods less attractive. Second: It would also be a mistake to think that the only way, or even the best way, to help raise the housing status of ethnic and racial minorities is to emphasize multi-family housing and to render single-family neighborhoods more dense or to reduce the value of housing in single-family neighborhoods in any other way. Minorities, already well represented in single-family areas in the County, want to, and will be increasingly able to, improve their housing stock through purchases of single-family residences, and the County should do nothing to get in their way as they progress in their ability to do this. In this respect, their aims resemble those of the entire population.

In the United States, housing is the most important element of social and economic mobility for the largest segment of the population. Planners should not impute their own preferences for what an attractive neighborhood might consist of to people who may have other ideas and other tastes. Elected representatives, of course, are likely to have a very good sense of what the preferences of their constituents are.

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Discriminatory Practices by our Government - Submitted By:Mr Mark Gochnour - (Attn: All CMs, Council Webform)
Date: Thursday, March 31, 2022 5:28:45 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
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<EMAIL>m123hunt1@verizon.net</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>Discriminatory Practices by our Government - Submitted By:Mr Mark Gochnour - (Attn: All CMs, Council Webform)</SUBJECT>

<MSG>I would like you to reexamine the housing plan which has been in effect for multiple years and reconsider its impact. Years ago, Montgomery County Council Members made a decision which is discriminatory to first time homeowners, underserved communities, and the disadvantaged. Its sole purpose was to reduce automobiles on the road and to forced those residents and citizens to use public transportation. The Park and Planning Commission went along with this and determined that apartment and condominium complexes and townhouse communities should be treated differently then those unattached single family homes with driveways and street parking and determined that those who lived in them only needed one car or thereabouts. So the developments were planned and built with a parking lots of less than two cars per household. Those making the decision failed to consider that due to the rent decided by the owners or the cost of the homes, they were too expensive for one person to afford and required two incomes to pay the cost of housing and reliable means of transportation to work locations.

Nevertheless, the argument and the plan to encourage/force people to use public transportation is a farce. The fallacy lies in the difficulty of providing a taxpayer funded methods to get people to work with long commutes, variable work schedules and now, working from home, running errands - pets to the vets, shopping and the necessities of living are severely hampered by inhibiting the number of automobiles in a development. Taking a bus to Shady Grove Metro is a nice idea but does not work when weather issues, COVID, problems with the service, or work schedules restrict their efficient and reasonable usage. For example, at one time, my Germantown living son worked in Virginia on a schedule of 10 hour shifts, late at night into the next day. The only way this schedule could work was to drive since public transportation would be unable to get him to work in a reasonable time and place him near to where he worked. One of our children work retail in D. C. and used the Metro but soon discovered getting there before 5 am and coming home late at night was impossible so when she could she obtained a car. These are not an uncommon situations. Many jobs require a car not only to get to an employment site but many types of work- home and office cleaning, delivery people, private nursing home care and Visiting Angels type work, and others require individuals to drive their own vehicles to multiple locations over the course of the day. Those who are in the service industry with non-traditional work hours cannot use public transportation and using an Uber type method, will definitely impact their income/expense ratio.

One thing reveals the short sightedness of all of you and previous elected officials and government employees, like those on the Park and Planning Commission, is that you have forgotten children. When newly wed couples first move into a home, apartment or condos, in many cases, they don't have children but once they do and grow up, many families in Montgomery County cannot afford to move to a larger home so they stay where they are. However, as these children become teenagers, get jobs, go off to college, and return home, they need an automobile. Sometimes, this can be staved off but in a large enough community with limited parking this becomes an insurmountable problem. With multiple families having even just one additional driver there are not spaces for extra cars because of the parking number limitations determined, put in place, and never changed for decades by the

county government. So where does one park the extra cars when one's community cannot provide the parking places for all the drivers which have been raised there? Mateny Road and Wisteria Road south of Great Seneca Highway are perfect examples, there are bumper to bumper cars parked on both sides to alleviate some of the problem. This exhibits another issue. The former Cinnamon Woods community and its successor, most townhome communities, and apartment complexes do not allow any work vehicles, i.e., cars/trucks with logos to park in the lots next to their homes. Part of this is a vehicle size issue but mostly it is to elevate the concept that these places do not have individuals living there who are in the service industry, which shows a level of bias, elitism, and discrimination. Additionally, the entire ridiculous parking restrictions create a huge inconvenience and shows that public transportation cannot be used to go to the grocery store, the public libraries, the drug store, to the doctors, dentists, and to participate in so many other activities. Add in small children, car seats, and strollers or carriers these create a logistical nightmare for families again - personal automobiles are required along with a secure and close by the home location to park them.

Each community has handled things differently but I think ultimately the results have been very similar. We have lived in the Seneca Forest since March of 1987, for thirty-five years now. Initially, we only had two cars like many around us. There were a limited number of guest spots and cars in them had to be moved within 48 hours or were towed. We were not assigned spots but everyone had parking tags so you could identify who lived where. Then families had children and more cars were added and those guest spots were rarely free anymore but were used by residents on a rotating basis. Our HOA got permission to add some additional spots in the common areas but we soon maxed out due to the County's rule. Cars were towed when they parked in fire lanes, in the common areas on the grass, and if you shoveled out the snow from spot in front of your house there was no guarantee it would be yours, if you left it. Sometimes there were forgeries made of the parking permits or people claimed they had lost their tag so as to add extra cars to prevent being towed by having an extra tag. Then we went to numbered spots for each household, then finally each house was given two reserved spots and no more and with that decision nearly every guest spot in our community was lost. So now, it is impossible to have visitors and because there are no spots to park and if your home needs a plumber, home repairs, or an HVAC or there are other issues, moving a car away from the house is pretty much required unless you can borrow one of your neighbor's temporarily.

I recognize that the County wants to cram as many taxpayers into each community and extra parking spots do not generate revenue but just think of the detriment of this concept. With limited parking in these communities, you are isolating people from out of the neighborhood friends and family. You are preventing hospitality opportunities - residents cannot have guests visit their homes as there is not enough places to park. So family birthday parties, family celebrations, poker nights and other parties, Bible Studies, home care, social interactions cannot take place in the community. If someone gets creative with visitors coming and moves one or more of their vehicles out of the neighborhood, they run the risk of having their car stolen or broken into, being assaulted or robbed on the way to and from moving their car back afterwards, or in my case, having it hit by a driver under in the influence of drugs when I parked over a half mile away. On more than one occasion, I have parked one of our cars nearly a mile away. I share these examples of how these county development parking restrictions have impacted us. One of the biggest complaints for years in our neighborhood has been over the parking situation and has led to many people leaving the community for better conditions elsewhere while others have endured them because they have weighed the disadvantages of moving with the advantages of where they work and chose to stay.

As you can see there are many unintended consequences to Montgomery County's limited parking plan that has 1.9 or less parking spots per households for those living in underserved, disadvantaged, and economically challenged communities. So with Thrive Montgomery 2050 being considered and implemented, one area that definitely needs to be changed is when approving and building new developments or deconstructing and rebuilding, do not focus on putting as many people as possible in them without the right vehicle parking support for the present time but into the future, as well. </MSG>

</APP>

From: [Phyllis Edelman <predelman@gmail.com>](mailto:predelman@gmail.com)
To: [Montgomery County Council](#)
Subject: Comments on Thrive Montgomery 2050
Date: Friday, April 1, 2022 3:01:57 PM
Attachments: [2022-02-14 Final Letter to County Council \(2\).pdf](#)

Dear Council President Albornoz, Vice-President Glass, and Members Friedson, Hucker, Jawando, Katz, Navarro, Rice and Riemer:

On behalf of The River Road Coalition, a group of a half-dozen communities along River Road from Western Avenue to the Beltway, I am submitting the attached letter as to why all of River Road from the District Line to the Beltway should be removed as a Growth Corridor in Thrive Montgomery 2050.

Sincerely,

Phyllis Edelman
5810 Ogden Court
Bethesda, MD 20816

The River Road Coalition

April 1, 2022

Montgomery County Council
Stella Werner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

Dear Council President Albornoz, Vice-President Glass and Members Friedson, Hucker, Jawando, Katz, Navarro, Rice, and Riemer:

As community organizations that represent nearly 3,000 households along River Road, we are petitioning you to remove River Road from Western Avenue to the Beltway as a Growth Corridor in Thrive Montgomery 2050.

Making River Road a Growth Corridor will affect more than 850 residential properties in nearly a dozen communities. Individual property owners who will be affected by this designation were not specifically notified nor were they asked for their opinions on this designation, which could result in a dramatic change in the density of our neighborhoods and destroy the sense of community we currently have.

Unlike other designated Growth Corridors in Thrive, **River Road lacks sufficient public transit to support increased growth. It is dangerous to walk along, even where there are sidewalks. It is dangerous to bike or roll on despite bicycle lanes. It does not include any major employers or connect multiple “activity centers.” River Road does not meet any of the criteria Thrive Montgomery 2050 has for Growth Corridors.**

Why is River Road included as a Growth Corridor in Thrive 2050?

There is no explanation in Thrive Montgomery 2050 as to why River Road is included as a Growth Corridor. In the PHED Committee review of Thrive, River Road from the Beltway to Falls Road was eliminated as part of the Growth Corridor. The entire road should be removed.

River Road does not provide multi-modal transit, which Thrive promotes:

1. River Road does not have robust public transit

The other Growth Corridors have or are scheduled to have robust public transit such as: Metrorail Red Line, the Purple Line, the MARC train, or bus rapid transit (BRT). Planning Director Gwen Wright in response to questions Councilmember Friedson asked her said, “Although there are no current plans to add bus rapid transit or other forms of transit to River Road, there may be opportunities to supplement the current bus service.”

Supplementing current bus service will not promote one of Thrive’s goals for car-less or car-free residential areas. There is one WMATA bus line along River Road that runs every 30 minutes weekdays and every 50 minutes on weekends as a Ride-On bus.

2. River Road is dangerous to walk along or cross

From Western Avenue to Ridgefield Road, a distance of a mile, there is a narrow sidewalk. For the first half-mile from Western Avenue to Little Falls Parkway, the narrow sidewalk is bordered by River Road on one side and driveways from private homes on the other. From Little Falls Parkway to Ridgefield Road, there are numerous driveways for commercial establishments. There is no grass buffer between the road and either the private homes or commercial establishments.

From Ridgefield Road to the Beltway, a distance of 3.2 miles, **THERE IS NO SIDEWALK** on either side of River Road.

It is dangerous to cross River Road at many of the bus stops because there are no traffic signals or crosswalks to alert drivers that there are pedestrians who want to cross the road.

3. River Road is dangerous to bike on

Bicycle lanes were painted on River Road a few years ago, but due to traffic volume and speed, the turning lanes, and the hills and valleys along the road, even the most experienced bicyclists avoid this road.

Making River Road a Growth Corridor and allowing more intense development will only add more single-use vehicles to River Road. In addition, because River Road is a state highway, any improvements, such as sidewalks, safer bikeways, and better stormwater management will require state expenditures and state approval. If one considers it took an accident with multiple fatalities and years of community pressure to get traffic safety measures by Braeburn Parkway, how long would it take the state to provide the kinds of traffic and pedestrian safety measures to comply with Vision Zero if there’s increased development along River Road?

River Road has only one activity center

Westbard, which is currently under redevelopment is the only activity center along River Road from Western Avenue to Potomac. Planning Department Director Gwen Wright claims that “Additional housing is needed along major corridors to meet future housing needs.” Development approved so far for Westbard Square includes a mixed-use multi-family structure with 200 units, about 70 townhouses and a senior residential care facility with up to 155 beds.

The Westbard Sector Plan, approved in 2016, allows for a total of 1300 residential units to be built along Westbard Avenue. When the Westbard sector plan was being discussed with the Planning Department the objective was to provide for future housing needs in the county. But we have no idea how the additional population expected at Westbard will be absorbed into the greater community and how it will affect our infrastructure – transit, schools, emergency services, stormwater management or recreational space. Since the sector plan provides density guidance for the next 10-15 years, the possibility of an additional 1000 residential units above what is already planned, could add a substantial number of new

housing units and residents. The Council should allow for the Westbard sector plan to be developed and new population growth absorbed before increasing density on River Road.

River Road has no major employers

There are no significantly large employers along River Road. There are some employers – schools, senior citizen facilities, and the commercial area of Westbard -- but there are no major employers such as NIH or Suburban Hospital found along Old Georgetown Road or biomedical facilities such as those on Route 28.

River Road is just a link

Gwen Wright wrote Councilmember Friedson that River Road “is proposed as a growth corridor, [as] an acknowledgement that River Road is a State Highway that links major centers, such as Friendship Heights, Downtown Washington, D.C. with the Beltway, very near the American Legion Bridge to Virginia. Simply because of its geography, it will always be an important transportation link.”

Link is the key word. **River Road – the 4.2 miles from Western Avenue to the Beltway -- serves only as a link, a connector road, a pass-through for most traffic**, much of it between Virginia and D.C. Except for nearby residents, River Road is not a destination road like Route 355 or Route 97. During morning rush hour, most of the traffic travels along River Road from the Beltway to Goldsboro Road, Westbard Avenue and Little Falls Parkway to connect to Massachusetts Avenue to go to downtown D.C. To a lesser extent, drivers take River Road to Western Avenue and turn left to Friendship Heights or continue on Military Road to points further east in D.C. There is also some traffic – mainly from Virginia -- that turns left onto Goldsboro Road to downtown Bethesda.

River Road is not traveled to get from one activity center to another. It has neither the physical nor social structure to support compact development. In fact, the growth corridor designation for River Road will only add to congestion. West of the Beltway, River Road is a two-lane road and east of Western Avenue, in Washington, D.C., it again becomes a two-lane road ending abruptly at Wisconsin Avenue in Tenleytown. If a Beltway exit had not been built at River Road, it would still probably be a two-lane road for its entire length.

The unaddressed costs:

Finally, when asked by Councilmember Friedson about benefits versus costs or disruptions for a community with a Growth Corridor designation, Ms. Wright said, “. . . other housing types along the corridor could serve as a buffer to single family homes located away from the corridor and reduce some impacts of the busy State Highway on these single-family homes.” That’s not a very helpful message for the hundreds of single-family homeowners along River Road whose properties are currently serving as Ms. Wright’s “buffer.” Homeowners closer to River Road bear the brunt of noise and air pollution from road traffic.

Ms. Wright also added, “In terms of cost and disruptions, additional growth would have short-term disruptions during the construction process.” This is a disingenuous response.

1. Lack of infrastructure

Although Ms. Wright acknowledges that “All new development would need to account for and address impacts to traffic, transit, schools and stormwater management,” the question is: What comes first: The residential development or the infrastructure? Adding people before transit is a poor planning practice that accelerates congestion, the emission of greenhouse gases, and is inconsistent with modern planning theory, which adds density around robust transportation hubs. History teaches us that allowing development before the infrastructure issues are addressed would result in the failure of the objectives of a Growth Corridor designation – to promote more housing choices and racial equity.

2. Environmental damage

As mentioned above, adding more growth along River Road will increase greenhouse gas emissions. It will also destroy more green space and old growth trees that border the road, either in the right-of-way or in the yards of current homeowners. Also of concern is the impact on the numerous creeks that run under River Road including, the Willett Branch, the Little Falls Branch, the Minnehaha Branch and Booze Creek. These creeks flow directly into the Potomac River through the C&O National Park. This could require the development of environmental impact statements before any increased construction on lots bordering River Road.

We already know that if construction of a new American Legion Bridge and expansion plans for 495 go forward this will create substantial environmental damage to the Potomac River. It is anticipated this will result in the C&O National Park losing 17 to 20 acres at the same time Thrive wants to increase the population of River Road, resulting in a greater need for parks and recreational areas.

3. The value of one’s private property:

a. Financial costs

The costs that weren’t addressed were the value of a person’s home. Financially, if a single-family home is surrounded by quadplexes or faces a small apartment building next door or across the street, how does that affect its value? Since putting denser housing in single-family home neighborhoods is a new concept, Ms. Wright really doesn’t know what the economic impact will be either on individual property owners or on a neighborhood.

b. Sense of security

And how do you put a value on the sense of security your home and neighborhood provide? You move to a house in a neighborhood to fulfill not just the basic need of shelter, but also to provide your family with a safe, secure and comfortable respite from the outside world. Especially now, while we’re still in the midst of the waning Covid pandemic, the growth corridor designation would thrust more than 850 homeowners into an insecure position – wondering if one of their largest investments would continue to provide the safety, security, and comfort they expected when they bought their property, which we need now more than ever.

4. Solutions to non-existent problems

In her response to Councilmember Friedson, Ms. Wright also suggested “If some non-residential uses were built along the corridor and/or mixed with new residential uses, this would give the residents . . . more access to neighborhood services and amenities.” This is quite simply implying a solution to a problem that does not exist, especially since shops and services are already just a few minutes away for most residents.

Similarly, requiring infill along River Road by designating it a growth corridor ignores that Westbard will be providing the compact growth that Thrive 2050 is promoting.

The conclusion is inescapable: the Council should remove River Road as a Growth Corridor as it does not meet the criteria established for the other Growth Corridors.

Sincerely,

The River Road Coalition

Mike Zangwill, President
Bannockburn Civic Association
(representing 600 households)

Christopher Danley, President
Kenwood Citizens Association
(representing 240+ households)

Foroud Arsanjani, President
Kenwood Park Citizen’s Association
(representing 639 households)

Jan Lilja, President
Springfield Civic Association
(representing 658 households)

Eric F. Fedowitz, Vice-President – Issues
Management
Wood Acres Citizen’s Association
(representing 427 households)

Jeffrey Z. Slavin, Mayor
Town of Somerset
(representing 416 households)

PH 6-17-21 THRIVE
MONTGOMERY 2050

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LIS

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Monday, March 28, 2022 8:04:55 PM

From: barbara.schaffer11@everyactionadvocacy.com <barbara.schaffer11@everyactionadvocacy.com> On Behalf Of Barbara Schaffer <barbara.schaffer11@everyactionadvocacy.com>
Sent: Monday, March 28, 2022 8:04:50 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

Dear Council President Gabe Albornoz,

I am a concerned Montgomery County resident who, alongside others, demands planning justice by ensuring that Black, Indigenous and People of Color (BIPOC) and low-income communities are given proper time and resources to review and co-create Thrive Montgomery 2050.

I ask that the County Council:

- Stop treating BIPOC and low-income communities as an afterthought.
- Invest the time (year to 18 months) needed to achieve planning justice.
- Co-create and re-draft Thrive based on a thorough and equitable engagement process that centers the needs and recommendations of BIPOC and low-income communities.

Since the release of OLO's February 9 "Initial RESJ Review of Thrive 2050" memorandum, racial equity community advocates have pushed the Council to address the findings.

Unfortunately, your plan to quickly hire a consultant who will rush BIPOC and low-income communities to complete the following tasks in about a two-month timeframe is irrational. It will take much more time to:

- 1) Carefully read Thrive in its entirety — about a hundred-page document filled with technical language and graphical information.
- 2) Analyze and develop recommendations on each of the more than one-hundred policies.
- 3) Draft at least one new chapter detailing the historical and current drivers of inequities.

Planning justice for Thrive requires another year to 18 months. Rushing BIPOC and low-income communities to do in two months what the Planning Board failed to do over the past two years demonstrates a betrayal to your commitment to advance equity.

Please center the needs of BIPOC and low-income communities and invest the time needed for real planning justice in Montgomery County.

Sincerely,
Barbara Schaffer
109 Monument St Rockville, MD 20850-2836
barbara.schaffer11@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Monday, March 28, 2022 4:23:50 PM

From: bergo72@everyactionadvocacy.com <bergo72@everyactionadvocacy.com> On Behalf Of Linda Bergofsky <bergo72@everyactionadvocacy.com>

Sent: Monday, March 28, 2022 4:23:42 PM (UTC-05:00) Eastern Time (US & Canada)

To: Albornoz's Office, Councilmember

Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Ms. Linda Bergofsky
17317 Hughes Rd Poolesville, MD 20837-2038
bergo72@hotmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Monday, March 28, 2022 1:25:40 PM

From: rav.bibi@everyactionadvocacy.com <rav.bibi@everyactionadvocacy.com> On Behalf Of Binyamin Biber <rav.bibi@everyactionadvocacy.com>
Sent: Monday, March 28, 2022 1:25:35 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Rabbi Binyamin Biber
9039 Sligo Creek Pkwy Apt 1108 Silver Spring, MD 20901-3303
rav.bibi@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Saturday, March 26, 2022 9:34:00 AM

From: steve@everyactionadvocacy.com <steve@everyactionadvocacy.com> On Behalf Of Stephen Melkisetian <steve@everyactionadvocacy.com>

Sent: Saturday, March 26, 2022 9:33:53 AM (UTC-05:00) Eastern Time (US & Canada)

To: Albornoz's Office, Councilmember

Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

Dear Council President Gabe Albornoz,

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Sincerely,
Stephen Melkisetian
4713 S Chelsea Ln Bethesda, MD 20814-3719
steve@angela.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Saturday, March 26, 2022 1:23:03 AM

From: michael.italiano@everyactionadvocacy.com <michael.italiano@everyactionadvocacy.com>On Behalf OfMichael Italiano <michael.italiano@everyactionadvocacy.com>
Sent: Saturday, March 26, 2022 1:22:50 AM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Mr. Michael Italiano
7209 13th Ave Takoma Park, MD 20912-7069
michael.italiano@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Friday, March 25, 2022 6:54:35 PM

From: dragonpern132@everyactionadvocacy.com <dragonpern132@everyactionadvocacy.com>On Behalf OfLee McNair <dragonpern132@everyactionadvocacy.com>
Sent: Friday, March 25, 2022 6:54:07 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Ms. Lee McNair
4707 Chevy Chase Dr Apt 203 Chevy Chase, MD 20815-6463
dragonpern132@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Friday, March 25, 2022 4:47:23 PM

From: maryschor@everyactionadvocacy.com <maryschor@everyactionadvocacy.com>On Behalf OfMary Schor <maryschor@everyactionadvocacy.com>
Sent: Friday, March 25, 2022 4:47:18 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Mary Schor
10320 Westlake Dr Apt 305 Bethesda, MD 20817-6444
maryschor@hotmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Friday, March 25, 2022 2:54:01 PM

From: hollyrockus@everyactionadvocacy.com <hollyrockus@everyactionadvocacy.com> On Behalf Of Holly Syrrakos <hollyrockus@everyactionadvocacy.com>
Sent: Friday, March 25, 2022 2:53:54 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Ms. Holly Syrrakos
7216 Trescott Ave Takoma Park, MD 20912-6404
hollyrockus@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Friday, March 25, 2022 2:09:42 PM

From: lisa.middleton0005@everyactionadvocacy.com <lisa.middleton0005@everyactionadvocacy.com> On Behalf Of Lisa Middleton <lisa.middleton0005@everyactionadvocacy.com>
Sent: Friday, March 25, 2022 2:09:37 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Lisa Middleton
7 Mcalpine Ct Silver Spring, MD 20901-4715
lisa.middleton0005@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Friday, March 25, 2022 7:10:48 AM

From: amorgen@everyactionadvocacy.com <amorgen@everyactionadvocacy.com> On Behalf Of Ava Morgenstern <amorgen@everyactionadvocacy.com>
Sent: Friday, March 25, 2022 7:10:41 AM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

Dear Council President Gabe Albornoz,

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Sincerely,
Ava Morgenstern
8045 Newell St Apt 313 Silver Spring, MD 20910-4891
amorgen@umich.edu

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 10:19:58 PM

From: dorisynguyen@everyactionadvocacy.com <dorisynguyen@everyactionadvocacy.com> On Behalf Of Doris Yen Nguyen <dorisynguyen@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 10:19:50 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Doris Yen Nguyen
5101 Waukesha Rd Bethesda, MD 20816-2226
dorisynguyen@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 9:14:59 PM

From: safevote2@everyactionadvocacy.com <safevote2@everyactionadvocacy.com> On Behalf Of Nancy Wallace <safevote2@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 9:14:53 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

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Sincerely,
Nancy Wallace
5248 Pooks Hill Rd Bethesda, MD 20814-2006
safevote2@yahoo.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 9:12:43 PM

From: mollyphauck@everyactionadvocacy.com <mollyphauck@everyactionadvocacy.com>On Behalf Of Molly Hauck <mollyphauck@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 9:12:34 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

Dear Council President Gabe Albornoz,

I am a concerned Montgomery County resident who, alongside others, demands planning justice by ensuring that Black, Indigenous and People of Color (BIPOC) and low-income communities are given proper time and resources to review and co-create Thrive Montgomery 2050.

I ask that the County Council:

- Stop treating BIPOC and low-income communities as an afterthought.
- Invest the time (year to 18 months) needed to achieve planning justice.
- Co-create and re-draft Thrive based on a thorough and equitable engagement process that centers the needs and recommendations of BIPOC and low-income communities.

Since the release of OLO's February 9 "Initial RESJ Review of Thrive 2050" memorandum, racial equity community advocates have pushed the Council to address the findings.

Unfortunately, your plan to quickly hire a consultant who will rush BIPOC and low-income communities to complete the following tasks in about a two-month timeframe is irrational. It will take much more time to:

- 1) Carefully read Thrive in its entirety — about a hundred-page document filled with technical language and graphical information.
- 2) Analyze and develop recommendations on each of the more than one-hundred policies.
- 3) Draft at least one new chapter detailing the historical and current drivers of inequities.

Planning justice for Thrive requires another year to 18 months. Rushing BIPOC and low-income communities to do in two months what the Planning Board failed to do over the past two years demonstrates a betrayal to your commitment to advance equity.

Please center the needs of BIPOC and low-income communities and invest the time needed for real planning justice in Montgomery County.

Sincerely,
Ms. Molly Hauck
3900 Decatur Ave Kensington, MD 20895-1531
mollyphauck@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 8:51:43 PM

From: mbsocol@everyactionadvocacy.com <mbsocol@everyactionadvocacy.com>On Behalf OfMax Socol
<mbsocol@everyactionadvocacy.com>

Sent: Thursday, March 24, 2022 8:51:35 PM (UTC-05:00) Eastern Time (US & Canada)

To: Albornoz's Office, Councilmember

Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

Dear Council President Gabe Albornoz,

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Sincerely,
Max Socol
9802 Dameron Dr Silver Spring, MD 20902-5702
mbsocol@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 8:11:48 PM

From: lisajofinstrom@everyactionadvocacy.com <lisajofinstrom@everyactionadvocacy.com> On Behalf Of Lisa Finstrom <lisajofinstrom@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 8:11:42 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

Dear Council President Gabe Albornoz,

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Sincerely,
Lisa Finstrom
6214 Stoneham Rd Bethesda, MD 20817-1759
lisajofinstrom@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 7:03:21 PM

From: shuo.jim.huang@everyactionadvocacy.com <shuo.jim.huang@everyactionadvocacy.com> On Behalf Of Shuo Huang <shuo.jim.huang@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 7:03:17 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

Dear Council President Gabe Albornoz,

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Please center the needs of BIPOC and low-income communities and invest the time needed for real planning justice in Montgomery County.

Sincerely,
Shuo Huang
1220 E West Hwy Apt 1708 Silver Spring, MD 20910-3224
shuo.jim.huang@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 6:37:20 PM

From: gjpgroup@everyactionadvocacy.com <gjpgroup@everyactionadvocacy.com> On Behalf Of Susan Rogers
<gjpgroup@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 6:36:59 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

Dear Council President Gabe Albornoz,

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Sincerely,
Dr. Susan Rogers
416 Lincoln Ave Takoma Park, MD 20912-5713
gjpgroup@yahoo.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 4:45:55 PM

From: Laura_a79@everyactionadvocacy.com <Laura_a79@everyactionadvocacy.com>On Behalf Of Laura Atwood <Laura_a79@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 4:45:51 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Laura Atwood
8408 Park Crest Dr Silver Spring, MD 20910-5421
Laura_a79@hotmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 4:44:19 PM

From: sarah.b.brand@everyactionadvocacy.com <sarah.b.brand@everyactionadvocacy.com>On Behalf Of Sarah Brand <sarah.b.brand@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 4:44:13 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Sarah Brand
8455 Fenton St Apt 419 Silver Spring, MD 20910-5042
sarah.b.brand@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 4:16:50 PM

From: fichtein@everyactionadvocacy.com <fichtein@everyactionadvocacy.com>On Behalf OfIngrid Fichtenberg <fichtein@everyactionadvocacy.com>

Sent: Thursday, March 24, 2022 4:16:44 PM (UTC-05:00) Eastern Time (US & Canada)

To: Albornoz's Office, Councilmember

Subject: I Demand Real Planning Justice for our County to Thrive

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Sincerely,
Ms. Ingrid Fichtenberg
10401 Grosvenor Pl North Bethesda, MD 20852-4646
fichtein@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 3:39:45 PM

From: hartmcb@everyactionadvocacy.com <hartmcb@everyactionadvocacy.com> On Behalf Of Mary Hart
<hartmcb@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 3:39:41 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Mary Hart
830 Gist Ave Silver Spring, MD 20910-4920
hartmcb@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 2:56:51 PM

From: jgubbings@everyactionadvocacy.com <jgubbings@everyactionadvocacy.com> On Behalf Of John Gubbings <jgubbings@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 2:56:46 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Mr. John Gubbings
9209 Cypress Ave Bethesda, MD 20814-2866
jgubbings@verizon.net

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 2:51:40 PM

From: kushkharod@everyactionadvocacy.com <kushkharod@everyactionadvocacy.com> On Behalf Of Kush Kharod <kushkharod@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 2:51:35 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

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Sincerely,
Kush Kharod
20325 Sandsfield Ter Germantown, MD 20876-4275
kushkharod@yahoo.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 2:43:46 PM

From: joan@everyactionadvocacy.com <joan@everyactionadvocacy.com> On Behalf Of Joan Clement
<joan@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 2:43:41 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

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Sincerely,
Ms. Joan Clement
506 Elm Ave Takoma Park, MD 20912-5434
joan@cheers.org

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 2:24:47 PM

From: susan.eisendrath@everyactionadvocacy.com <susan.eisendrath@everyactionadvocacy.com> On Behalf Of Susan Eisendrath <susan.eisendrath@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 2:24:41 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

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Sincerely,
Susan Eisendrath
9 Manorvale Ct Rockville, MD 20853-2517
susan.eisendrath@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 2:10:56 PM

From: rstubb326@everyactionadvocacy.com <rstubb326@everyactionadvocacy.com> On Behalf Of Robert Stubblefield <rstubb326@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 2:10:49 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Since the release of OLO's February 9 "Initial RESJ Review of Thrive 2050" memorandum, racial equity community advocates have pushed the Council to address the findings.

Unfortunately, your plan to quickly hire a consultant who will rush BIPOC and low-income communities to complete the following tasks in about a two-month timeframe is irrational. It will take much more time to:

- 1) Carefully read Thrive in its entirety — about a hundred-page document filled with technical language and graphical information.
- 2) Analyze and develop recommendations on each of the more than one-hundred policies.
- 3) Draft at least one new chapter detailing the historical and current drivers of inequities.

Planning justice for Thrive requires another year to 18 months. Rushing BIPOC and low-income communities to do in two months what the Planning Board failed to do over the past two years demonstrates a betrayal to your commitment to advance equity.

Please center the needs of BIPOC and low-income communities and invest the time needed for real planning justice in Montgomery County.

Sincerely,
Robert Stubblefield
13420 Tamarack Rd Silver Spring, MD 20904-1469
rstubb326@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 2:07:42 PM

From: dianecameron60@everyactionadvocacy.com <dianecameron60@everyactionadvocacy.com> On Behalf Of Diane Cameron <dianecameron60@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 2:07:36 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

Dear Council President Gabe Albornoz,

I am a concerned Montgomery County resident who, alongside others, demands planning justice by ensuring that Black, Indigenous and People of Color (BIPOC) and low-income communities are given proper time and resources to review and co-create Thrive Montgomery 2050.

I ask that the County Council:

- Stop treating BIPOC and low-income communities as an afterthought.
- Invest the time (year to 18 months) needed to achieve planning justice.
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Please center the needs of BIPOC and low-income communities and invest the time needed for real planning justice in Montgomery County.

Sincerely,
Diane Cameron
3102 Edgewood Rd Kensington, MD 20895-2745
dianecameron60@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 2:06:48 PM

From: joannabethsilver@everyactionadvocacy.com <joannabethsilver@everyactionadvocacy.com> On Behalf Of Joanna Silver <joannabethsilver@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 2:06:35 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Please center the needs of BIPOC and low-income communities and invest the time needed for real planning justice in Montgomery County.

Sincerely,
Joanna Silver
1802 Tilton Dr Silver Spring, MD 20902-4010
joannabethsilver@hotmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 1:53:30 PM

From: nomienim@everyactionadvocacy.com <nomienim@everyactionadvocacy.com>On Behalf OfNaomi Nim <nomienim@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 1:53:26 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Please center the needs of BIPOC and low-income communities and invest the time needed for real planning justice in Montgomery County.

Sincerely,
Naomi Nim
7910 Takoma Ave Silver Spring, MD 20910-5226
nomienim@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Thursday, March 24, 2022 1:29:05 PM

From: sohamustafa@everyactionadvocacy.com <sohamustafa@everyactionadvocacy.com>On Behalf OfSoha Mustafa <sohamustafa@everyactionadvocacy.com>
Sent: Thursday, March 24, 2022 1:29:00 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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Sincerely,
Soha Mustafa
7821 Miller Fall Rd Derwood, MD 20855-1130
sohamustafa@gmail.com

From: [Albornoz's Office, Councilmember](#)
To: [Council President](#)
Subject: FW: I Demand Real Planning Justice for our County to Thrive
Date: Wednesday, March 30, 2022 1:50:56 PM

From: carol_ehrlich@everyactionadvocacy.com <carol_ehrlich@everyactionadvocacy.com> On Behalf Of Carol Ehrlich <carol_ehrlich@everyactionadvocacy.com>
Sent: Wednesday, March 30, 2022 1:50:41 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember
Subject: I Demand Real Planning Justice for our County to Thrive

[EXTERNAL EMAIL]

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I ask that the County Council:

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- 2) Analyze and develop recommendations on each of the more than one-hundred policies.
- 3) Draft at least one new chapter detailing the historical and current drivers of inequities.

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Please center the needs of BIPOC and low-income communities and invest the time needed for real planning justice in Montgomery County.

Sincerely,
Ms. Carol Ehrlich
3203 McComas Ave Kensington, MD 20895-2224
carol_ehrlich@yahoo.com

From: [Matt Loff <mnloff@gmail.com>](mailto:mnloff@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Downtown Silver Spring Plan
Date: Tuesday, May 24, 2022 10:14:36 AM

Good morning,

My family strongly supports the Thrive 2025 plan, and we look forward to more families like ours gaining the opportunity to live and work in the community we love so much.

I understand that residents of Silver Spring who oppose Thrive 2025 are rallying to "overwhelm" the council with emails. I appreciate your consideration of those (like me) who may be less vocal but strongly support the initiative.

Best wishes,
Matt
Ellsworth Heights St. (Silver Spring)

From: [Jonathan Elkind <jhelkind@gmail.com>](mailto:jhelkind@gmail.com)
To: County.Council@MontgomeryCountyMD.gov
Subject: Support for Thrive Montgomery 2050
Date: Tuesday, May 24, 2022 11:39:24 AM

Dear County Council members:

I write to express my **strong support** for the effort, embodied in the Thrive Montgomery 2050 proposal, to think and plan ahead for the future of our community.

We face daunting challenges in this region – housing affordability, adequacy of transportation, long-term stability of the tax base, social and racial inequities, and the need for environmental sustainability to name just a few. Adhering to outmoded concepts like a slavish protection of single-family home zoning will not work. Worse yet, doing so will only entrench unjust socio-economic patterns of the past.

I am aware that you are receiving messages from residents on all sides of this issue as you approach your vote. I urge you to disregard the claim, which you will hear from some of the opponents of Thrive Montgomery 2050, that their perspective expresses the sentiment of my immediate neighborhood (which is the Seven Oaks-Evanswood Citizens Association in downtown Silver Spring).

The Council should please support Thrive Montgomery 2050. I hope you will vote accordingly.

Best wishes,

Jon Elkind
415 Ellsworth Drive
Silver Spring, MD 20910

From: [Mary Walshe <marywalshe@outlook.com>](mailto:marywalshe@outlook.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Wednesday, May 25, 2022 10:33:20 AM

5146680

Council Members,

I respectfully submit, that the plans for Chevy Chase, Silver Spring and eastern Montgomery County, included in the Thrive 2050 plan, are arbitrary and capricious ideas concocted by a small group of people who assume they know what is best for hundreds of thousands of others. They have been and continue to incrementally decrease the quality of life while claiming to be doing "good".

Rather than improve daily life for our county's existing residents the plan will increase population and structural density with the attendant negative impact on all natural resources and public services.

I spent the first 18 years of my life in a small town that hasn't changed much in the ensuing 50 years. It is still a very beautiful and desirable place to live and I barring family obligations I would return there to live.

Montgomery county was a place of innate beauty before the forces of development gained the upper hand. There is no need to plunder it further. If there is a shortage of housing it is a big country with lots of undeveloped space.

I believe the Thrive 2050 plan should be rewritten with more input from county residents. I have been to hearings on the subject. They are aptly named and nothing more than hearings. Residents objections and ideas are summarily ignored.

Regards,
Mary Walshe
19808 Pinebark Way
Brinklow, MD
Sent from my

From: bsyring@aol.com
To: County.council@montgomerycountymd.gov
Subject: Fwd: May 24 vote on Silver Spring Thrive Plan
Date: Thursday, May 26, 2022 12:20:07 PM

From: bsyring <bsyring@aol.com>
Date: Friday, May 20, 2022
Subject: Fwd: May 24 vote on Silver Spring Thrive Plan
To: countycouncil <countycouncil@montgomerycountymd.gov>

From: bsyring <bsyring@aol.com>
Date: Friday, May 20, 2022
Subject: May 24 vote on Silver Spring Thrive Plan
To: countycouncil <countycouncil@montgomerycountymd.gov>
Cc: bsyring <bsyring@aol.com>

Are you all out of your minds? This plan is the stupidest, most expensive, out of touch with county residents, community abusive plan that has ever been conceived. I had been a tax paying resident of Montgomery County for over 50 years. If you vote for this, I will do everything in my power to vote the entire council out of office. I am not alone. Wise up, please. This plan will be the ruination of Montgomery County.

Barbara Syring
720 McNeil Lane
Silver Spring MD 20905

From: MCCouncil@App.MontgomeryCountyMD.gov
To: county.council@mccouncilmd.lmhostediq.com
Subject: Thrive 250 - Submitted By:Mr David Plihal - (Attn: All CMs, Council Webform)
Date: Tuesday, May 31, 2022 1:41:30 PM

<APP>CUSTOM
<PREFIX>Mr</PREFIX>
<FIRST>David </FIRST>
<MIDDLE></MIDDLE>
<LAST>Plihal</LAST>
<SUFFIX></SUFFIX>
<ADDR1>15204 Redgate Drive</ADDR1>
<ADDR2></ADDR2>
<CITY>Silver Spring</CITY>
<ZIP>20905</ZIP>
<EMAIL>dplihal@nw.org</EMAIL>
<PHONE_H></PHONE_H>
<SUBJECT>Thrive 250 - Submitted By:Mr David Plihal - (Attn: All CMs, Council Webform)</SUBJECT>
<MSG>Is “Repurposing” our residential areas, parks, and open spaces for high-density residential and commercial development the goal of the Thrive 2050 Plan? It seems if approved, quiet residential neighborhoods lie Cloverly would be open to a whopping 500 acres of high-density residential and commercial development. Neighboring communities of Colesville, Ashton, Sandy Spring, and Layhill would also each be expanded to 500 acres, as well. We are opposed to expanding the urbanization of this portion of Silver Spring in that way. Please clarify. WE VOTE. As past president of the Stonegate Citizens Association I assure you I speak for many.
</MSG>
</APP>

PH 6-17-21 THRIVE
MONTGOMERY 2050 PLAN

5147560

PD
LN
GO

From: [j.patterson <mksosar@yahoo.com>](mailto:j.patterson@mksosar@yahoo.com)
To: county.council@montgomerycountymd.gov
Cc: [j.patterson](#); [Catherine Siskos](#)
Subject: Two Letters for All Council Members: Citizens Against Thrive 2050 Plan
Date: Sunday, June 12, 2022 5:29:32 PM
Attachments: [Letter to Council against Thrive Plan 2050 FINAL.docx](#)
[Catherine Siskos onThrive 2050 Plan.docx](#)

Dear Council Members:

Here are two letters against the Thrive Plan from concerned citizens of Montgomery County. Please read and consider voting against the Thrive Plan.

Thank you.

Joan Patterson, Silver Spring

Catherine Siskos, Kensington

June 12, 2022

Dear Montgomery County Council Members:

I am a Montgomery County resident writing to say I do not believe the Thrive 2050 plan should be approved by Council. There seems to be a "fever pitch" to move forward despite many unanswered questions and even more obvious flaws in the Plan. In a rush to judgement, the plan does not adequately address the negative impact on existing neighborhoods, nor the impact that the necessary re-zoning would cause, since re-zoning would be needed to put the Plan into effect.

While affordable housing is a good goal, it must be very carefully managed in neighborhoods that are already established, as well as less established neighborhoods. No one wants to see beautiful neighborhoods downgraded because of a rush to judgement, and incomplete evaluation and study. Nor would it be good to rush such a project mainly to satisfy developers, whom we know will be looking after their best interests above all.

Issues such as environmental impact, investor vs citizen purchase, and concern over an avalanche of "heat seeking" developer over-development, must be thoroughly studied and addressed to ensure all the good that is now Montgomery County is not traded away due to careless planning and pressured decision making.

As an example, one current plan imposes burdensome over-development in already busy neighborhoods such as Connecticut Avenue. This "plan" is no plan at all but an attempt to force-feed change to satisfy hungry developers and misinformed citizens, who will surely come to regret many of the changes to their beautiful suburb that Thrive will bring about.

The saying, "Don't throw out the baby with the bathwater", applies. Don't "throw out" all the things that make Montgomery County a wonderful community out of some misguided desire to placate overly ambitious developers or satisfy residents who do not appreciate the true beauty the county does now afford them. Montgomery County can grow certain neighborhoods and add affordable housing that does not downgrade the lovely areas already in existence, with careful planning that appreciates all the good that is Montgomery County right now.

Sincerely Yours,

Joan Patterson

2221 Washington Ave., Silver Spring, MD 20910

mskosar@yahoo.com

June 12, 2022

Dear Council members:

I am a Montgomery County resident who lives on the border of Kensington and Silver Spring, where Connecticut Avenue serves as a major corridor. In fact, it's a major corridor for at least four surrounding neighborhoods: Bethesda, Chevy Chase, Kensington and the southwestern end of Silver Spring, all of which will be impacted by the council's plans to turn the stretch of Connecticut Avenue between East West Highway and Jones Bridge Road into another urban center. Those of us who live in these four neighborhoods are already sandwiched between two urban districts: Bethesda and Silver Spring. The last thing we need is another one in the backyards of these existing downtown centers.

The construction of the purple line, with its Connecticut Avenue station, was meant to link existing town centers, like Bethesda and Silver Spring, and ease commuter congestion between them. It is not an excuse to destroy the neighborhoods in between by turning them into urban areas, with yet more high rises and congested roads. What's more, not all of us who live here are commuters. Many of us use Connecticut Avenue to get to places that are not well served by mass transit. Your plans to convert parts of Connecticut Avenue into bike lanes only exacerbate the problems for our communities. That stretch of Connecticut Avenue already carries heavy traffic because it's a major north-south route in and out of Washington. It's also a major crossing point for drivers. I can't exit my Kensington/Silver Spring neighborhood without crossing Connecticut Avenue, whether I use Jones Bridge, Beach Drive, Saul or Capitol View.

Bike lanes and a light rail system are meant to augment roads and cars, not take their place. The residents of these affected surrounding communities are not going to abandon their cars and make runs to the grocery store and other daily errands by bike, foot or mass transit. We live too far away for these alternatives to work for us, but we also live close enough for the traffic on these thoroughfares to box us in. We already avoid two other roads that run parallel to Connecticut Avenue—Georgia and Wisconsin—because they serve as main streets for Silver Spring and Bethesda, with traffic spilling over well beyond those downtown areas. We do not want the same thing to happen to Connecticut Avenue.

Voters already feel that their elected officials don't bother to listen to them anymore. We already believe that the council, like most politicians, is too easily swayed by the moneyed interests of players with deep pockets at the expense of ordinary citizens. In Montgomery County, those players are often developers, and residents here are tired of holding the short end of the stick. We are fed up with our interests being trampled on and ignored. This year is an election year, and voters like me are ready to organize and flex our muscle at the ballot box rather than sit back and watch you destroy our quality of life. I am old enough to remember how residents in the mid-1990s successfully fought back plans to turn downtown Silver Spring into an amusement park and another Mall of America instead of serving the needs of residents. Nearly 30 years later, we are ready to do the same again in Chevy Chase.

Catherine Siskos
10024 Pratt Place
Silver Spring, MD 20910

PH 6-17-21 THRIVE MONTGOMERY 2050

5150668

From: [ELAINE ROSE <elainer.rose36@gmail.com>](mailto:elainer.rose36@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Please Hit the Pause Button on Thrive Montgomery 2050
Date: Friday, August 19, 2022 11:28:02 AM

Dear Council President Alborno and Councilmembers:

Thrive Montgomery 2050, the proposed update of Montgomery's General Plan, if enacted, will fundamentally change our land use policies. The direction of that change is of deep concern to me. In keeping with our existing General Plan and master plans, I support these smart growth and housing policies:

- In order to redress racial inequities and socio-economic injustices, our General Plan must promote and enable full housing for all - especially for low-income and moderate-income families.
- protecting our Agricultural Reserve and our clean streams, clean air and drinking water supplies.
- removing planned-but-unbuilt highways including proposed M-83 from all of our master plans.

Thrive's current version approved by the PHED committee, if enacted, will take our County in the wrong direction: more sprawl and pavement in rural areas; and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies.

Thrive wrongly promotes non-farming "recreational" land uses in our Ag Reserve; these threaten farmers' long-term, stable access to affordable land.

Thrive would accelerate high-end market-rate housing in our urban and suburban areas which would raise land prices and rents, reducing opportunities for non-market-rate housing (a.k.a. social housing).

These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action. The Racial Equity and Social Justice (RESJ) review of Thrive must offer thorough revisions to the entire Thrive document, including to its housing, growth, and transportation policies. But the rushed RESJ process is unlikely to yield needed revisions to these policies. Let's not pass such a flawed product in the false belief that "we'll fix it later."

Given these problems, I request your active support for these three steps:

- (1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans and zoning changes.
- (2) Extend Thrive's schedule to re-program a new effort to review and revise Thrive, through a much more inclusive process. Work with the new incoming council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.
- (3) Hold public hearings this Fall of 2022, to enable on-the-record public review and comment on the PHED draft, including on any proposed revisions from the RESJ process.

Please let me know your response to my request.

Sincerely,
Elaine Rose

From: [Mike Bopf <mike.bopf@gmail.com>](mailto:mike.bopf@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: More deliberation needed on Thrive 2050
Date: Friday, August 19, 2022 2:46:22 PM

Dear CouncilMember,

While I believe Thrive 2050 is well-intentioned and has many good goals, I also believe it doesn't address many of the challenges we currently have. I believe it could easily lead to increased gentrification of many of our neighborhoods and cause unnecessary growth in others. Specifically, it does not:

- Address racial equality
- Protect renters from increases or gentrification
- Maintain or increase our tree canopy
- Prevent developers from building excessively large and expensive housing
- Favor refurbishment of existing buildings rather than tearing down and rebuilding. This greatly increases the "embodied carbon" of the building, especially the concrete which is a huge source of CO2 emissions.

We also need more time and more public meetings so all affected people can understand the plan and have their opinions heard.

Please put the brakes on approving this plan so we don't suffer unintended consequences.

Sincerely,
Mike Bopf
Bethesda, MD

PH 6-17-21 THRIVE MONTGOMERY 2050

5150705

From: [Sally Gagne <sqagne@erols.com>](mailto:sqagne@erols.com) [County Council](#)
To:
Subject: Let the Public Participate In Hearings on the Thrive Plan
Date: Saturday, August 20, 2022 10:43:24 PM

Dear Mr. Albornoz and Members of the Council:

In this politically liberal county we are capable of doing much more for the environment than the present Thrive Plan allows.. Allowing tourism and recreation in the Ag Reserve might bring in more money and help business, but at the expense of risk to land quality and decreasing trees and habitat as traffic increases. We already have an art museum in the Reserve; let it rest at that.

As the climate changes why are you proposing to allow unbuilt highways? This part should be deleted from Thrive.

You owe it to residents to build an environmentally sound plan. That's the highest priority, and promoting business profit is only second. We want our grandchildren to live as comfortably as we have in this world.

Allow the public to review the PHED Thrive version this fall in public hearings.

Sincerely,
Sally Gagné
606 St. Andrews Lane
Silver Spring, MD 20901

5150843

From: [Deborah Chalfie <dmchalfie@yahoo.com>](mailto:dmchalfie@yahoo.com)
To: County.Council@montgomerycountymd.gov
Subject: Hit the Pause Button on Thrive Montgomery 2050
Date: Wednesday, August 24, 2022 2:50:16 PM

Dear Council President Albornoz and Councilmembers:

I am writing to urge the Council to hit the pause button on making any further decisions on Thrive 2050. I favor *smart* growth, but the draft plan, as currently approved by the PHED Committee, would not only fail to successfully address the need for affordable housing, it would put affordable housing even further out of reach. Simply building *more* housing does not equal more truly affordable housing. From everything we've seen so far in the Silver Spring CBD, for example, we just keep ending up with more high-end, market-rate, high-rise housing. Thrive would accelerate this, displacing modest-income residents and reducing opportunities to build housing that is well-below market rate and truly affordable.

I also object to the plan's inadequate attention to increasing equity and social justice; and the "community survey" that recently closed was a poor substitute for fixing that or for real public engagement. The survey questions were biased and leading in favor of supporting the existing inadequate plan, and the only notion of equity and social justice reflected in the survey — and the plan for that matter — was based on race (and presumably, ethnicity). Little to no attention is being given to equity and social justice based on age, disability, sex, and other key demographics.

The plan does contain some good ideas, but there is way too much in it that is objectionable to rush it through a lame duck Council. Instead, the Council should hit the pause button and extend its schedule to permit a new effort to review and revise Thrive, through an inclusive process with a new planning director, the new Council, and residents as respected partners. In the meantime, perhaps the Council could hold some public hearings on the PHED draft to help guide that new effort. Thank you for your consideration of my views.

Sincerely,
Deborah Chalfie
Takoma Park

From: [Fran Rothstein <rothsteinfran@gmail.com>](mailto:rothsteinfran@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Pause Thrive 2050 ...
Date: Sunday, August 28, 2022 1:28:45 PM

... for all the reasons laid out by Conservation Montgomery. As is, the plan would be disastrous. Consider a massive rethinking, with public input.

Fran Rothstein and Steve Wolk
130 Hilltop Road
Silver Spring

PH 6-17-21 THRIVE MONTGOMERY 2050

5151012

From: [Karen Cooper <karen@vanguardmgt.com>](mailto:karen@vanguardmgt.com)
To: County.Council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 is BAD for Montgomery Co.
Date: Monday, August 29, 2022 9:37:01 AM

Councilmembers:

I have lived in Montgomery County for more than 30 years in the Rockville/Gaithersburg/Montgomery Village parts of the county. In that time the county has gone from a pleasant and welcoming place to live to an insanely expensive, crowded, dirty, poorly maintained, increasingly treeless wannabe big city and frankly, I've come to hate living here as a result.

Thrive Montgomery pushes more of the same bad things. More inflation of housing and land costs. More removal of trees and more "managed" killing of innocent wildlife because **you** took away their homes. More cars in gridlock doubling commute times. More litter and pollution. We don't need more of any of these things. What we need is to **do better** with, and for, what we already have. Do better for the people -- and the animals -- who are **already here**. This county increasingly caters to businesses and to wealthy individuals, and as someone who has been paying the inflated MoCo tax rates for 30+ years I am sick and tired of it. If I wanted to live in NW DC or Chevy Chase, I would move there. I moved to the suburbs, and I shouldn't be priced out of them nor citified out of them. Stop making MoCo a worse place to live. Stop Thrive Montgomery.

Regards,

Karen

Karen Cooper, CMCA[®], AMS[®]
Community Manager
Vanguard Management Associates, Inc.
P.O. Box 39 | Germantown, Maryland 20875-0039
www.vanguardmgt.com | 301-540-8600 x3312

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From: clm@clmanor.com
To: County.Council@montgomerycountymd.gov
Subject: Thrive Montgomery 2050
Date: Monday, August 29, 2022 2:51:37 PM

Dear Council President Albornoz and Councilmembers:

Thrive Montgomery 2050, the proposed update of Montgomery's General Plan, if enacted, will fundamentally change our land use policies. The direction of that change is of deep concern to us.

In keeping with our existing General Plan and master plans, we support these smart growth and housing policies:

- In order to redress racial inequities and socio-economic injustices, our General Plan must promote and enable full housing for all - especially for low-income and moderate-income families.
- protecting our Agricultural Reserve and our clean streams, clean air and drinking water supplies.
- removing planned-but-unbuilt highways including proposed M-83 from all of our master plans.

Thrive's current version approved by the PHED committee, if enacted, will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies. Thrive wrongly promotes non-farming "recreational" land uses in our Ag Reserve; these threaten farmers' long-term, stable access to affordable land. Thrive would accelerate high-end market-rate housing in our urban and suburban areas which would raise land prices and rents, reducing opportunities for non-market-rate housing (a.k.a. social housing).

These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action on Thrive. The Racial Equity and Social Justice (RESJ) review of Thrive must offer thorough revisions to the entire Thrive document, including to its housing, growth, and transportation policies. But the rushed RESJ process is unlikely to yield

needed

revisions to these policies. Let's get it right. Let's not pass such a flawed product in the false belief that

"we'll fix it later." Let's fix it now.

Given these problems, I request your active support for these three steps:

(1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans and zoning changes.

(2) Extend Thrive's schedule to re-program a new effort to review and revise Thrive, through a much more inclusive process. Work with the new incoming council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.

(3) Hold public hearings this Fall of 2022, to enable on-the-record public review and comment on the PHED draft, including on any proposed revisions from the RESJ process.

Please let me know your response to my request.

--Christine

Christine L Manor, CPA

910 Grandin Avenue

Rockville, MD 20851

301-762-7798

clm@clmanor.com

accounting consultant to small not-for-profit organizations

PH 6-17-21 THRIVE MONTGOMERY 2050

From: Jmajane F-35 <jmajane@yahoo.com>
To: County.Council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Monday, August 29, 2022 7:13:04 PM

5151048

The Thrive 2050 plan will only make the population of the county denser, lead to more stress on county programs and cause rapid increases in taxes on those that own homes in the county. It will degrade the quality of life in the county even further. Thrive 2050 must be stopped. The county needs to take an another direction that favors those living here now and in the future, not some political agenda.

John A Majane III
Germantown MD

From: [Cindy Stevens <famstevens@gmail.com>](mailto:famstevens@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Pause on Thrive 2050
Date: Saturday, September 3, 2022 8:45:11 AM

Thrive 2050 needs more work and more public input before voting or implementing Thrive-related strategies, plans and zoning changes.

Housing for all opportunities must be integrated into existing and new development. Sprawl must be minimized.

Functional public transportation should reach all communities.

Reserve the agricultural reserve for agricultural production, including forest products.

Cynthia Stevens
Gaithersburg, Maryland

From: [Dominique Rychlik <rychliks@gmail.com>](mailto:Dominique.Rychlik@gmail.com)
To: County.council@montgomerycountymd.gov; Councilmember.albornoz@montgomerycountymd.gov; Councilmember.friedson@montgomerycountymd.gov; Councilmember.glass@montgomerycountymd.gov; Councilmember.hucker@montgomerycountymd.gov; Councilmember.jawando@montgomerycountymd.gov; Councilmember.katz@montgomerycountymd.gov; Councilmember.navarro@montgomerycountymd.gov; Councilmember.rice@montgomerycountymd.gov; Councilmember.riemer@montgomerycountymd.gov
Subject: Extend timeline for Thrive....
Date: Saturday, September 3, 2022 11:17:38 AM

I support the broad principles of density and equity in housing. However I do not feel the current plan sufficiently takes into account the need to protect some unique and scarce single family housing stock (especially in Friendship Heights where there are loads of apartments coming down the pike, vacant apartments and condos galore and yet the nearby single family neighborhoods could get slowly torn down to add 4 unit buildings (of which there is no need for more apartments and none would need to be "affordable" further creating competition between developers and people who want to own a single family home. The current planning board has not sufficiently looked at these issues (DC is putting in loads more apartments and some affordable right in that area) nor gotten community input.

The Council must get Thrive Montgomery 2050 done right rather than done fast. Although some may argue there has been plenty of outreach and time spent on Thrive, most of it has been attempts to make up for the Planning Board's mismanagement of the process, The Council has made a good faith effort with the hiring of a consultant to broaden outreach and more fully address racial equity and social justice issues. But there is simply not enough time to do that plus other necessary changes, including a full RE/SJ review of the final document, before the deadline for the current Council to vote. **To that end, the Council should vote to extend consideration of Thrive Montgomery 2050 to the incoming Council to evaluate and revise properly.**

In the longer term, we recommend that our elected officials examine restructuring the overall parks and planning system, including measures to restore the norms of public input and confidence that have been undermined in recent years. The steps described above are absolutely necessary to begin that process.

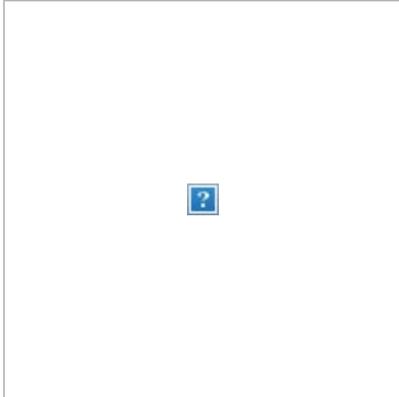
Thank you,

--

Dominique Rychlik

301.580.0934

[Website](#)



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If you know anyone who is thinking of buying or selling a home, please put us in touch. Your referrals are greatly appreciated.

From: [stephanie.rosenberg <stepofaith@verizon.net>](mailto:stephanie.rosenberg<stepofaith@verizon.net>)
To: county.council@montgomerycountymd.gov
Subject: Time to Hit Pause Button on Thrive 2050
Date: Wednesday, September 7, 2022 4:35:59 PM

Dear Council President and Councilmembers,

Thrive 2050's current draft will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies.

As one example, planned-but-unbuilt highways like proposed M-83 remain in our master plans, and must be eliminated.

These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action on Thrive 2050.

Given these problems, I request your active support for these three steps:

- (1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans and zoning changes.
- (2) Extend Thrive's schedule to re-program a new effort to review and revise Thrive, through a much more inclusive process. Work with the new incoming County Council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.
- (3) Hold public hearings this Fall of 2022, to enable on-the-record public review and comment on the draft, including all other proposed revisions by citizen groups.

Please let me know your response to my request. That road is a terrible idea!!

Sincerely,
Stephanie Rosenberg
Montgomery Village

From: [edna miller <edna13miller@gmail.com>](mailto:edna13miller@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Time to Hit Pause Button on Thrive 2050
Date: Wednesday, September 7, 2022 6:48:15 PM

Dear Council President and Council Members,

Thrive 2050's current draft will take our County's traffic congestion in the wrong direction. More importantly this current Draft will create more sprawl, while further destroying forested pervious surfaces that absorbs water, to be replaced with impervious pavement that exacerbates stormwater runoff to downstream communities, containing unknown contaminants entering the Chesapeake Bay.

Streams and old growth forests with specimen trees in both urban and rural areas could become degraded forested stream buffers, while current Thrive Draft would allow unmanaged stormwater velocity to firehose more creek beds.

Thrive's current Draft has created excessive and unsustainable New residential & commercial growth policies, without creating balanced policies that encourage the repurposing of existing residential & commercial sites, along with policies that will retain old growth forested Stream Ecosystems, as priorities.

Thrive Draft Plan ignores the enormity of the Climate Crisis and the forecasted tremendous flooding issues, as noted "flooding is the greatest risk to Montgomery County," by OLO Resiliency Report 2021.

As one example, planned-but-unbuilt highways like proposed M-83, which should not remain in our Highway's Master Plan.

I call out, that Route M83 must be removed from the MoCo Highway's Master Plan as a Thrive criteria. It's removal is needed in order to stop the distractions and allow the greater Upcounty Community receive funding for the already listed CIP Transportation Improvement Projects, by using existing arterial roadways that creates the most practicable & sustainable MoCo Highway's Master Plan for current & future residents.

Thrive Draft Plan requires extensive public review, greater participation from all demographic peoples, creating opportunities for debate on the concerns, the bigger issues and include "No New Roads Policy," before the New County Council & the New Planning Director take any final action on Thrive 2050.

Given these multiple concerns & unresolved problems, I request your active support for these three steps:

(1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans, policies and zoning changes.

(2) Extend Thrive's public review period featuring Thrive Information meetings scheduled according to the new District map. Listen, focus & create a Thrive 2050 document, with the new incoming County Council and New Planning Director. Postponed decision making on Thrive would allow our New Leaders the time to review & give input, along with evaluating

the public's concerns, and revise Thrive as needed – based upon full disclosure and inclusion of public participation with residents as respected planning partners.

(3) Hold public hearings to enable on-the-record public critical review and give comment on the Draft Thrive, including all other proposed revisions by citizen groups.

Please let me know what your response is to my concerns on these matters and soon.

Sincerely,

Edna Miller

From: [Ken Bawer <kbawer@msn.com>](mailto:kbawer@msn.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050: No New Highways
Date: Wednesday, September 7, 2022 10:26:04 PM

Dear Council President Alborno and Councilmembers:

I urge you to include the policy of No New Highways in Thrive 2050. The last thing we need in the county are any planned-but-unbuilt highways including the M-83 Highway. Instead, we should be investing in the many flavors of mass transit.

Sincerely,
Kenneth Bawer

From: [Eileen McGuckian <phileen3@verizon.net>](mailto:phileen3@verizon.net)
To: Councilmember.Albornoz@montgomerycountymd.gov; county.council@montgomerycountymd.gov
Subject: Pause Thrive 2050 -- Montgomery Preservation
Date: Thursday, September 8, 2022 9:49:45 AM
Attachments: [MPI re Thrive 2050.pdf](#)

Dear Councilmembers,

On the attached letter and copied below are Montgomery Preservation's comments about Thrive 2050.

Thank you for your consideration,

Eileen McGuckian, president
Montgomery Preservation, Inc.

Montgomery Preservation Inc.

Promoting the Preservation, Protection and Enjoyment of Montgomery County's
Rich Architectural Heritage and Historic Landscapes

September 8, 2022

TO: Montgomery County Council President Gabe Albornoz and Councilmembers

RE: Thrive Montgomery 2050

On behalf of Montgomery Preservation Inc. (MPI), the countywide nonprofit historic preservation organization, I write to express deep concern about the Council's haste in its plans to enact a document that will guide Montgomery County's land use for the next several decades. **MPI urges that the timetable for enacting the updated General Plan, Thrive Montgomery 2050, be extended.**

The mission of MPI is to protect and save significant historic buildings, sites, and landscapes for future generations. We submit that the current version of Thrive approved by the PHED Committee is not compatible with this vision and that of many Montgomery County residents. A number of the document's goals and policies, while laudable as stated, are contradicted and threatened by the obvious push for widespread upzoning and greater density.

In addition, if the Council is serious about adding much-needed content related to environment, economic development, and equity and social justice, such basic changes - essential if we are to "get it right" - require public review. **A substantially altered major document - likely with new chapters on each of these issues - should not be enacted without another public hearing.**

MPI asks that the Council lengthen the schedule for Thrive to provide adequate

time for citizens to review and suggest revisions to the document and ensure an inclusive process – one that would include a public hearing. There is simply not enough time for the current Council to produce a sound, comprehensive land use Plan. Completion and enactment should be left to the next Council if we are to have a General Plan that will serve us well in the coming decades.

Respectfully,

Eileen McGuckian, President
Montgomery Preservation, Inc.



Montgomery Preservation Inc.

Promoting the Preservation, Protection and Enjoyment of Montgomery County's Rich Architectural Heritage and Historic Landscapes

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Respectfully,

Eileen McGuckian, President
Montgomery Preservation, Inc.

August 16th Thrive Zoom meeting

5151419

NAN
CC
PD

Daniel Meijer <dmeijer@hotmail.com>

Tue 8/30/2022 8:09 AM

To: jordan.exantus@nspiregreen.com <jordan.exantus@nspiregreen.com>

Bcc: liz joyce <lafleurjoyce@gmail.com>; Dale Barnhard <d.ingrid1947@gmail.com>; carylamari <carylamari@yahoo.com>; jennysuedailey@aol.com <jennysuedailey@aol.com>; To: Gabe Alborno <councilmember.alborno@mccouncilmd.lmhostediq.com>; Wellington, Meredith <Meredith.Wellington@montgomerycountymd.gov>; datibbitts@gmail.com <datibbitts@gmail.com>

📎 1 attachments (669 KB)

Farm Road case.docx;

Dear Mr. Jordan Exantus,

During the last part of the 8/16/2022 "Thrive 2050 Racial Equity and Social Justice Community Forum" [zoom meeting] our group was asked what steps could be taken to insure "Racial Equity and Social Justice" could be implemented in a Thrive 2050 plan.

My response to you and the group was to refund the Peoples Council. It was included in a recent budget proposed by County Executive Marc Elrich (but rejected by the current County Council???)

The "Farm Road Case" (see <https://ncph.org/history-at-work/farm-road-rural-gentrification-and-the-erasure-of-history>) exemplifies the need for a functioning Peoples Council (to ensure that any "Racial Equity and Social Justice" will actually occur in this County).

Daniel Meijer

2022 SEP 8 AM 10:39:23
RECEIVED



Farm Road: Rural gentrification and the erasure of history

The Farm Road case involves a historically African American community created by freed slaves who bought land and cultivated farms near Sandy Spring, about 30 miles north of the U.S. Capitol. In the early 1990s a developer began subdividing properties between two county roads, Brooke Road on the

ncph.org

Farm Road: Rural gentrification and the erasure of history

13 JULY 2016 – DAVID ROTENSTEIN

Community History, Sense Of Place, Gentrification



Farm Road, May 2016. Photo credit: David Rotenstein.

In its infancy, gentrification was a word used to describe changes in urban neighborhoods. Now, gentrification has been documented in suburbs and rural areas around the world. It is even sweeping through Washington, DC's suburban counties, where farmlands are being converted into housing and mixed-use developments. The "Farm Road" case in Maryland's Montgomery County is a troubling example of rural gentrification and historical erasure.

Montgomery County is an affluent Washington suburb with about a million residents. Its southern portion reflects proximity to the District of Columbia: densely developed residential suburbs and commercial sprawl. The upcounty area includes a substantial agricultural reserve and many large former farms ripe for development as demands for housing increase. This demand has created a substantial gap in the low value of the property as agricultural versus a potential greater value if it were to be developed. This "rent gap" is the economic engine underlying gentrification.



Dellabrooke subdivision. Photo credit: David Rotenstein.

The Farm Road case involves a historically African American community created by freed slaves who bought land and cultivated farms near Sandy Spring, about 30 miles north of the U.S. Capitol. In the early 1990s a developer began subdividing properties between two county roads, Brooke Road on the south and Gold Mine Road on the north. Cutting through the eastern portion of these tracts was a roadway connecting the African American farms. The developer then constructed large new homes in the lots in a residential subdivision called “Dellabrooke.”

The developer’s plats failed to show the rough right-of-way that had been illustrated in real estate atlases and topographical maps published since the last quarter of the nineteenth century. Deeds recorded in county land records contain plats that show the road and the “Farm Road” name is memorialized in the metes and bounds describing the tracts where it forms a boundary.

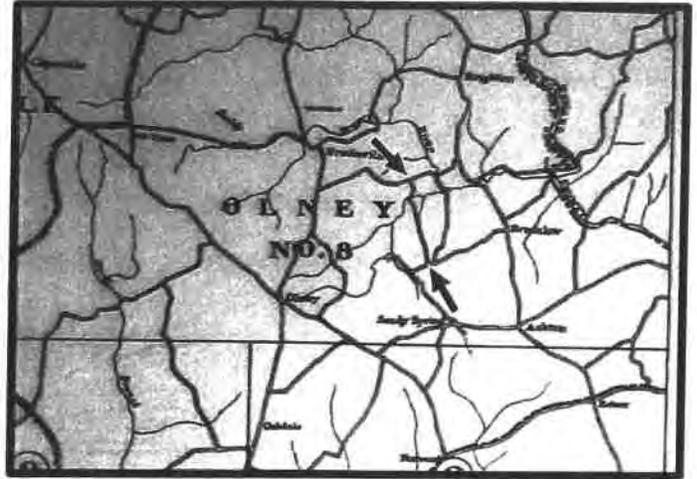
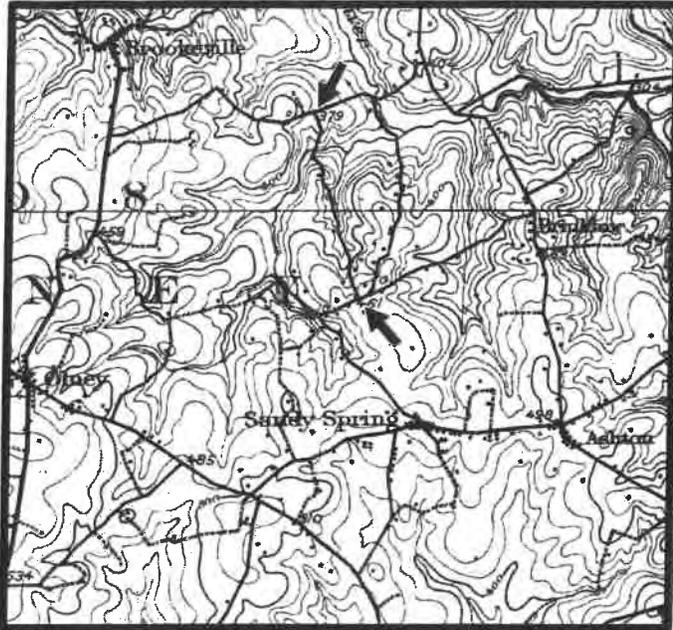
Rural Gentrification and Erasure

Since the word “gentrification” was coined in the early 1960s it has taken on meanings beyond what British geographer Ruth Glass originally intended: the replacement of working-class housing and people by more expensive housing and middle-class newcomers. Today, there’s “commercial gentrification,” “student gentrification,” “industrial gentrification,” and many others. Each denotes the conversion of space and the displacement of people in response to local economic conditions and facilitated by public policies like zoning.

Rural gentrification involves the transformation of former agricultural areas and other greenfields into new developments and the “subsequent displacement of working-class rural residents as a result of rising local land and housing process,” wrote geographer Eliza Darling in 2005. Local government’s changing zoning laws and land use classifications to encourage development and the production of new housing oftentimes facilitate it. Erasure is a metaphor historians and anthropologists use to describe the replacement of one historical narrative by another. Like gentrification, erasure involves displacement. It is a complicated process that combines “forgetting” with historical revisionism to privilege a particular group promoting the new narrative. There are few cases where the act of erasing is visible and is a key part of the erasure or displacement. Farm Road is one.

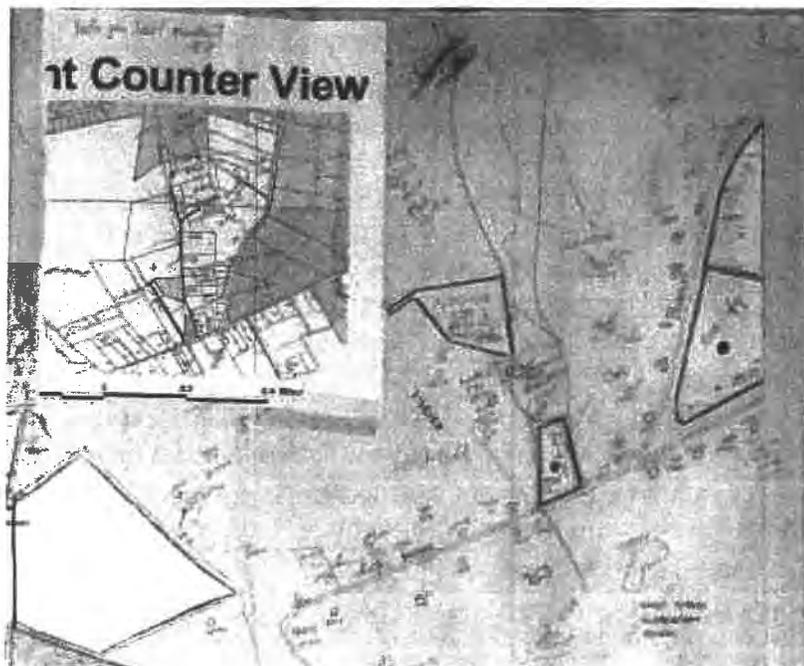
The Farm Road, Contesting Erasure

“Farm Road” isn’t an official name for the narrow rutted route; rather, it’s a vernacular place name that evolved from local usage and it was a way for surveyors to label a landscape feature in maps. The 10-foot-wide road was an artifact that developed over more than a century of agricultural land use. In legal terms, it was an easement: property belonging to a third party that others have a right to use.



Historic maps illustrating the Farm Road corridor (blue arrows mark termini). The map on the left is from the 1908 USGS Rockville, Maryland quadrangle and the map on the right is from the "1916 Real Estate Atlas of the Part of Montgomery County Adjacent to the District of Columbia." Image credit: Public domain.

Because "Farm Road" had never been a dedicated public right-of-way and no legal easement instruments had ever been filed, Farm Road didn't legally "exist." When residents of the new Dellabrooke subdivision blocked access to Farm Road by placing a chain across the road, longtime residents in the parcels lining Farm Road filed complaints with county agencies.



Maryland-National Capital Planning Commission "Address Book." Addresses crossed out in the right portion of the map are along the "Farm Road." Photo credit: David Rotenstein

When residents and local activists reviewed the Montgomery County Planning Department's master "address book"—large bound survey plats where street addresses are recorded—they found that the addresses denoting their properties had been crossed out with red Xs. According to county officials, not only didn't the Farm Road exist, but neither did the residents' addresses since they didn't front on a legal road. This meant that property sales, future subdivisions, and other transactions would be complicated because in the eyes of county regulators, the properties didn't exist.

Finding no relief from Montgomery County officials, residents then began what has become nearly two decades of litigation. They filed lawsuits in federal and Maryland state courts "seeking millions of dollars and alleging fraud, deceit, conspiracy, race-based discrimination and violation of their right to due process," a local newspaper reported in 2008.

The Farm Road case exposed systemic procedural problems in the county's planning department. New rules were created for reviewing and approving new subdivision plats. The case was one of several that emerged between 2001 and 2010 in which planners had approved development plans that did not appear to conform to state and county law. Investigations were undertaken and the fallout included the resignation of the planning board chairman and an agency restructuring.

As Montgomery County was addressing the fallout from deficiencies in its planning department, Farm Road residents were litigating their case in the courts. The federal case was dismissed because the court found that the complainants had failed to "exhaust state remedies."

After being rebuffed in federal court, the residents brought their case to the Circuit Court for Montgomery County. A county judge dismissed the case in 2011 and they appealed to the Maryland Court of Special Appeals, and finally to Maryland's highest court, the Maryland Court of Appeals [[PDF](#)]. According to the complaint reviewed by the courts, "Petitioners in this case allege that [county officials] were involved with [the developers] in a scheme to erase Farm Road." The state's highest court ruled in January 2015 that the Farm Road residents' complaint would not survive a motion to dismiss by the defendants and the case was closed. The Farm Road case offers historians a unique window into the intersection of gentrification and the production and erasure of history. Over the past century, much of rural Montgomery County has been transformed into middle-class and elite suburbs for the nation's capital. The process of producing space for progressively more affluent users has changed the county's physical landscape, displaced residents, and, as far as Farm Road is concerned, resulted in the violent erasure of a cultural landscape and its traditional use.

~ *David Rotenstein* is a consulting historian based in Silver Spring, Maryland. He researches and writes on historic preservation, industrial history, and gentrification.

SHARE THIS POST

3 COMMENTS



1. **JOAN ZENZEN**

JULY 20, 2016 AT 4:30 PM

Yes, the Clarksburg debacle you reference demonstrated just how skewed Montgomery County planning had/has become with respect to developers. I had not heard of this case, so many thanks for sharing. I am sure there must be other pockets of African American communities—along River Road, up in the Poolesville area??—that may serve as comparisons? From Joan—a fellow MoCo residen

From: [Stephen Schlaikjer](mailto:Stephen.Schlaikjer@montgomerycountymd.gov)
To: county.council@montgomerycountymd.gov
Subject: Time to Hit Pause Button on Thrive 2050
Date: Thursday, September 8, 2022 2:00:04 PM

Dear Council President and Councilmembers,

Thrive 2050's current draft will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies.

As one example, planned-but-unbuilt highways like proposed M-83 remain in our master plans, and must be eliminated.

These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action on Thrive 2050.

Given these problems, I request your active support for these three steps:

- (1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans and zoning changes.
- (2) Extend Thrive's schedule to re-program a new effort to review and revise Thrive, through a much more inclusive process. Work with the new incoming County Council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.
- (3) Hold public hearings this Fall of 2022, to enable on-the-record public review and comment on the draft, including all other proposed revisions by citizen groups.

Please let me know your response to my request.

Sincerely,

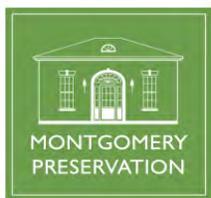
Stephen Schlaikjer
Germantown, MD
sschlaikjer@verizon.net

PH 6-17-21 THRIVE
MONTGOMERY 2050

5151440

PD
CC

From: [Judith Christensen <jchris43@gmail.com>](mailto:jchris43@gmail.com)
To: Councilmember.Albornoz@montgomerycountymd.gov; County.Council@montgomerycountymd.gov
Subject: Pause Thrive 2050
Date: Thursday, September 8, 2022 2:22:03 PM
Attachments: [Thrive letter 9-8-22.pdf](#)
[Untitled attachment 00017.html](#)



Montgomery Preservation Inc.

Promoting the Preservation, Protection and Enjoyment of Montgomery County's Rich Architectural Heritage and Historic Landscapes

September 8, 2022

Via email:

Councilmember.Albornoz@montgomerycountymd.gov,
county.council@montgomerycountymd

TO: Montgomery County Council President Gabe Albornoz and Council Members

FROM: Eileen McGuckian, President, Montgomery Preservation Inc.

RE: Montgomery Thrive 2050

On behalf of Montgomery Preservation Inc. (MPI), the countywide nonprofit historic preservation organization, I write to express deep concern about the Council's haste in its plans to enact a document that will guide our County's land use for the next several decades. **MPI urges that the timetable for enacting the updated General Plan, Thrive Montgomery 2050, be extended.**

The mission of MPI is to protect and save significant buildings, sites, and landscapes for future generations. We submit that the current version of Thrive approved by the PHED Committee is not compatible with this vision and that of many Montgomery County residents. A number of the document's goals and policies, while laudable as stated, are contradicted and threatened by the obvious push for widespread upzoning and greater density.

In addition, if the Council is serious about adding much-needed content related to environment, economic development, and equity and social justice, such basic changes - essential if we are to "get it right" - require public review. **A substantially altered major document - likely with new chapters on each of these issues - should not be enacted without another public hearing.**

MPI asks that the Council lengthen the schedule for Thrive to provide adequate time for citizens to review and suggest revisions to the document and ensure an inclusive process. There is simply not enough time for the current Council to produce a sound, comprehensive land use Plan. Completion and enactment should be left to the next Council if we are to have a General Plan that will serve us well in the coming decades.

Respectfully,

Eileen McGuckian, President

From: [Grace Dickerson](#)
To: county.council@montgomerycountymd.gov
Subject: Time to Hit Pause Button on Thrive 2050
Date: Thursday, September 8, 2022 3:05:01 PM

Dear Council President and Councilmembers,

Thrive 2050's current draft will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies.

As one example, planned-but-unbuilt highways like proposed M-83 remain in our master plans, and must be eliminated.

These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action on Thrive 2050.

Given these problems, I request your active support for these three steps:

- (1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans and zoning changes.
- (2) Extend Thrive's schedule to re-program a new effort to review and revise Thrive, through a much more inclusive process. Work with the new incoming County Council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.
- (3) Hold public hearings this Fall of 2022, to enable on-the-record public review and comment on the draft, including all other proposed revisions by citizen groups.

Please let me know your response to my request.

Sincerely,

Grace M Dickerson

From: [Kolya Braun-Greiner](mailto:kolyabg@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Time to Hit Pause Button on Thrive 2050
Date: Thursday, September 8, 2022 4:07:17 PM

Dear Council President and Councilmembers,

Thrive 2050's current draft will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies.

As one example, planned-but-unbuilt highways like proposed M-83 remain in our master plans, and must be eliminated.

These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action on Thrive 2050.

Given these problems, I request your active support for these three steps:

- (1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans and zoning changes.
- (2) Extend Thrive's schedule to re-program a new effort to review and revise Thrive, through a much more inclusive process. Work with the new incoming County Council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.
- (3) Hold public hearings this Fall of 2022, to enable on-the-record public review and comment on the draft, including all other proposed revisions by citizen groups.

Please let me know your response to my request.

Sincerely,

Kolya Braun-Greiner, MDiv

Supporter of [Dayspring Retreat Center](#), where both the human and natural community would be severely impacted by construction of M-83.

7603 Central Ave., Takoma Park, MD 20912

Home: 301-920-0226, Cell: 301-909-8943

The eyes of the future are looking back at us and they are praying for us to see beyond our own time. --Terry Tempest Williams

From: [Sandra Miller](mailto:Sandra.Miller@montgomerycountymd.gov)
To: <amaizeingrace@gmail.com>
Date: county.council@montgomerycountymd.gov
Friday, September 9, 2022 1:27:33 PM

Dear Council President and Councilmembers,

Thrive 2050's current draft will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies.

As one example, planned-but-unbuilt highways like proposed M-83 remain in our master plans, and must be eliminated. These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action on Thrive 2050.

Given these problems, I request your active support for these three steps:

- (1) **Hit the Pause Button on Thrive** – and on all Thrive-related strategies, plans and zoning changes.
- (2) **Extend Thrive's schedule to re-program a new effort to review and revise Thrive**, through a much more inclusive process. Work with the new incoming County Council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.
- (3) **Hold public hearings this Fall of 2022**, to enable on-the-record public review and comment on the draft, including all other proposed revisions by citizen groups.

Please let me know your response to my request.

Sincerely, M-83

Sandra Miller
(she, her)

An honorable human relationship — that is, one in which two people have the right to use the word “love” — is a process, delicate, violent, often terrifying to both persons involved, a process of refining the truths they can tell each other.

It is important to do this because it breaks down human self-delusion and isolation.

It is important to do this because in doing so we do justice to our own complexity.

It is important to do this because we can count on so few people to go that hard way with us.

Adrienne Rich

From: [Donna Franklin](mailto:Donna.Franklin)
<donnabfranklin@gmail.com>
To: county.council@montgomerycountymd.gov
Subject: Proposed M-83 Impacts
Date: Friday, September 9, 2022 2:55:15 PM

Dear Council President and Councilmembers,

Thrive 2050's current draft will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests, and trees in both urban and rural areas are threatened by Thrive's growth policies.

As one example, planned-but-unbuilt highways like the proposed M-83 remain in our master plans and must be eliminated. These proposed changes require much greater public review, participation, debate, and revision, before the Council takes any final action on Thrive 2050.

Given these problems, I request your active support for these three steps:

(1) **Hit the Pause Button on Thrive** – and on all Thrive-related strategies, plans, and zoning changes.

(2) **Extend Thrive's schedule to re-program a new effort to review and revise Thrive**, through a much more inclusive process. Work with the new incoming County Council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.

(3) **Hold public hearings this Fall of 2022**, to enable on-the-record public review and comment on the draft, including all other proposed revisions by citizen groups.

Please let me know your response to my request.
Sincerely,

Donna Franklin

From: [Naomi Spinrad <nspinrad@gmail.com>](mailto:Nspiregreen@nspiregreen.org)
To: [Council President; councilmember.albornoz@montgomerycountymd.gov;](mailto:councilmember.albornoz@montgomerycountymd.gov)
[councilmember.glass@montgomerycountymd.gov;](mailto:councilmember.glass@montgomerycountymd.gov) [Friedson's Office, Councilmember;](mailto:Friedson@montgomerycountymd.gov) [Hucker's Office,](mailto:Hucker@montgomerycountymd.gov)
[Councilmember; councilmember.jawando@montgomerycountymd.gov;](mailto:councilmember.jawando@montgomerycountymd.gov)
[councilmember.katz@montgomerycountymd.gov;](mailto:councilmember.katz@montgomerycountymd.gov) [Nancy Navarro;](mailto:Nancy.Navarro@montgomerycountymd.gov)
[councilmember.rice@montgomerycountymd.gov;](mailto:councilmember.rice@montgomerycountymd.gov) councilmember.riemer@montgomerycountymd.gov
Cc: [Dunn, Pamela;](mailto:Dunn.Pamela@montgomerycountymd.gov) [Michaelson, Marlene;](mailto:Michaelson.Marlene@montgomerycountymd.gov) [Nurmi, Joy;](mailto:Nurmi.Joy@montgomerycountymd.gov) [Gibson, Cindy;](mailto:Gibson.Cindy@montgomerycountymd.gov) [Thorne, Cecily;](mailto:Thorne.Cecily@montgomerycountymd.gov) [Silverman, Ken;](mailto:Silverman.Ken@montgomerycountymd.gov) [lisa.mandel-trupp@montgomerycountymd.gov;](mailto:lisa.mandel-trupp@montgomerycountymd.gov) [Roland.Ikheola2@montgomerycountymd.gov;](mailto:Roland.Ikheola2@montgomerycountymd.gov)
[sharon.ledner@montgomerycountymd.gov;](mailto:sharon.ledner@montgomerycountymd.gov) [David.Kunes@montgomerycountymd.gov;](mailto:David.Kunes@montgomerycountymd.gov)
valeria.carranza@montgomerycountymd.gov
Subject: Consultant report supports rejecting/delaying a vote on Thrive
Date: Monday, September 12, 2022 12:50:36 PM

Dear Members of the County Council:

I have read twice through Nspiregreen's Racial Equity and Social Justice review of Thrive Montgomery 2050. The report paints a clear picture of the failures of Planning's outreach to BIPOC and low-moderate income communities - a failure that Nspiregreen's effort resolved only partially, because of the very limited period it had to do additional outreach, write a report based on that outreach (including recommendations for improvements going forward), and draft a chapter on racial equity and social justice to be added to Thrive.

Nspiregreen's report contains many recommendations, among them:

After revising Thrive: Revisit with low-income and BIPOC communities to make sure communities can support the policies before passing the document.
Allow more time and resources to complete drafting RESJ Review language.

As well, Nspiregreen identified multiple content elements where participants had specific comments, among them:

- Many did not understand "compact growth";
- A common view was "Slow down Thrive and do it right";
- Thrive failed to take into account the reliance of low-moderate income workers on personal vehicles vs other forms of transportation
- The "plan lacks realism about creating complete communities";
- While many praised the parks program they wanted better access to parks.

The Council has shown a commitment to improving the flawed plan that was sent to you. Nspiregreen's report lists numerous policy and implementation recommendations that will help to create a fair, forward-thinking plan that people of varying backgrounds and interests can buy into *enough* to move toward common goals.. This report also shows how far we are from achieving that. And now you risk making exactly the same mistake the Planning Board did, moving so quickly on this complicated document that we will not have an opportunity to see the entire document until it's a few days short of a vote.

This process went off track at its start. If you cannot address all the outstanding issues in the 5 work sessions - and I believe you cannot - you must not approve Thrive. Either extend it into the next Council or reject it and allow the next Council, with a new Planning Board chair, to start over and do it right.

Thank you for your consideration of these thoughts.

Sincerely,

Naomi Spinrad
Chevy Chase West

PH 6-17-21 THRIVE
MONTGOMERY 2050

5151609

PD
CC
M
JR
LN
GO

From: [Anjum, Mahnoor \(Luna\)](#) on behalf of [Hartman, Ken](#)
To: [Albornoz, Gabriel](#); [Albornoz's Office, Councilmember](#)
Cc: [Dunn, Pamela](#); [County Council](#); [Nurmi, Joy](#); [Rupp, Judy](#); [Singleton, Selena](#); [Tenenbaum, Sara](#); [Michaelson, Marlene](#); [Howard, Craig](#); [Hudson, Barry](#); [Peterson, Scott](#); [Wellons, Christine](#); [Mathany, Stephen](#); [Hartman, Ken](#); [Tibbitts, Dale](#); [Spielberg, Debbie](#)
Subject: CE memorandum - Thrive 2050
Date: Monday, September 12, 2022 5:34:44 PM
Attachments: [Thrive 2050.pdf](#)

Dear Council President Albornoz,

I am forwarding the County Executive's memorandum regarding Thrive 2050.

Thank you,

Mahnoor Anjum (Luna) (She/Her)

Senior Executive Administrative Aide

Office of the County Executive

101 Monroe Street, 2nd Floor

Rockville, MD 20850

(202)-340-3003

Email: mahnoor.anjum@montgomerycountymd.gov



For more helpful Cybersecurity Resources, visit:

<https://www.montgomerycountymd.gov/cybersecurity>



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

M E M O R A N D U M

September 12, 2022

TO: Gabe Albornoz, President
Montgomery County Council

FROM: Marc Elrich, County Executive

SUBJECT: Thrive 2050

I have read the report from Nspiregreen and Public Engagement Associates, the consultant team hired at the request of the County Council to “identify the best option for obtaining targeted input from communities of color and other under-represented communities across the County; assist stakeholders with a chapter-by-chapter review of the policies and practices recommended in the PHED Committee draft; propose revisions to the Draft using best practices for developing racially and socially equitable policies; and assist with the development of a new chapter that describes the historical and current drivers of racial and social inequities in land use, housing, and transportation.” (See Council staff report, p. 1; PDF p. 3)

Based on the findings of the consultant team and the significant changes they recommend, I urge the Council to disapprove Thrive 2050 to allow more outreach to BIPOC and low-income residents. The many recommendations in the Report addressing racial equity and social justice (RESJ) should be given full consideration. Disapproving Thrive 2050 as now drafted would also allow sufficient time for additional public hearings and departmental review.

While proponents of the current draft plan for Thrive 2050 cite a survey that includes favorable responses to the stated goals of Thrive 2050, the answers were in response to questions that framed Thrive’s stated vision but not the land use policies it lays out to achieve that vision. In fact, the Report concludes that while Thrive’s goals were clearly stated at the beginning of the outreach and engagement process, they were not followed as the project progressed (See consultant team’s Report, p. 7; PDF, p. 11.) Later responses from residents to the consultant team expressed considerable doubt that the plan as now drafted would address the significant

geographic and demographic disparities and might instead make communities of color more vulnerable to displacement or a continuation of the disparities. The Report identified significant problems with the public outreach and engagement to date, along with proposed recommendations, that would take time to implement.

The proposed timetable calling for Council review and final action by October 25 does not allow enough time to digest and act on the many issues raised in this report. Rather than rushing to meet the statutory deadline for passage of land use plans by October 31 in an election year, the Council should welcome the opportunity to accept the Report's findings that there is a need for more outreach to and engagement of BIPOC and low-income residents and acknowledge the breadth of changes recommended on page 38 of the Report (PDF, p. 42). The many recommendations addressing racial equity and social justice (RESJ) should be given full consideration. Disapproving Thrive 2050 as now drafted would also allow sufficient time for additional public hearings and departmental review of new chapters that, as of this date, neither the public nor the Executive departments have seen.

The consultant team has proposed over 65 recommended changes to Thrive to address the concerns of BIPOC and low-income residents in concrete, direct terms. Among other things, the Report recommends Community Benefit Agreements; strong tools to prevent displacement, particularly in areas with Naturally Occurring Affordable Housing (NOAH); more parks in BIPOC and low-income areas to increase housing values, Rent to Own Programs; and adding low-income housing to high-income areas by identifying a threshold of low-income housing that supports the local economy. Report, pgs. 38-40; PDF pgs. 42-44. These are only a few of the excellent recommendations that begin the process of including BIPOC and low-income residents as equal partners in the County's long-term plan for future growth.

Thank you for your consideration.

cc: Joy Nurmi, Chief of Staff to Council President

From: [Alan Bowser](#)
To: councilmember.albornoz@montgomerycountymd.gov; [Glass's Office, Councilmember](#); councilmember.jawando@montgomerycountymd.gov; [Rierner's Office, Councilmember](#); councilmember.friedson@montgomerycountymd.gov; [Rice's Office, Councilmember](#); [Katz's Office, Councilmember](#); [Nancy Navarro](#); [Hucker's Office, Councilmember](#); county.council@montgomerycountymd.gov
Cc: county.executive@montgomerycountymd.gov; [Meredith Wellington](#); [Michaelson, Marlene](#); pamela.dunn@montgomerycountymd.gov; [Alan Bowser](#); [Jerry Garson](#); [Jacquie Bokow](#); [Karen Cordry](#); [Bailey Condrey](#); [Joshua Montgomery](#); [Peggy Dennis](#); [Elizabeth Joyce](#)
Subject: Thrive Montgomery 2050/Upzoning - A Resolution of the Montgomery County Civic Federation, Inc.
Date: Tuesday, September 13, 2022 12:47:46 PM

At its September 12, 2022 General Meeting the Montgomery County Civic Federation, Inc. passed the following Resolution, calling on the Montgomery County Council to "disapprove" the Thrive Montgomery 2050 draft Plan and enable the "new" Council to continue work on a General Plan that incorporates important aspects of environmental sustainability, economic development, racial equity and social justice, and community outreach and engagement. September 12, 2022.

RESOLUTION OF THE MONTGOMERY COUNTY CIVIC FEDERATION, INC.

THRIVE MONTGOMERY 2050 AND UPZONING

WHEREAS, the Montgomery County Civic Federation, Inc. (hereinafter The Federation), has taken serious interest in the development and drafting of the proposed 30 year General Plan authored by the Montgomery County Planning Board, known as Thrive Montgomery 2050; and

WHEREAS, the Federation has taken note of the many community-based efforts around the County to inform County residents of the goals of the proposed General Plan, and the various problematic issues associated with it; and

WHEREAS, the Federation strongly believes in the value and necessity of general planning which has the support of the broad community and which has allowed for broad-based community input; and

WHEREAS, the Federation has regularly expressed concern about the Montgomery County Council's decision-making timetable for finalization of the draft Plan, as it has stated its goal to complete its deliberations on the draft Plan and to hold a final vote on the draft Plan by the end of October 2022; and

WHEREAS, the Federation delegates believe that there has been grossly inadequate public outreach and community engagement related to the draft Plan, resulting in a lack of community ownership in the draft Plan and its proposed objectives and manner of implementation; and

WHEREAS, the Federation delegates have identified serious shortcomings in the draft Plan under consideration by the Council's Planning, Housing and Economic Development Committee, specifically related to the issues of affordable housing, gentrification, environmental sustainability, economic development and racial justice and social equity; and

WHEREAS, the Federation strongly believes that both the draft Plan and the community engagement process are deeply flawed and require serious revision;

THEREFORE BE IT RESOLVED, THE MONTGOMERY COUNTY CIVIC FEDERATION, INC.

CALLS upon the current Montgomery County Council to disapprove the Thrive Montgomery 2050 plan and to carry these deliberations over to the new County Council to be seated in December 2022; and

CALLS upon the new Montgomery County Council to draft and include new standalone chapters in the draft document pertaining to the environment, economic development, housing, especially affordable housing, and racial equity and social justice issues; and

CALLS upon the new Montgomery County Council to reaffirm a commitment to adequate public consultations about the draft Plan, specifically requesting that the new County Council hold separate public hearings on all new chapters added to the draft Plan, as well as a final public hearing on any revised draft document, developed by Council staff; and

CALLS upon the new Montgomery County Council to reaffirm a commitment to the master-planning process for the implementation of any zoning changes suggested by the draft plan; and

CALLS UPON the new Montgomery County Council and Planning Board to clarify the definition of “limited growth” areas in the new growth map (page 20) and identify the changes in zoning (and master planning) that will result from redefining these formerly suburban and residential areas as “limited growth” areas; and

REMAINS opposed to universal upzoning of all single-family and duplex by-right by zoning text amendments;

CALLS upon the new County Council to include adequate safeguards for this proposed policy to protect against unintended consequences, including 1/ considering an owner occupancy requirement for new multiplex housing; 2/ ensuring adequate public facilities before new development is approved; and 3/ the provision of specific metrics, measures, and methods for success and methods to test effectiveness of the Plan, and

URGES the Montgomery County Council to extend the period for outreach to Montgomery County residents by its consultants regarding racial equity and social justice issues, taking note of the fact that the current study’s organizers have expressed their view that an adequate study in Montgomery County would take at least a year, and not the several weeks as has been requested by the Council; and

CALLS upon its members associations and individuals to convey these important messages to their members and neighbors.

APPROVED THIS 12TH DAY OF SEPTEMBER 2022

KAREN CORDRY, SECRETARY

From: [Caroline Taylor <caroline@mocoalliance.org>](mailto:caroline@mocoalliance.org)
To: [Councilmember Albornoz's Office](#); [County Council](#)
Subject: Fwd: Quick fact check: Montgomery Planning appreciates the work of the County Council consultant-led study on Thrive Montgomery 2050 and notes it confirms widespread support for Thrive's policies
Date: Tuesday, September 13, 2022 6:50:04 PM

Dear Council President Albornoz and Council Members,

I watched the council session with Entress today and was impressed with the contractor and the council response.

Shortly thereafter I received the email below. I wanted to note the following:

This statement:

Because 2022 is an election year, the County Council must act on any master plans before October 31.

Here's what the council was previously advised:

Chapter 33A - Planning Procedures

Article 1 - Master Plans

Section 33A-8 - District Council Action

https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-0-143254

Sec. 33A-8. District Council action.

Sec. 33A-8 (c)(3):

(3) Within 180 days after receiving the Executive's fiscal impact analysis, or within 240 after the Planning Board draft is transmitted to the County Council if the Executive does not submit a fiscal impact analysis, the District Council must approve, modify, or disapprove the plan or amendment. The District Council may extend this deadline by one or more 60-day periods by a vote on each extension of two-thirds of those members present and voting.

And the Planning Board's response to the RE&SJ review...

"As highlighted in the report, the largest group to provide feedback – nearly 2,000 people – responded to a questionnaire created by the consultants. Approximately one third of the

respondents identified as Black, Indigenous, and people of color (BIPOC). For major elements of Thrive such as Housing, Transportation, Design Arts and Culture, and Parks and Recreation, respondents felt that the plan “absolutely fits or fits my vision for where the county should be going” in percentages ranging from 61% to 77%”.

This doesn't square with the Executive Summary of the RE&SJ report:

" Generally, we found a lukewarm reaction to Thrive's policies amongst our target demographic. While we received some positive feedback, many people expressed frustration due to a perceived lack of context-sensitivity in approach that did not go far enough to consider and prioritize the needs of working class communities. Some folks expressed skepticism around successful plan implementation and felt that adverse unintended consequences were likely in their communities if certain safeguards were not reinforced in the methodology. Additionally, there were many who felt that the prior community engagement efforts were not adequate, and that the plan did not reflect a truly participatory process. One thing everyone could agree on, is that Montgomery County is doing a great job with their parks, recreation and open space planning."

Sincerely,

C

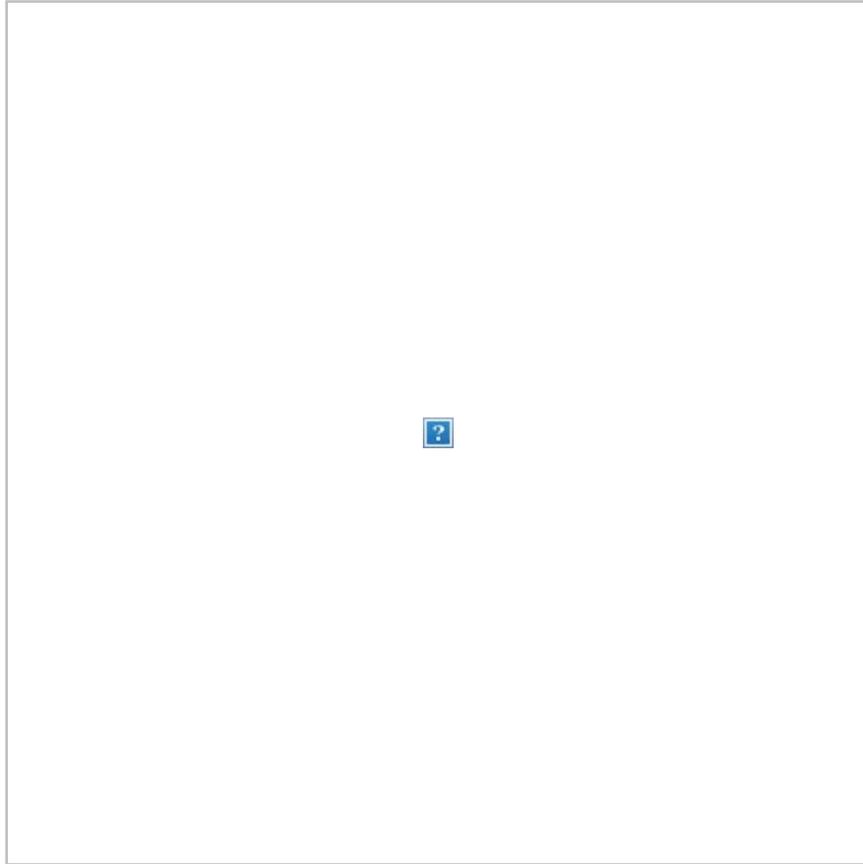
Caroline Taylor, Executive Director
Montgomery Countryside Alliance
P.O. Box 24, Poolesville, Maryland 20837
301-461-9831
<http://mocoalliance.org/>

“Whether we and our politicians know it or not, Nature is party to all our deals and designs, and she has more votes, a larger memory, and a sterner sense of justice than we do.” ~Wendell Berry



Begin forwarded message:

From: "Montgomery Planning (M-NCPPC)" <digitalteam@montgomeryplanning.org>
Date: September 13, 2022 at 2:20:37 PM EDT
To: caroline@mocoalliance.org
Subject: **Montgomery Planning appreciates the work of the County Council consultant-led study on Thrive Montgomery 2050 and notes it confirms widespread support for Thrive’s policies**
Reply-To: digitalteam@montgomeryplanning.org



Montgomery Planning appreciates the work of the County Council consultant-led study on Thrive Montgomery 2050 and notes it confirms widespread support for Thrive’s policies

The [Montgomery County Planning Department](#) today expressed its appreciation for the Montgomery County Council’s consultant-led racial equity and social justice review of the [Planning, Housing, and Economic Development \(PHED\) Committee Draft of Thrive Montgomery 2050](#), the update to Montgomery County’s General Plan. The report includes an assessment of how historically disadvantaged and vulnerable social groups are represented in the current version of the plan and a draft chapter on racial equity and social justice to be considered by the County Council to be included in the final plan.

As highlighted in the report, the largest group to provide feedback – nearly 2,000 people – responded to a questionnaire created by the consultants. Approximately one third of the respondents identified as Black, Indigenous, and people of color (BIPOC). For major elements of Thrive such as Housing, Transportation, Design Arts and Culture, and Parks and Recreation, respondents felt that the plan “absolutely fits or fits my vision for where the county should be going” in percentages ranging from 61% to 77%. The review of [Thrive Montgomery 2050](#) also provided important feedback to enhance future engagement.

“We were pleased that the consultant’s report included feedback that was very supportive of many of the recommendations in the draft plan of Thrive Montgomery 2050 and we are ready to continue to work through any issues that require further exploration through future Council work sessions,” said Planning Board Chair Casey Anderson.

[Thrive Montgomery 2050](#) is a comprehensive update to the county’s General Plan. Its priorities include addressing historic inequities, adapting to new realities, and shifting the way we think about how the county should grow. It is a long-range policy framework to help guide, over multiple decades, how Montgomery County should respond to future opportunities and challenges while maintaining its important assets. Chapters in the current Thrive Montgomery 2050 PHED Committee Draft include:

- Compact Growth
- Complete Communities
- Design, Arts and Culture
- Transportation and Communications Networks
- Housing for All
- Parks and Recreation for an Increasingly Urban and Diverse Community

Per the County Council's direction, three new chapters on economy, racial equity and social justice and environmental resilience will be added to the draft plan.

The report from the County Council's consultant-led review of racial equity and social justice included resident responses from focus groups, a community forum, and a questionnaire.

Review the [County Council September 13, 2022 staff packet](#).

"We appreciate the Council's and consultants' work to supplement outreach already done ensuring all voices are heard in this important effort," said Montgomery Planning Director Gwen Wright. "The data and feedback collected over the summer is extremely helpful and we look forward to continuing to work collaboratively with the County Council through the Fall as they review the draft recommendations."

From June 2019 through April 2021, when the draft Thrive Montgomery 2050 plan was transmitted to the Council, Montgomery Planning took a strategic and equity-focused approach for engaging a countywide audience of over one million residents on the plan. The three overarching outcomes of economic health, environmental resilience and community equity were incorporated into all outreach efforts. To ensure equitable engagement, Montgomery Planning considered issues including racial equity and social justice, language, literacy, accessibility, ability, and age.

Review the [Thrive Montgomery 2050 Outreach and Engagement Appendix](#).

What's next for Thrive Montgomery 2050?

Because 2022 is an election year, the County Council must act on any master plans before October 31. Below is the proposed tentative schedule for the Council's review of Thrive Montgomery 2050 including a review of new chapters on racial equity and social justice, the environment, and the economy:

- September 20: Review of Introduction and chapters on Economic Development, Environment and Racial Equity and Social Justice.
- October 4 (AM): Review of chapters on Compact Communities, Corridor Growth, Design and Transportation.
- October 4 (PM): Review of chapters on Housing, Parks and Conclusion (including additional sections on implementation).
- October 11: Review of all Council changes to the PHED Committee Draft in order to post the draft resolution.
- October 25: Action to adopt resolution indicating all Council changes to the PHED Committee Draft Plan.

About Thrive Montgomery 2050

Thrive Montgomery 2050 is a comprehensive update to the county's General Plan. It is about addressing historic inequities, adapting to new realities, and shifting the way we think about how the county should grow. It is a long-range policy framework to help guide, over multiple decades, how Montgomery County should respond to future opportunities and challenges while maintaining its important assets. The draft plan includes community-informed and data-driven recommendations for land use, housing, transportation, environment, equity, design, arts and culture, parks and open spaces and the economy. A lot has changed in the county since the General Plan was originally approved in 1964. Thrive Montgomery 2050 will guide future growth in response to the demographic shifts, technological innovations, changing lifestyles and economic disruptions that have taken place in recent decades. The new General Plan will consider many issues framed by three pillars: economic health, environmental resilience, and equity.

Montgomery Planning's Equity Agenda for Planning

Thrive Montgomery 2050 adheres to the County Council's adopted Racial Equity and Social Justice Act, which seeks to advance "fair and just opportunities and outcomes for all people." Montgomery Planning has developed an [Equity Agenda for Planning](#) to systematically dismantle institutional racism in our work and prevent it in the future. Over the last two years, Montgomery Planning has been implementing

this agenda and created additional tools that have influenced outreach and engagement efforts for Thrive Montgomery 2050 and area master plans.

Learn more:

- [ThriveMontgomery.com](#)
- Read the [PHED Committee Draft](#)
- Check out the Thrive Montgomery 2050 Explainer: [English](#) | _____ | [汉语](#) | [Español](#) | [فارسی](#) | [Français](#) | [한국어](#) | [Tiếng Việt](#)
- Check out the Myths vs. Facts Explainer: [English](#) | [汉语](#) | [Español](#) | [فارسی](#) | [Français](#) | [한국어](#) | [Tiếng Việt](#)

Check out the *Thrive Explained* blog posts:

- [What is it and why you should care](#)
- [What's the problem?](#)
- [Urbanism without apologies](#)
- [Corridor-focused development and “the map”](#)
- [Complete Communities and 15-minute living](#)
- [How design can add value and build community](#)
- [Transportation networks for livable, accessible communities](#)
- [Why we need more of every kind of housing](#)
- [Adapting and expanding the role of parks](#)
- [Compact Growth, Complete Communities, and the Environment](#)
- [What are the specific environmental recommendations?](#)

Questions, comments?

Contact our team:

301-495-4556

Thrive2050@montgomeryplanning.org

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Learn more: www.montgomeryplanning.org



About Thrive Montgomery 2050

During summer 2019, the Montgomery County Planning Department launched the update of Montgomery County's [General Plan](#), the county's long-term framework for land use and development. This effort, called [Thrive Montgomery 2050](#), will result in new countywide policies to help Montgomery County thrive in the decades to come by addressing challenges and opportunities. A lot has changed in the county since the General Plan was originally approved in 1964. Thrive Montgomery 2050 will guide future growth in response to the demographic shifts, technological innovations, changing lifestyles and economic disruptions that have taken place in recent decades. The new General Plan will consider many issues framed by three pillars: economic health, environmental resilience, and equity. This framework will help guide the recommendations of the plan with input from the community.

The Maryland-National Capital Park and Planning Commission | 2425 Reedie Drive, Wheaton, MD 20902

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From: [MICHAEL SALZBERG <michaelsal@verizon.net>](mailto:michaelsal@verizon.net)
To: [Councilmember Friedson's Office](#); [Councilmember Glass's Office](#); [Gabe Albornoz](#); [Montgomery Council](#); councilmember.reimer@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; [Councilmember Glass's Office](#); councilmember.reimer@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov
Cc: [Marc Elrich](#)
Subject: Fwd: Montgomery County Supports Preservation of Affordable Housing at Parkside Landing Apartments in Rockville
Date: Tuesday, September 13, 2022 8:43:07 PM

The planning commissions will plan through thrive will impact and destroy communities like this one in Rockville by allowing upzoning single families lots. This will allow greedy developers to come buy up the lots and destroy the character of the community. Stop your planning commission from proposal that will destroy our single family neighborhoods

Do that now State in public you4 opposition to upzoning our single family neighborhoods. Speak out now.

Sent from my iPad

Begin forwarded message:

From: "Press Release - Montgomery County, MD" <mcg-pio@public.govdelivery.com>
Date: September 13, 2022 at 7:53:05 PM EDT
To: michaelsal@verizon.net
Subject: **Montgomery County Supports Preservation of Affordable Housing at Parkside Landing Apartments in Rockville**
Reply-To: mcg-pio@public.govdelivery.com

[text of News Release](#)



For Immediate Release: Tuesday, Sept. 13, 2022

Montgomery County Supports Preservation of Affordable Housing at Parkside Landing Apartments in Rockville

[ribbon cutting from the parkside landing apartment](#)



See more photos from the [Flickr Album](#) | [Watch a video of the event](#)

The Montgomery County Department of Housing and Community Affairs (DHCA) participated in financing, with a 40-year Housing Initiative Fund (HIF) loan of \$5,342,517, to support preservation and renovation of 177 affordable units at [Parkside Landing Apartments](#) in Rockville. Through lending, DHCA supported preserving 118 affordable units and producing 59 additional affordable units – for a total of 177 units now priced affordably.

Parkside Landing Apartments has a total of 236 garden-style, one-, two- and three-bedroom apartment units. The City of Rockville’s public housing agency, Rockville Housing Enterprises, Inc. ([RHE](#)), acquired the apartment property in 2012 to preserve the affordable rental community and recently completed a full renovation.

A ribbon cutting and grand reopening celebration for the project was held today. Until recently, the property was called Fireside Park Apartments.

“We continue working to Protect, Preserve and Produce dedicated affordable housing,” said Montgomery County Executive Marc Elrich. “At Parkside Landing, we protected tenants from displacement; preserved 118 existing affordable units; and produced, through lending agreement, 59 additional affordable housing units. All together, we achieved 177 affordable housing units near Metrorail that have been modernized, with energy efficiency improvements. More broadly, we have \$140 million available for affordable housing in FY23, with \$100 million of that for capital lending. We have dedicated at least \$40 million of that capital lending to preserve affordability of up to 700 units facing increasing rent pressures, including properties near transit like the Purple Line.”

The HIF loan provided by Montgomery County supports income-restricted affordability for 177 of the 236 apartment units. That means 18 housing units are priced for tenants with incomes at 30 percent of the area median income (AMI); 159 units are priced at 60 percent of the AMI; and 59 units are priced at market rate.

Other project financing was provided by four percent Low Income Housing Tax Credits (LIHTC), Maryland CDA Tax Exempt Bond financing (permanent and construction loans), State of Maryland Rental Housing Works, a grant from the City of Rockville, energy subsidies and deferred developer fee equity. The existing PILOT (Payment in Lieu of Taxes) remained in place. The total project cost is approximately \$63 million.

Parkside Landing is located within walking distance of the Rockville Metro Station and Downtown Rockville and is adjacent to Dogwood Park. Supportive services available to residents include after-school tutoring, health and wellness supports and adult financial literacy training.

“DHCA continues working with affordable housing developers to protect tenants, preserve our existing affordable housing and produce new affordable housing,” said Aseem K. Nigam, director of the Department of Housing and Community Affairs. “At Parkside Landing, we preserved and produced 177 affordable housing units within walking distance of transit.”

The in-unit renovations included new kitchens, bathrooms, flooring and individual HVAC units. The project also included renovation of common and exterior areas such as architectural enhancements, landscaping, drainage, doors and locks, balcony repairs, insulation, rental office, community programming area with internet, and more.

Montgomery County is applying every available policy tool and financial resource to help reduce housing cost burdens by increasing the number of affordable, rent-regulated housing units; providing rent supports; and preserving current affordable housing while protecting tenants from displacement.

For other recent news about affordable housing in Montgomery County, see:

- [Montgomery County to Develop Affordable Housing, Add Parks and Operate Parking Garage in Downtown Bethesda](#)
- [Montgomery County Supports Preservation of Affordable Housing at 515 Thayer Ave. in Silver Spring](#)
- [Montgomery County Supports Preservation of Affordable Housing at Snowden’s Ridge](#)
- [Sites Available for Affordable Housing Development](#)
- [Montgomery County Supports Affordable Housing to be Built Adjacent to St. Anne’s Episcopal Church in Damascus](#)
- [Montgomery County Supports Affordable Housing for Seniors at Silver Creek Senior Living Apartments](#)
- [Montgomery County Supports Innovative Transformation of Office Complex Into ‘Sandy Spring Village’ Affordable Housing for Seniors](#)

For more information on Montgomery County’s housing program, see the [DHCA Annual Report](#).

###

Media contact: Lorraine Driscoll, 240-461-5497



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This email was sent to Michaelisal@verizon.net using GovDelivery Communications Cloud on behalf of: Montgomery County Maryland · Monroe Street · 13th Floor Rockville · Rockville, MD 20850



From: [Guthrie, Lynn](#)
To: [County Council](#)
Subject: FW: Please vote to postpone thrive 2050 vote
Date: Wednesday, September 14, 2022 6:48:32 AM

From: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Sent: Tuesday, September 13, 2022 9:27 PM
To: Council President <Council.President@montgomerycountymd.gov>
Subject: FW: Please vote to postpone thrive 2050 vote

From: Deborah Chalfie <dmchalfie@yahoo.com>
Sent: Tuesday, September 13, 2022 9:26:32 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Subject: Please vote to postpone thrive 2050 vote

[EXTERNAL EMAIL]

Dear Council President Albornoz,

As a county resident who watched today's briefing on the lack of genuine outreach and engagement with communities of color about Thrive 2050, I was quite frankly outraged to [read in Bethesda Magazine](#) that you are plowing ahead with a vote in next month regardless of the clear message this morning and the obvious flaws with the report on so many levels. It is especially upsetting to see a Councilmember who claims to be concerned about equity and social justice so cavalierly disregard the import of what was presented this morning. This plan has a lot of problems, not the least of which is the utter lack of meaningful input by people of color, and yet some are insisting on rushing it through to a vote. One can only deduce that this is being railroaded because there's a fear that the plan could not get approved otherwise, with new eyes evaluating its substance.

Please reconsider. Slow this down, and work with the new Council to get the process right and fix the flaws. Thank you for you consideration.

Sincerely,
Deborah Chalfie
Takoma Park



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

From: [MICHAEL SALZBERG <michaelsal@verizon.net>](mailto:michaelsal@verizon.net)
To: [Councilmember Friedson's Office](#); [Gabe Albornoz](#); [Councilmember Glass's Office](#); [Montgomery Council](#); councilmember.hucker@montgomerycountymd.gov; councilmember.reimer@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov
Cc: [Marc Elrich](#)
Subject: Thrive
Date: Wednesday, September 14, 2022 12:45:31 PM

Show some fortitude. Show leadership Vote against the horrific proposal Thrive 2050. Busting up single family neighborhoods whose development represents one of the few successes of the last zoning change is a terrible idea it will ruin the already moderate income neighborhoods in Rockville, Takoma park, silver spring, Gaithersburg, etc These neighborhoods are a barrier to the environmentally intense developments in Bethesda, Wheaton, silver spring, etc. These intense New York City style developments are a source of global warming and may present health problems. Single family neighborhoods are protective of the environment. Further it appears the future of work after Covid is remote. People are riding public transportation less The very economic underpinning of thrive is now outdated and needs to be rethought Your planning commission appears to be an ideological group out of touch with current trends. This plan needs more time and should be completely rethought in light of the changed post Covid circumstances

Sent from my iPad

From: _____
To: [County Council](#)
Subject: Re: Oppose Designation of River Road as a Growth Corridor in Thrive 2050 Plan
Date: Wednesday, September 14, 2022 12:58:59 PM

Councilmembers,

I oppose the designation of River Road as a "growth or transit corridor" in Thrive 2050 Plan.

Nearly a year has passed since I wrote to you with my concerns, and there have been no changes to the plans for River Rd to make it meet the the criteria required of a "growth or transit corridor" in Thrive 2050 Plan.

River Rd has no transit, no sidewalks, no safe bike lanes, no activity centers, and no connections outside the beltway.

As a long-time resident of Bethesda, I urge you to vote against the Thrive 2050 plan until River Road is removed the list of "growth or transit corridors" or the deficiencies are addressed.

Also, let me add that the so-called "bike lanes" on River Rd are so dangerous due to the traffic that averages in my experience 45-50 miles an hour that identifying them as bike lanes is extremely irresponsible. Bikers will be killed. Please remove the designation until the lanes can be made safe, ie, with concrete barriers.

Sincerely,

T. Reid Lewis

A cyclist and resident of the Springfield neighborhood which abuts River Road

On Fri, Dec 24, 2021 at 6:22 PM T. Reid Lewis <reid.lewis@alumni.duke.edu> wrote:

Councilmembers,

I oppose the designation of River Road as a "growth or transit corridor" in Thrive 2050 Plan as it meets none of the criteria: no transit, no sidewalks, no safe bike lanes, no activity centers, and no connections outside the beltway.

As a long-time resident of Bethesda, I urge you to vote against Thrive 2050 unless River Road is removed.

Sincerely,

T. Reid Lewis

A resident of the Springfield neighborhood which abuts River Road

From: [Nat Reid <office@dayspringretreat.org>](mailto:Nat.Reid@dayspringretreat.org)
To: county.council@montgomerycountymd.gov
Subject: Time to Hit Pause Button on Thrive 2050
Date: Wednesday, September 14, 2022 3:45:45 PM

Dear Council President and Councilmembers,

We are in a global climate crisis that requires local action. There is nothing worse we can do for the climate than clear forests, which reduce temperature, capture carbon, and capture water from rainfall, and build new roads which increase temperatures, encourage driving and associated greenhouse gas emissions, and create runoff problems. The time to stop clearing Montgomery County's dwindling forested areas to build new highways is NOW.

Thrive 2050's current draft will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies.

As one example, planned-but-unbuilt highways like proposed M-83 remain in our master plans, and must be eliminated.

These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action on Thrive 2050.

Given these problems, I request your active support for these three steps:

- (1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans and zoning changes.
- (2) Extend Thrive's schedule to re-program a new effort to review and revise Thrive, through a much more inclusive process. Work with the new incoming County Council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.
- (3) Hold public hearings this Fall of 2022, to enable on-the-record public review and comment on the draft, including all other proposed revisions by citizen groups.

Please let me know your response to my request.

Sincerely,

Nat Reid, Montgomery County resident for 19 years

PH 6-17-21 THRIVE
MONTGOMERY 2050

5151805

PD

From: ddorfman13@aol.com
To: County.council@montgomerycountymd.gov; Councilmember.albornoz@montgomerycountymd.gov;
Councilmember.friedson@montgomerycountymd.gov; Councilmember.glass@montgomerycountymd.gov;
Councilmember.hucker@montgomerycountymd.gov; Councilmember.jawando@montgomerycountymd.gov;
Councilmember.katz@montgomerycountymd.gov; Councilmember.navarro@montgomerycountymd.gov;
Councilmember.rice@montgomerycountymd.gov; Councilmember.riemer@montgomerycountymd.gov
Subject: Thrive 2050
Date: Friday, September 16, 2022 11:03:14 AM

To the Montgomery County Council:

Let me add my voice to the chorus suggesting that the Council not approve the Thrive 2050 plan as currently written. I have read the consultants' report about racial equity and social review in regard to Thrive 2050. It seems to me the only way forward is to consider this report carefully and abide by its conclusions. The current version of Thrive 2050 must be put aside until the Council can study and address the issues raised by this report. Speed is not especially of importance in this instance, while coming up with a sound plan to lead the County forward is vital.

Sincerely,

Diane Dorfman
4421 Walsh Street
Chevy Chase, 20815

From: [Denise Kearns <kearns67@verizon.net>](mailto:kearns67@verizon.net)
To: county.council@montgomerycountymd.gov
Subject: Time to Hit Pause Button on Thrive 2050
Date: Friday, September 16, 2022 3:41:19 PM

Dear Council President and Councilmembers, Thrive 2050's current draft will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies. As one example, planned-but-unbuilt highways like proposed M-83 remain in our master plans, and must be eliminated. These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action on Thrive 2050. Given these problems, I request your active support for these three steps: (1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans and zoning changes. (2) Extend Thrive's schedule to re-program a new effort to review and revise Thrive, through a much more inclusive process. Work with the new incoming County Council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners. (3) Hold public hearings this Fall of 2022, to enable on-the-record public review and comment on the draft, including all other proposed revisions by citizen groups. Please let me know your response to my request.

Sincerely,
Denise Kearns

From: [Joseph Zengerle <zen_3@verizon.net>](mailto:zen_3@verizon.net)
To: County.council@montgomerycountymd.gov
Cc: [Lynda Zengerle](#)
Subject: Thrive 2050
Date: Saturday, September 17, 2022 3:09:44 PM

Dear Council Members,

I have written twice before in opposition this proposed plan.

To repeat, I am a disabled Vietnam veteran, a former Supreme Court law clerk, member of President Carter's subcabinet, past executive director of the Legal Aid Society of DC, and a resident of the Edgemoor community.

I cannot believe that our Councilmember, Andrew Friedson, has advised that the Council may pass the pending measure despite overwhelming previous opposition, the disapproval of the County Executive, and the hopelessly inadequate procedures used to obtain last-minute input without opportunity for public participation.

The substantive and procedural flaws of this approach, if adopted, would not unfairly brand the Council as something like a kangaroo court that lost its way. Residents of Montgomery County deserve better government than this poorly devised scheme would inflict upon us.

My wife Lynda of 55 years, a first generation American and former partner in large international law firms, joins me in this letter.

Sincerely,

Joseph C. Zengerle

From: [Ann Satchwill <asatchwill@gmail.com>](mailto:asatchwill@gmail.com)
To: Councilmember.friedson@montgomerycountymd.gov
Cc: County.council@montgomerycountymd.gov
Subject: Opposition to Thrive
Date: Saturday, September 17, 2022 8:34:11 PM

Dear Council member Friedson,

I understand the Council intends to vote on Thrive in advance of its 31 October 2022 statutory deadline for action.

I also understand that some members on the Council intend to support Thrive, a flawed and rushed plan which many County residents believe is ill-advised and irresponsible.

Please know that we will be watching votes taken on this measure. I for one will never vote again for any Council member who votes to approve the plan.

Sincerely,

Ann Satchwill
7409 Beverly Road
Bethesda, MD 20814

From: bennett.caplan@gmail.com
To: Councilmember.friedson@montgomerycountymd.gov
Cc: County.council@montgomerycountymd.gov
Subject: Thrive - constituent view
Date: Sunday, September 18, 2022 5:12:44 PM

Dear Councilmember Friedson,

As your constituent, I am writing to you with great concern about the Council's intention to vote on Thrive in advance of its 31 October 2022 statutory deadline for action.

I strongly believe that the plan is flawed and irresponsible, and I will not vote in upcoming elections for any Council member who supports its passage.

Sincerely,

Bennett A. Caplan
7409 Beverly Road
Bethesda, MD 20814

From: [Nathan Eisner](#)
To: County.council@montgomerycountymd.gov
Subject: Reiterating Support for Thrive Montgomery
Date: Sunday, September 18, 2022 7:51:41 PM

Hello,

I have previously written about my support for the vision described in Thrive Montgomery, and as the window to alter course is narrowing, I want to once again reiterate my support as a resident of Bethesda, Maryland, and as a Montgomery county voter, for the proposal passed by the Planning Board (though an ideal policy would take concrete action to eliminate exclusionary zoning). I am especially eager to register my support as I do not want to be misrepresented by groups that seek to endlessly delay progress under the guise of a bad faith appeal to a lack of public input. While opponents ask for environmental impact studies as a delay tactic, environmental economists and urbanists have produced myriad evidence that density reduces CO2 emissions through reducing the road emissions associated with urban sprawl. It is my belief, based on all available evidence in the economic literature and from my own observations of the increasing crisis of housing affordability in our area, that a plan that envisions more density in Montgomery County, especially near transit, will be an asset for our community, and a positive step in improving the diversity of our neighborhoods, promoting economic growth in the county, and in making our community more welcoming. These are goals that are important not only to me, but to many other voters I know.

Thank you,
Nathan Eisner
Bethesda, Maryland

From: [Guthrie, Lynn](#)
To: [County Council](#)
Subject: FW: CSG Comments on Thrive 2050 (PHED Draft, RESJ Chapter, Econ Chapter, and Enviro Chapter)
Date: Monday, September 19, 2022 7:57:31 AM
Attachments: [CSG Comments on Current Thrive Draft 2022.09.16.pdf](#)

From: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>
Sent: Friday, September 16, 2022 3:50 PM
To: Council President <Council.President@montgomerycountymd.gov>
Subject: Fw: CSG Comments on Thrive 2050 (PHED Draft, RESJ Chapter, Econ Chapter, and Enviro Chapter)

pls log in

Joy Nurmi
Chief of Staff to Councilmember Gabe Albornoz
240-777-7961
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

From: Jane Lyons <jane@smartergrowth.net>
Sent: Friday, September 16, 2022 3:09 PM
To: Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Gibson, Cindy <Cindy.Gibson@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Ledner, Sharon <Sharon.Ledner@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Wilson, Craig <Craig.Wilson@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Mandel-Trupp, Lisa <Lisa.Mandel-Trupp@montgomerycountymd.gov>; Edberg, Laurie <Laurie.Edberg@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>; Atwal, Upneet S. <Upneet.Atwal@montgomerycountymd.gov>; Murillo, Julio <Julio.Murillo@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>; Dunn, Pamela <Pamela.Dunn@montgomerycountymd.gov>; Lockett, Pamela <Pamela.Lockett@montgomerycountymd.gov>; Thorne, Cecily <Cecily.Thorne@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; David Lorenzo-Botello <david.lorenzo.botello@gmail.com>; Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>; Silverman, Ken <Ken.Silverman@montgomerycountymd.gov>; Heyboer, Tommy <Tommy.Heyboer@montgomerycountymd.gov>
Cc: Stewart Schwartz <stewart@smartergrowth.net>

Subject: CSG Comments on Thrive 2050 (PHED Draft, RESJ Chapter, Econ Chapter, and Enviro Chapter)

[EXTERNAL EMAIL]

Good afternoon,

Attached are Coalition for Smarter Growth's comments on the current Thrive 2050 materials, including the PHED committee draft and new chapters on equity, economy, and environment. Please direct any questions to Stewart Schwartz at stewart@smartergrowth.net. Thank you for all of your hard work on this plan. I look forward to its improvement and passage over the next six weeks.

Thank you,
Jane

--

Jane Lyons (she/her) | Maryland Advocacy Manager

Coalition for Smarter Growth

P.O. Box 73282

Washington, DC 20056

smartergrowth.net | montgomery4all.org

(410) 474-0741 | jane@smartergrowth.net

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September 16, 2022

Montgomery County Council
Council Office Building
100 Maryland Ave, 6th Floor
Rockville, MD 20850

Re: CSG Comments on Thrive Montgomery 2050

Council President Alboroz and Councilmembers:

The Coalition for Smarter Growth supports the Planning, Housing, and Economic Development committee's unanimously approved draft of Thrive 2050 and the addition of the economy, environment, and equity chapters, and we recommend that the Council approve it this fall. Thrive creates a vital framework for future growth and evisions a county that is more affordable, walkable, prosperous, resilient, and racially and economically integrated. The plan recognizes that the best way to achieve is through inclusive smart growth, urbanism, and equitable transit-oriented development. At the same time, we urge you to further strengthen certain areas, as detailed in our comments below.

Because Thrive 2050 is a visionary document, words matter. To turn those words into a reality will be the job of the County Council for the next three decades. Thrive is, at its core, a land use document focused on community development and planning strategies, and should not be expected to act as a substitute for detailed climate action, funding for transit and safer streets and affordable housing, inclusive economic development, or action on inclusion and racial equity. Thrive is a jumping-off point to guide the county into the future — doing so while building off of your and your predecessors' work.

The fingerprints of the original *On Wedges & Corridors* plan can be seen in every land use, transportation, and housing decision in Montgomery County since 1969, for better or worse. Similarly, the decisions you will make in this document will have generational implications for how we live, work, and play. The world in 2050 will be very different no matter what — the question is whether we allow our communities to evolve in order to preserve what we value the most: diversity, sustainability, affordability, prosperity, equity, and social mobility.

We present the following recommendations for your consideration:

PHED COMMITTEE DRAFT:

1 - Introduction:

- **Explain why we're anticipating growth (page 6)**

Most of this plan is predicated on the fact that Montgomery County is projected to add approximately 200,000 people over the next 30 years. When hearing this, many residents ask why we have to accommodate such growth and cannot simply keep the population as-is. Thrive must have a stronger explanation as to why this growth is anticipated and why growth in walkable, transit-oriented communities is an opportunity to jumpstart the county's economy and reduce regional greenhouse gas emissions.

2 - Compact Growth

- **Refine the growth diagram (page 20)**

Generally, we believe the approach adopted by the PHED committee is sufficient, with some minor revisions:

- The centers identified should be a largely exhaustive list of the places where we want to prioritize growth, since one of the main principles of this chapter is to focus growth where there is already existing activity and infrastructure. To this end, Takoma Park should be listed as a large activity center due to its high quality transit infrastructure and central location bordering Washington, DC. Similarly, Long Branch, Takoma-Langley Crossroads, Lyttonsville, and the Connecticut Avenue Purple Line station area should all be listed as medium activity centers, given their proximity to jobs, transit, and amenities.
- We are concerned about listing VIVA White Oak / FDA as a large activity center, given the absence of high-capacity transit access. All other large activity centers are supported by a Metrorail station.

- **Focus primarily on centers, as well as corridors (pages 22, 28)**

We are excited by the new attention given to corridor-focused growth, especially previously disinvested corridors. However, the primary emphasis should continue to be on activity centers. Strong urban centers with clustered destinations are what make urban geometry work. To this end, we recommend the following line edits:

- Page 22: "Focus future land use and public infrastructure planning in activity centers and on growth corridors..."
- Page 22: "Promote and prioritize public investment in infrastructure in activity centers and along growth corridors and leverage..."
- Page 22: "Leverage federal, state and local incentive programs, publicly owned land and land investment opportunities for ~~corridor~~ infill development."
- Page 28: "Amount of infill development/redevelopment in activity centers and along major corridors"

- Page 28: “Proportion of new population, employment and housing within a mile (or half-mile) of activity centers and priority corridors”
- Page 28: “Public and private investment in infrastructure, services, and amenities in activity centers and along corridors...”

3 - Complete Communities - No comments

4 - Design, Arts, and Culture

- This chapter should specifically state the preservation of African-American historical spaces as a policy objective.

5 - Transportation and Communication Networks

- **Prioritize frequent, reliable transit in capital budgets, as well as local street connections**

The draft states on page 53 that the addition of local street connections should be a top priority in both capital budgets and development review. If this priority is going to be explicitly mentioned, then funding frequent, reliable transit service in both the capital and operating budget should be mentioned as well. We must also ensure that new local street connections are complete streets and don't further entrench our reliance on private vehicles.

- **Plan for electric cars and solar**

There is no discussion of the role of electric vehicles in either the draft plan or draft actions plan, and similar a lack of discussion around solar siting. Although shifting to electric vehicles will not change land use or the need to reduce and shorten vehicle trips, we must transition to EVs to eliminate greenhouse gas emissions from transportation, which will require infrastructure upgrades and investments, like charging infrastructure for multi-family housing, that should be incorporated into Thrive. Solar siting will continue to be an issue and should be prioritized on existing rooftops, parking garages, and parking lots.

- **Refine measures of success:**

We recommend adding the following metrics: number of jobs accessible by transit and number of amenities accessible by transit.

6 - Affordable and Attainable Housing

- **Amplify the need for housing those with the lowest incomes**

The chapter is called “Affordable & Attainable Housing: More of Everything,” but spends most of the text explaining the need for more market rate housing and diverse housing types. While this is correct and we are grateful for this focus, we would like to see the chapter go into more detail about the housing needs of those who the market is very likely to still leave cost burdened. To serve those of the lowest incomes, the county will need to beef up its existing affordable housing programs and think more boldly and creatively about new programs. Below are some specific language recommendations:

- “Ensure that every area of the county welcomes an equitable share of income-restricted and social housing, especially in neighborhoods with high incomes, a high concentration of jobs, or high-capacity transit.”
- Add back language from staff working draft: “Continue to promote the policy of mixed-income housing development through the implementation of county policies, programs, regulations, and other tools and incentives.”
- “Identify and allocate additional revenue for the Housing Initiative Fund (HIF), rental assistance program, and other housing programs to meet the needs of low-income households.”
- Under the first goal regarding production of more housing: “As part of the commitment to the Housing First approach, develop strategies to build deeply affordable housing, provide permanent supportive housing, and legal counsel for evictions.”

- **Don’t leave out tenant rights**

We urge you to ensure the importance of strong tenant rights and protections. The county must ensure that all households have safe, healthy housing that meets their needs and are not left behind by land use changes that result in higher property values and increased rents. Below are some specific language recommendations:

- “Enforce and strengthen existing housing code regulations and renter protections to ensure healthy and fair housing.” We’d also support adding back language from the staff draft of the plan: “Protect tenants’ rights, improve living conditions in rental housing, and ensure renters’ contributions to the community are emphasized and valued.”
- Add back language from staff working draft: “Expand housing access through the elimination of fair housing barriers and enforcement of fair housing laws to protect residents from discrimination.”

- **Refine measures of success:**

We concur with JUFJ’s recommendations to add eviction rates and housing cost burden for renters and owners to the metrics section of the chapter. It would be best to see housing cost burden and many of the other currently listed metrics broken down by either planning area or census tract.

7 - Parks and Recreation - No comments

8 - Conclusion

- **Commit to evaluating the plan's progress regularly**

We cannot wait thirty years to determine whether or not the county is successful in Thrive's goals. Each chapter has identified metrics to measure progress, and those should be used to provide a regular report to the county's leaders and decision makers. The working draft recommended an evaluation every five years to track progress in achieving the plan's goals and envisioned outcomes, and the final draft of Thrive should do the same.

What's left out?

- There is no mention of protecting small or local businesses, streamlining development, decarbonizing buildings, or making it easier to add neighborhood retail into residential areas.

NSPIREGREEN RECOMMENDED CHANGES:

We largely agree with the recommended changes, especially those that are already core aspects of Thrive's vision, such as "focus density near transit stations" and "preserve naturally occurring affordable housing."

- *"Encouraged mixed-use zoning to integrate a balance of parking options to accommodate car-dependent residents."* We understand the needs of small contractors, but are concerned that this language could be construed as supporting increased parking at a time when the county is trying to move more residents to walking, biking, and using transit in an effort to meet its ambitious climate goals.
- *"Consider creating land uses such as lots for essential vehicles"* Similar to above, this language is unclear as to what it is proposing. Does "essential vehicles" refer to ambulances, school buses, county vehicles, or private work vehicles?
- It is unclear whether the sixth bullet point under the "Housing for All" section regarding "Missing Middle" is referring to housing typologies or income. We would recommend against including specific provisions regarding set-aside requirements for small and medium-sized multi-family housing often referred to as missing middle.

NSPIREGREEN DRAFT CHAPTER ON RACIAL EQUITY AND SOCIAL JUSTICE:

Throughout the Thrive 2050 drafting and revision process, we have repeatedly called for more and stronger language around racial equity and social justice as it relates to community planning and development. Thus, we are excited to see the new chapter drafted by the Nspiregreen consultants. A dedicated chapter provides the context and time necessary to address such an important topic. Our primary suggestion is to focus less on theory and generalized planning history, and more on the specific community development history of Montgomery County that led today's inequality.

Housing: We strongly agree with its assertion that “integration should be a two-way process,” by providing infrastructure and amenity improvements, more housing options, and protections for existing residents in lower income neighborhoods, and in parallel creating more below market-rate housing in and better transportation connections to higher income neighborhoods. Thrive’s “Housing for All” and “More of Everything” approach is in alignment with this.

Compact Growth and Environmental Justice: This section approaches compact growth with caution, but does not heed the same caution towards sprawling growth, which can also “degrade the quality of natural resources, parks, schools, and neighborhoods.” There is nothing inherent about density bringing degradation, or, as stated in the environmental justice section, that new residents will “undoubtedly” put a strain on infrastructure. Preserving open space through compact growth, such as with the county’s fantastic Agricultural Reserve, and using existing infrastructure over building new infrastructure is the proven more sustainable route, which benefits all residents.

Transportation: We take great issue with the focus of this section being on drivers rather than the stark inequalities in our transportation system, such as the disproportionate rate at which Black and Hispanic pedestrians and cyclists are killed or injured on our roadways or how the bus system, consisting of 80% BIPOC riders, reaches a magnitude less jobs and takes significantly longer than driving. There are a host of inequities in our transportation system to focus on, and it’s disappointing that this section primarily covers parking and accessibility for work vehicles, rather than the potential for something like the Purple Line to bring new connections and access to communities that have long been cut off. Low-income residents and BIPOC residents are less likely to own their own vehicle and thus take advantage of parking-only transportation benefits and provisions. We recommend that this section undergo significant revisions.

NEW ECONOMIC COMPETITIVENESS CHAPTER:

This chapter reads as a defense of Thrive’s strategies rather than context-setting on where our economy is at currently and where it is possible to go with the policies of Thrive. Furthermore, the structure of this chapter, environment chapter, and equity chapter should mirror or parallel

one another. We would also like to see more discussion of how we can grow the economy in a way that ensures prosperity is felt by and opportunities are provided for all.

NEW ENVIRONMENTAL HEALTH AND RESILIENCE CHAPTER:

Similar to the Economic Competitiveness chapter, we would like to see this chapter include more context-setting and data about the current state of environmental health and resilience in Montgomery County. This should also include information regarding the county's adoption of an emergency resolution related to climate change and subsequent target of reducing greenhouse gas emissions 80% by 2027 and 100% by 2035.

We also recommend for this chapter to elaborate on forest and tree protections, waterways and stream protections, green infrastructure, and the importance of the Agricultural Reserve. We defer to our partner organizations for more specific language recommendations on these topics.

Sincerely,

Jane Lyons
Maryland Advocacy Manager
Coalition for Smarter Growth

From: [Bob Kearns <bobkearns67@gmail.com>](mailto:bobkearns67@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Time to Hit Pause Button on Thrive 2050
Date: Monday, September 19, 2022 10:22:42 AM

5151902

Dear Council President and Councilmembers,

Thrive 2050's current draft will take our County in the wrong direction: more sprawl and pavement in rural areas - and more displacement in urban areas. Streams, forests and trees in both urban and rural areas are threatened by Thrive's growth policies.

As one example, planned-but-unbuilt highways like proposed M-83 remain in our master plans, and must be eliminated.

These proposed changes require much greater public review, participation, debate and revision, before the Council takes any final action on Thrive 2050.

Given these problems, I request your active support for these three steps:

- (1) Hit the Pause Button on Thrive – and on all Thrive-related strategies, plans and zoning changes.
- (2) Extend Thrive's schedule to re-program a new effort to review and revise Thrive, through a much more inclusive process. Work with the new incoming County Council and planning director to enable them to review, evaluate, and revise Thrive as needed – based upon full and inclusive public participation with residents as respected planning partners.
- (3) Hold public hearings this Fall of 2022, to enable on-the-record public review and comment on the draft, including all other proposed revisions by citizen groups.

Please let me know your response to my request.

Sincerely,

Bob Kearns
Germantown MD

PH 6-17-21 THRIVE MONTGOMERY 2050

5151924

From: [Naomi F. Collins](#)
To: County.council@montgomerycountymd.gov
Cc: [Naomi F. Collins](#)
Subject: The so - called Thrive plan is NOT good for a thriving Montgomery County
Date: Monday, September 19, 2022 1:23:36 PM

Dear Members of the Montgomery County Council,

As a resident of Montgomery County who has followed news closely for decades, I urge you NOT to pass this so called "Thrive" bill....

There is no evidence that it will achieve the goals it claims it wants to achieve. See the data on how it has failed to do this in other locations. See the studies in respected publications.

There is evidence that it will exceed the limitations of our current infrastructure - (and likely increase the cost to tax payers to support the developers' profit making construction, by beefing up the necessary infrastructure - roads, sidewalks, sewers, and other needs).

There is evidence that public input was not adequate or taken into account.

There is evidence that it does not consider the differences among different communities within Montgomery County. With a population of over one million, we exceed that of many significant cities... with a range of neighborhoods, populations, current conditions, and current needs. Not all the same.

For these and many other reasons, we urge you NOT to vote for this proposed bill for these and other reasons.

Respectfully submitted,

Dr. N.F. Collins
Bethesda

PH 6-17-21 THRIVE MONTGOMERY 2050

5151925

From: jfcollins@aol.com
To: County.council@montgomerycountymd.gov
Cc: jfcollins@aol.com
Subject: Thrive Montgomery needs further consideration
Date: Monday, September 19, 2022 1:44:42 PM

To: Members of Montgomery County Council

From James F. Collins Bethesda, Maryland 20814

Dear Members of the Council"

I write to ask respectfully that you delay any final action to adopt the Thrive Montgomery Plan in its present form.

As a resident of this county for fifty years I have followed the news of the country's development closely for decades.

As I have looked at the Thrive plan carefully, I have concluded that in its present form it will not achieve the goals it claims it wants to achieve.

Data from other locations and other studies simply do not support the conclusions in the Thrive study and plan

Moreover, there is evidence that it will exceed the limitations of our current infrastructure - (and likely increase the cost to tax payers to support the developers' profit-making construction, by beefing up the necessary infrastructure - roads, sidewalks, sewers, and other needs.

Further, the general idea that one size fits all plans for a county of one million citizens ignores the obvious differences among communities within Montgomery County. We are a diverse community and not all the same.

For these and many other reasons, I urge you NOT to vote for this proposed bill and to return it for further consideration and citizen comment.

Respectfully submitted,

Hon. James F. Collins
5125 Edgemoor Lane
Bethesda, MD 20814

PH 6-17-21 THRIVE MONTGOMERY 2050

5151941

From: [Michael Salzberg <michaelsalzberg@icloud.com>](mailto:michaelsalzberg@icloud.com)
To: [Gabe Albornoz](#); [Montgomery Council](#); [Councilmember Friedson](#); [Councilmember Glass's Office](#); [Marc Elrich](#); councilmember.riemer@montgomerycountymd.gov; [Councilmember Jawando's Office](#)
Cc: [Marc Elrich](#)
Subject: Thrive month
Date: Monday, September 19, 2022 4:22:47 PM
Attachments: [20220920_15.pdf](#)
[Untitled attachment 00034.txt](#)

Even your consultants who you spent a lot of money to hire say this bill should not be approved in the form it is in. It is unfair to BIPOC , Latinx Asian and other communities. This would be a tremendous act of racism to approve this legislation as it currently stands Is that going to be the legacy of this council?

https://www.montgomerycountymd.gov/council/Resources/Files/agenda/col/2022/20220920/20220920_15.pdf



Committee: PHED
Committee Review: Completed
Staff: Pamela Dunn, Senior Legislative Analyst
Purpose: Briefing/Discussion – no vote expected
Keywords: #Thrive, Montgomery 2050, M-NCPPC

AGENDA ITEM #15
September 20, 2022
Discussion

SUBJECT

The Council will receive a continuation of the consultant briefing on the racial equity and social justice review of the Planning, Housing, and Economic Development (PHED) Committee Draft of Thrive Montgomery 2050. Thrive Montgomery 2050 contains the text and supporting maps for a comprehensive amendment to current the General Plan (On Wedges and Corridors) for the County. It sets a vision for the county and encompasses broad, county-wide policy recommendations for land use, zoning, housing, the economy, equity, transportation, parks and open space, the environment, and historic resources.

EXPECTED ATTENDEES

Charnelle Hicks, President, CHPlanning and Nspiregreen
Jordan Exantus, Managing Associate, Nspiregreen
Casey Anderson, Chair, Montgomery County Planning Board
Gwen Wright, Director, Montgomery Planning Department
Tanya Stern, Deputy Director, Planning Department

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- N/A

DESCRIPTION/ISSUE

On April 8, 2021, the Montgomery County Planning Board approved the Thrive Montgomery 2050 Planning Board Draft. The Plan was transmitted to the Council on April 13, 2021. Following two public hearings, one on June 17 and another on June 29, the Planning, Housing, and Economic Development (PHED) Committee held nine worksessions on the Plan. The Committee completed its review on October 25 incorporating its recommended changes into a PHED Committee Draft.

Before beginning its work, the Council held two listening sessions with close to 150 speakers and asked the five Regional Service Center Advisory Boards to host discussions about Thrive at their January meetings. In addition, the Office of Legislative Oversight (OLO) responded to a request for an equity analysis of the plan with a recommendation to seek consultant assistance with targeted outreach on Plan recommendations. The Consultant team was selected after an informal solicitation process. On June 16, the consultant team, made up of staff from Nspiregreen and Public Engagement Associates, met the Council and provided an overview of their planned work program.

At today's item, the consultant team will continue a briefing to the Council on their Racial Equity and Social Justice Report providing an overview of their recommendations on the PHED Committee Draft of Thrive Montgomery 2050 and their chapter on racial equity and social justice issues in Montgomery County (current and past).

SUMMARY OF KEY DISCUSSION POINTS

- Following the briefing, Councilmembers will have an opportunity to ask questions.
- Attached on page 2 of the staff report is a tentative schedule for the Council's review of Thrive Montgomery 2050.

Attachments:

Staff Report	Pages 1-2
Report on Racial Equity and Social Justice Review of PHED Committee Draft Plan	© 1-55
Outreach Appendices	© 56-176

Alternative format requests for people with disabilities. If you need assistance accessing this report you may [submit alternative format requests](#) to the ADA Compliance Manager. The ADA Compliance Manager can also be reached at 240-777-6197 (TTY 240-777-6196) or at adacompliance@montgomerycountymd.gov

MEMORANDUM

September 15, 2022

TO: County Council

FROM: Pamela Dunn, Senior Legislative Analyst

SUBJECT: Thrive Montgomery 2050

PURPOSE: Continuation of briefing by Nspiregreen on the PHED Committee Draft of Thrive Montgomery 2050

Background

On June 21, 2022, the Council met the consultant team awarded the contract to obtain targeted input from communities of color and other under-represented communities across the County in order to conduct a chapter-by-chapter review of the policies and practices recommended in the Planning, Housing, and Economic Development (PHED) Committee Draft.

Last week the Council received a briefing on the racial equity and social justice review of the PHED Committee Draft of Thrive Montgomery 2050. During this briefing, the Council received detailed information regarding the mobilization and outreach efforts of the consultant team, including comments from community members, the results of a questionnaire, and recommendations for future outreach efforts in general.

Racial Equity and Social Justice Review of Thrive Montgomery 2050: Briefing Continued

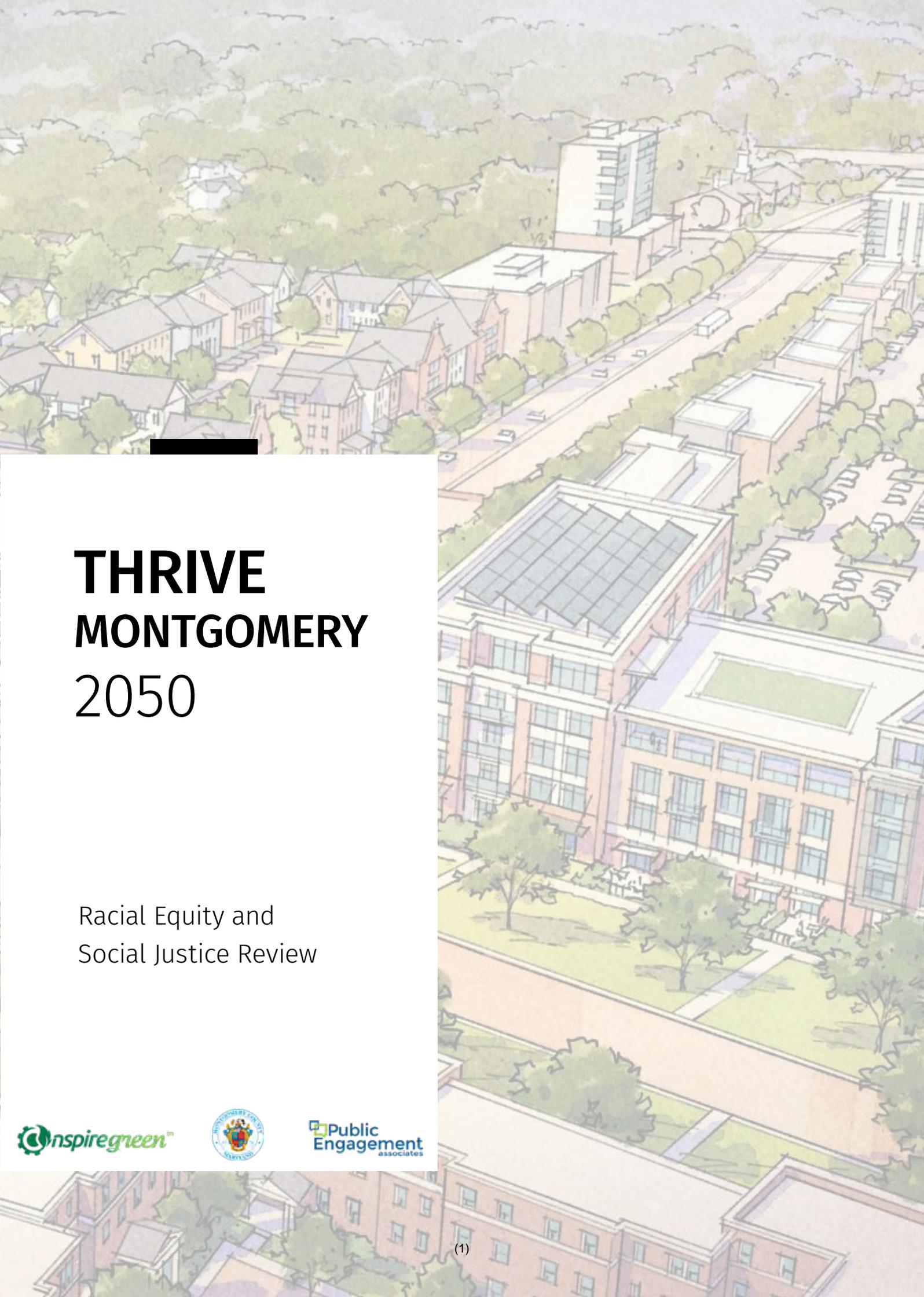
Given the breadth of information and interest by the Council, the consultant team did not have time to provide their recommendations on topic-specific chapters in the Plan nor to present their chapter on racial equity and social justice. This briefing will allow the team time to complete their presentation highlighting their recommendations and chapter on racial equity and social justice issues in Montgomery County.

The report can be found on © 1-55, including the draft chapter at © 42-55. The consultant team has also provided several appendices including outreach materials, questionnaire, and questionnaire results. The appendices can be found at © 56-176.

Review Schedule

In an election year the Council cannot adopt a master plan nor make any zoning changes after October 31. Below is a tentative schedule for review of the PHED Committee Draft of Thrive Montgomery 2050, including a review of new chapters on racial equity and social justice, the environment, and economic development. Specific consultant recommendations relevant to topic-area chapters will be covered as part of each chapter review.

Session	Topics for Review
September 20	Continuation of Briefing by Nspiregreen including recommendations on the PHED Committee Draft Plan and a new draft chapter on Racial Equity and Social Justice
September 22	Review of new chapters on Racial Equity and Social Justice, the Economy, and the Environment. Begin review of the PHED Committee Draft – Introduction chapter
October 4 (AM)	Review of chapters on Compact Communities, Corridor Growth, Design, and Transportation
October 4 (PM)	Review of chapters on Housing, Parks, and Conclusion (including additional sections on implementation)
October 11	Review of all Council changes to the PHED Committee Draft in order to post the draft resolution
October 25	Action to adopt resolution indicating all Council changes to the PHED Committee Draft Plan



THRIVE MONTGOMERY 2050

Racial Equity and
Social Justice Review



Thrive Montgomery 2050

Racial Equity and Social Justice Review

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VII. RACIAL EQUITY AND SOCIAL JUSTICE - PLAN CHAPTER	42
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EXECUTIVE SUMMARY

Thrive Montgomery 2050 (Thrive 2050) is the new countywide general plan developed by the Montgomery County Planning Department. Thrive 2050 is a policy document that will guide future growth and development over the next 30 years.

Racial Equity and Social Justice Review

The Montgomery County Council contracted the Nspiregreen/Public Engagement Associates project team to work with the County and its residents to evaluate the current Planning, Housing, and Economic Development (“PHED”) Committee draft of Thrive Montgomery 2050 with a focus on issues of racial equity and social justice.

This project aims to ensure that historically disadvantaged and vulnerable social groups are more accurately and carefully represented in the Thrive 2050 plan. Central to this initiative, a public outreach effort was conducted to connected with Black, Indigenous, other ‘People of Color’ (BIPOC), and low-moderate income residents to gather input on their lived experiences and how they relate to the planning themes in Thrive 2050.

Feedback from engagement activities was used to assess the strengths and weaknesses of the current planning process and develop new recommendations on how to improve Thrive 2050 while centering issues of Racial Equity and Social Justice in all of the significant plan areas:

Compact Growth: Corridor Focused Development

Complete Communities: Mix of Uses and Forms

Design, Arts, and Culture: Investing and Building Community

Transportation and Communication Networks: Connecting People, Places, and Ideas

Housing for All: More of Everything

Parks and Recreation for an Increasingly Urban and Diverse Community: Active and Social

Generally, we found a lukewarm reaction to Thrive's policies amongst our target demographic. While we received some positive feedback, many people expressed frustration due to a perceived lack of context-sensitivity in approach that did not go far enough to consider and prioritize the needs of working class communities. Some folks expressed skepticism around successful plan implementation and felt that adverse unintended consequences were likely in their communities if certain safeguards were not reinforced in the methodology. Additionally, there were many who felt that the prior community engagement efforts were not adequate, and that the plan did not reflect a truly participatory process. One thing everyone could agree on, is that Montgomery County is doing a great job with their parks, recreation and open space planning.

FRAMING

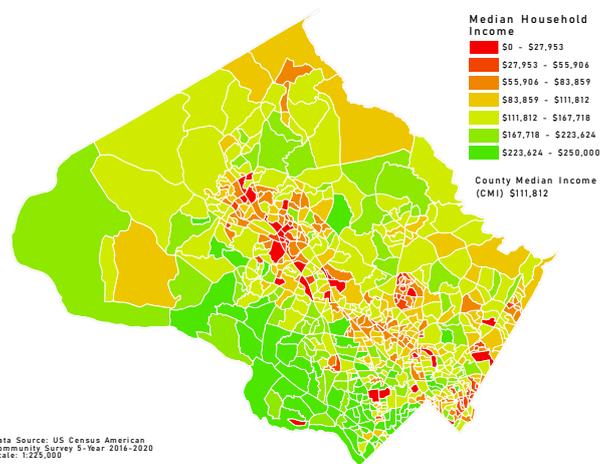
COMMUNITY OUTREACH

Our process was designed to engage Black, Indigenous, Latin/x, and other people of color, as well as low-moderate income individuals to learn about their lived experiences, their perspectives on Thrive 2050, and what they felt needed to be done in the County to advance Racial Equity and Social Justice.

Identifying and Consulting with Key Institutions

The importance of engaging local social and cultural institutions when seeking to build inroads into historically disadvantaged and vulnerable communities cannot be understated. These communities, in particular, grapple with diminished or nonexistent trust in public institutions due to historical exploitation and/or broken promises. As a result, it can make mobilizing genuine participation very difficult. One of the first steps to building relationships in these communities was to identify vital groups that help create the underlying social fabric. The essential groups comprise local community-based, faith-based, and focused immigrant organizations; schools; civic associations; community development corporations; third spaces (for example, barbershops, bodegas, or ethnic restaurants) that can serve as congregation points for community members where they will feel safe and comfortable expressing themselves.

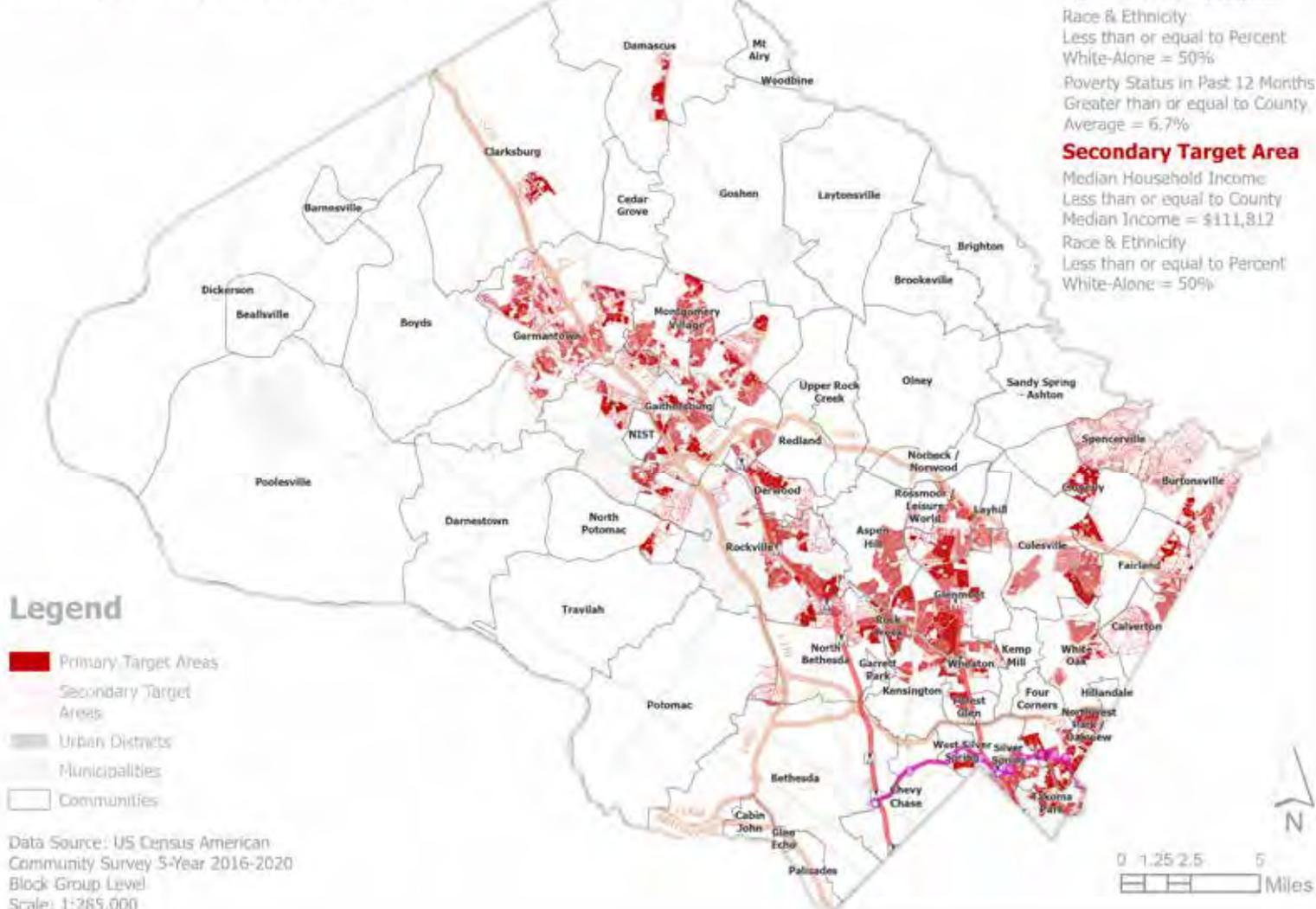
Obtaining support from community leaders helped mobilize populations previously excluded or unengaged by prior planning initiatives to have a "seat at the table" in addressing the future of their communities and region.



The County's low-income communities are clustered along the central corridor (I-270) and along the east edge of the County. It is no coincidence that these areas are also where the majority of the people of color live.

Target Areas

Montgomery County, MD



Identifying Target Communities

A demographic analysis was conducted to identify key communities for targeted outreach including those with significant African American, Latinx, other significant/growing immigrant groups, and low-income populations.

Target Areas are areas within Montgomery County that have been identified, at the block group level, to have higher representation of minorities, low-income households, and poverty rates when compared to the County averages.

The Primary Target Areas are those with a Median Household Income that is less than or equal to \$111,812, a population where those identifying as white is less than 50-percent, and a proportion of those in poverty at 6.7 percent or higher.

Secondary Target Areas share similar characteristics with Primary Target Areas except for the poverty status factor.

Target Areas appear to be concentrated within urban areas, immediately adjacent to interstate highways such as I-270, and areas along the existing Metro Red Line and future Purple Line light rail.

The communities of Glenmont, Wheaton, Cloverly, and Oakview appear to have a high concentration of Primary Target Areas.

Lessons Learned

Task Overview

The consultant team was tasked with conducting a comprehensive review of previous Thrive 2050 Outreach and Engagement materials to identify ways in which community engagement could be improved and expanded to reach target communities and better integrate their feedback into the goals and priorities of the plan.

The team evaluated past engagement metrics and used input from the focus groups, survey, community forum, and other stakeholder conversations to review the engagement strategy adopted by the Montgomery County Planning Department and to provide recommendations on how future outreach and engagement can better reach out to and incorporate input from communities that were underrepresented in previous Thrive 2050 efforts.

Comprehensive Review of Previous Thrive 2050 Efforts

The Montgomery Planning Department officially conducted public outreach and engagement efforts from June 2019 to December 2021. Thrive 2050's engagement efforts were guided by strong goals that sought to prioritize equitable engagement within underrepresented communities, offered metrics to determine level of success, and outlined communities of focus for the project. The metrics used to define success in outreach and engagement included:

The public will have provided significant meaningful input and feedback throughout the process.

The public understand that this planning is long view thinking, and the outcomes will come over many decades.

The public feel that they've been heard and see how their input is used.

People understand why some plan recommendations dont reflect their precise input.

The public support and advocate for the plan.

(6)

» *Envisioning Survey*

1500+ Participants

» *Newsletter Subscribers*

1374 Subscribers, 36 letters sent, 39% open rate and 8% click rate

» *Virtual Meetings*

286 Participants, 36 letters sent, 39% open rate and 8% click rate

» *Mailers and Public Testimony*

90,000 mailers sent to equity emphasis areas to invite people to provide public testimony. Total of 85 people provided public testimony.

» *Advertisements*

Transit ads reached 6500 Daily/ 1.4 million on Metro Platforms.
Online advertisements: clicks on ads 9250+ and reached 1.1 million people.

» *Thrive 2050 Website*

68,139 Views

» *Meetings in a Box*

1300 Meeting-in-a-Box sent to HOAS and Community Associations

Additionally, outreach and engagement to community organizations was outlined to be successful when community organizations were able to:

Provide expertise, insight, and feedback throughout the entire process.

Help engage community members.

Feel good about the plan and support plan recommendations, and specifically embrace the policy recommendations that came from the plan.

Thrive 2050's engagement strategy also specifically identified community groups of focus that needed to be prioritized during the engagement process. These groups included renters, Latin/x residents, foreign born residents, African Americans, Millennial and Gen X families, High School and College students, community based organizations, and small business.

The outreach goals and metrics that were identified from the beginning follow public engagement best practices of identifying actionable goals for outreach, identifying populations of focus particularly those previously underrepresented in planning processes, and agreeing on metrics that can measure the success of engagement activities.

However, while these goals were clear and present from the beginning of the outreach and engagement process, they were not reviewed or connected to engagement activities as the project progressed. Evaluating

Outreach and Engagement Successes

The outreach and engagement efforts that were conducted from June 2019 to December 2021 benefitted from successful outreach tactics, platforms, and engagement levels. Overall, the Montgomery County Planning department reported that approximately 12,000 residents from Montgomery County were reached by the earliest stages of engagement. Participation levels in the Thrive 2050 newsletter demonstrated a significant interest in staying involved in the Thrive 2050 process. The newsletter received 1374 subscribers and the open rates and click rates averaged 39% and 8% respectively. The Montgomery Planning Department invested funding in advertising in areas that were accessible to most residents within the populations of interest for engagement. These advertisements were able to reach approximately 6500 daily from transit ads and 1.4 million on Metro platforms.

Equity was also centered on the design of some engagement activities. Specifically, the planning department sent 80,000 mailers to households in equity emphasis areas to invite residents to provide public testimony. A total of 85 people were able to testify at the planning board hearing. However, it was not clear if these participants received information about this engagement opportunity from the 90,000 mailers.

COVID-19 and Virtual Engagement

Thrive 2050's engagement and outreach process was impacted by the sudden public health emergency brought by the COVID-19 Pandemic. While in-person engagement efforts were put on pause, the planning department was successful in quickly adapting some of their engagement activities into virtual opportunities. Some of these activities included providing more informational virtual meetings, continue to engage via their newsletter platform, and promoting innovative virtual series such as 'Pints with a Planner' and the 'Ask me Anything' series. The planning department reported that approximately 286 participants participated in virtual meetings.

Public Outreach and Engagement Shortcomings

Three main issues were identified as being the primary problems with past Thrive 2050 Outreach: a lack of demographic data gathering, lack of racial representation in early phases of engagement, and lack of transparency and clarity about the stakeholder and community outreach process.

01. Lack of Demographic Data Gathering and Reporting

Engagement activities such as the Envisioning Quiz, Newsletter Subscribers, and Mailers sent to equity emphasis areas engaged a significant number of residents. However, there was no proper demographic documentation from participants. Engagement activities lacked sign-up sheets with demographic questions during virtual meetings or a demographic information section on the Envisioning Quiz. Additionally, mailers sent to emphasis areas have been highlighted as the primary equity-based engagement method implemented in this process. However, demographic information was not captured if any of the 90,000 fliers were received by the target population.

02. Racial Representation in Early Stages of Planning

Input received during focus groups and the Thrive Montgomery 2050 questionnaire show that the public was not satisfied with the racial representation of the group of participants from the first round of engagement. There were no methods applied to evaluate the demographic information of active participants from the first round of engagement. However, the 2020 Thrive Montgomery 2050 Questionnaire asked participants if they participated in previous engagement activities hosted by the Montgomery County Planning Department. 411 people expressed that they had participated in the early stages of engagement. Out of these 411 participants, 94 chose to not answer the question and 324 identified as white. 260 people reported having an income over \$75,000, with a majority of this group having an income that exceeded 100k. While these survey questions are not meant to provide a complete representation of the people that were involved in early phases of Thrive 2050 engagement, these numbers do give a good idea of the demographic background of the majority of participants from the first phase of engagement.

03. Lack of Clarity and Transparency in the Outreach and Engagement Process.

During the focus groups and public forum, stakeholders expressed not trusting the outreach that was done to community organizations. Two primary problems were identified:

Meetings were scheduled with community organizations; however, they were scheduled to discuss other different issues than Thrive Montgomery 2050. During these meetings, Thrive Montgomery 2050 was mentioned in relationship to the issues already being discussed but it was not the sole topic of the meeting. Community members did not think it was transparent to list those meetings as part of Thrive Montgomery 2050 outreach.

Meetings with community organizations were listed down as official activities of the outreach process. However, multiple community members from these organizations expressed never having heard of Thrive 2050 or the meetings that took place about Thrive 2050.

Public Engagement and Outreach Recommendations

The consultant team has put together a series of general recommendations that directly addresses some of the shortcomings from the early phases of Thrive 2050 Engagement. These general recommendations are more tailored to make changes to current agency procedures that can serve as more equitable blueprint for future engagement plans or efforts. In addition to these recommendations, there are additional recommendations on how to more equitably reach out to BIPOC communities. Recommendations with ** were directly recommended by members of the public.

General Recommendations

General Recommendations	Details
<p>Adopt a formal and uniform agency procedure to collect demographic information from engagement participants.</p>	<p>Use Title VI requirements as benchmarks goals for collecting demographic data during engagement efforts. Title VI demographic data collection requirements should be the starting point for this process and not the standard. Aside from race/ethnicity, income, gender, zipcode, age, town/city, consider including asking other questions such as sexual and gender orientation, housing status, country of origin, language barriers, and level of education.</p>
<p>Require the creation of Public Outreach and Engagement Plans for each project that requires public participation</p>	<p>These plans need to differentiate the planning, implementation, and metrics associated with engagement vs. those associated with outreach. This will create transparency and clarity in the level of effort that goes into conducting outreach and the level of success in getting people to actually participate in the activities being promoted.</p>
<p>Invest Time and Resources in Community Relationship Building Outside of Official Engagement Project Timelines **</p>	<p>Engagement activities will benefit from higher levels of engagement when community members and leaders feel personally connected to the project or know about agency promoting the engagement events. This type of awareness and comfort cannot be created during tight engagement timelines. Consider doing some of the actions that were implemented during early stages of engagement, such as meeting-in-a-box tool kits, pop-up at community events, and general presentations about planning work throughout the year.</p>
<p>Prioritize community input-based planning process by being transparent about how public input is being utilized in planning projects. **</p>	<p>Be clear with the public about the type of input you need from them and how their input will be utilized throughout the project. Do not bury or isolate public input reporting in public engagement reports or appendices, instead find ways to directly connect planning and technical work with public input. Be clear about how public input influenced planning work in official work like planning documents, reports, and presentations.</p>

Recommendations for Engagement for Future Long Range Planning work

Recommendation	Details
Complete a Comprehensive Study of Racialized Planning History in Montgomery County to help guide future community outreach and engagement work.	This study should focus on determining social impacts and economic loss due to racist policies and practices. Establish full implementation plan aimed at economic empowerment for communities of color.
For future plans, require an equity analysis which focuses on the impacts of growth strategies on displacement and opportunity for people of color.	Use this analysis to evaluate future planning recommendations and strategies and to identify populations of focus for future engagement work.
For future range planning work, design and implement a statistically significant survey that represents the values and opinions across all demographic groups. Establish statistically significant thresholds to reach out to underrepresented communities in the county.	Offer this statistically significant survey as part of a greater mixed methods engagement process. This includes supplementing the survey with additional focus groups, pop-ups, or community organization presentations to make sure qualitative methods are being utilized to reach out to underrepresented communities that might not feel comfortable participating in big quantitative engagement efforts.
Look for opportunities to empower communities of color and low-income communities on advisory and Decision Making Boards. **	Do not expect people to independently volunteer time and effort into these efforts. Conduct targeted outreach within community organizations, schools, and other advocacy groups that are actively engaged in underrepresented communities to share information about advisory and decision making boards and ways to be involved.

Best Practices in Outreach and Engagement in BIPOC Communities

BIPOC Outreach Best Practices

Invest significant resources in grassroots recruitment and engagement with and for underrepresented populations. **

Offer meetings at different times and days to include people who work in the evenings and make meetings more accessible with less writing, more oral communication that mirrors the way people speak and understand English. **

Utilize onsite child care during engagement events. **

Make engagement far more convenient and accessible. Convene in traditionally underserved communities. Meet at times and locations convenient to them. **

Reach out at the beginning of a process to the county's wealth of nonprofits and faith-based organizations. Collaborate with a subset of them as genuine partners in the outreach and engagement. **

Come to these communities very early in the process to understand their concerns, needs, and aspirations. Then follow-up and work with them throughout the process.

Involve youth directly in all aspects of the work and be more versatile and innovative in how you reach them. **

Bring Thrive Discussions to the People. Go to: metro stops, international grocery stores, food banks, libraries, cultural exchanges, barbershops, public schools, Montgomery College, Universities at Shady Grove. **

Table at public events, parades, festivals, urban walking trails, or grocery stores like Westfield Mall or Cotsco in Wheaton.

Tailor surveys to the people you want to reach. Create more than 1 survey to help gather input from various perspectives.

Offer compensation for participation. **

Have trusted constituents who are part of communities to co-host meetings/events with Thrive planning leads.

Look for community ambassadors to convene the conversation. If possible, have them facilitate with incentives.

Invest further time in Thrive 2050 to engage BIPOC communities. Thrive 2050 needs 1-2 more years for community chats. **

Conduct door to door canvassing in equity emphasis areas to engage with residents from low-income backgrounds and BIPOC communities. **

Executing a Comprehensive Engagement Approach

As part of the Racial Equity and Social Justice analysis of Thrive Montgomery 2050, the Office of Montgomery County Council requested our team to design and execute a robust community outreach strategy to obtain input from communities of color and other underrepresented groups in the County.

Nspiregreen and Public Engagement Associates (PEA) implemented a five-part effort to ensure the voices of people of color, immigrants, and residents from lower-income households were well represented in this process.

Focus Groups

We convened eight focus groups involving nearly 90 residents from these groups in a two-hour process to learn about and weigh in on the basic elements of Thrive 2050 while also providing a unique perspective on where the plan falls short on racial equity and social justice issues

Community Questionnaire

We deployed a community survey focused on reaching our target populations, which was also disseminated widely. More than 1,850 county residents took the Thrive 2050 racial equity and social justice survey, with nearly 37 percent of them from BIPOC communities.

Large Community Forum

We organized a single, community-wide, virtual Community Forum in mid-August attended by more than 150 county residents (from nearly 300 registrants), about half of whom were BIPOC. Residents learned and were polled on key elements of the Thrive 2050

plan and then provided in-depth input on how the plan could ensure a greater focus on racial equity strategy and outcomes, as well as how to improve future engagement in planning initiatives with BIPOC communities.

Recruitment and Engagement Advisory Group

Given the constraints of time, we pulled together a relatively small advisory team to:

- solicit feedback, in mid-July, on our overall recruitment and engagement strategy as well as provide input on equity issues

- provide initial analysis, in mid-August, of input and feedback received from our engagements and receive guidance on preparing for the final report.

Community Pop-ups

We held a series of seven pop-up events, at community festivals, Metro stations, and shopping centers from late July through mid August. At each high traffic area, we gave people access to the community survey (through the use of project tablets), distributed flyers about the project and the forum, and engaged in brief conversations about key issues in the Thrive 2050 plan.

As a result of these extensive efforts in a very compressed time frame (early July-mid August), Nspiregreen has identified a comprehensive set of themes from the community's input on Thrive 2050 and drafted recommendations about how County officials can improve community engagement with underserved communities in the future.



RACIAL EQUITY & SOCIAL JUSTICE //

FOCUS GROUPS

The Outreach and Participant Recruitment Strategy

General Strategy

Involving Montgomery County residents underrepresented in discussions about THRIVE 2050 in the previous Planning Department outreach efforts presented many challenges for our team. Those who the planning department had difficulty including in initial efforts remain "hard to reach" for many reasons. The consulting team had to make special efforts to get valuable feedback from them. This task was made much more difficult by the compressed timeframe for this project since the scope of work only allocated 6-8 weeks to organize and conduct all of the activities. This timeframe works inadequately when schools are not in session, people are away on vacation, and many organizations are less active.

To get as much meaningful input as possible from low-moderate income residents, immigrants, and members of racial and ethnic minorities, we crafted a strategy based on two key principles that are particularly important when working with people underrepresented in the discussion of important issues. Those two principles are:

Issue invitations that are as personal as possible—This means talking directly with key individuals, sending personal emails, and following up with texts or calls to those who express interest.

Work closely with organizations trusted by those we are trying to reach—People who are not generally involved in discussions are much more likely to respond positively if asked to do so by an organization they are a part of

Another belief underlying our outreach strategy is that planners should **compensate people** from these target communities who give significant time to share their views, if possible. The need for compensation is particularly true given the large number of activities the work scope required the consultant team to conduct in a short period. Fortunately, the Nspiregreen team obtained funding from the Montgomery County Office of Racial Equity and Social Justice to compensate focus group participants and created a raffle for those who filled out the survey. Montgomery County also provided free meals for all in-person focus group participants. This support was essential to our success in getting people involved—especially in the focus groups.

While our main focus was on issuing targeted invitations to key individuals and groups, we also experimented with several methods of reaching out to the broader target population to reach more significant numbers of people. We sent emails to selected lists, mailed postcards to residents in target neighborhoods, and conducted "pop-up meetings" in selected neighborhoods.

Community Advisory Group

To assist our personalized and direct outreach efforts, we created an informal advisory group to help us develop strategy and make contacts. Each of the ten members of this advisory group are well connected in the communities we sought to engage. They gave valuable advice and guidance about how to get people involved. We held two meetings with this group, and we also consulted individually with most of them on multiple occasions. The members of the advisory group were:

Ana Martinez—IMPACT Silver Spring and MORE

Eneshal Miller—Educational Sustainability Mobilization

Mady Nadje—Everyday Canvassing

Vanessa Pinto—CHEER

Dan Reed—Greater Greater Washington

Rhiannon Reeves—Office of Racial Equity and Social Justice

Harriet Shangarai—Office of Community Partnerships

Izola Shaw—Montgomery County Racial Equity Network (MORE)

Lene Tsegaye—Kefa Café/ Ethiopian community groups

Alex Vazquez—CASA de Maryland

Personal Invitations to Participate

We began our invitation process by developing a key contacts list composed of individuals, groups, organizations, and county agencies that are part of our target communities and/or work closely with them in some way. More than 150 contacts were on this list, and we issued direct invitations to participate to all of them. This list included leaders in these communities and organizations representing almost every ethnic group in Montgomery County. Several groups also focused on economic development and the specific concerns of low-moderate income people. We also contacted some groups active in particular neighborhoods as well as a few key churches and direct service organizations.

In most cases, we made the initial contact with a personal email, and whenever possible, it was followed up by a phone call and/or a text message. Individuals were presented with several ways that they - and those they work with - could be involved, such as filling out the survey, participating in a focus group and/or attending the public forum. We made an explicit effort to get clear commitments about how they would help so we could follow up and support their efforts. We sent multiple personal invitations to almost everyone on the list, and shared follow-up information (i.e., copies of the surveys in different languages and registration information for the forum) as it became available.

We shared another set of personal invitations directly with members of two specific communities—Takoma Park and Briggs-Cheney. To organize focus groups and promote the survey, we partnered with Everyday Canvassing to reach out to individuals they had previously talked to as they went door to door in those areas. We developed a telephone script that the Everyday Canvassing staff used and some follow-up materials they could send to interested individuals. They had a very high response rate from the calls they made; as a result, we were able to fill two focus groups entirely from the individuals who responded in these two neighborhoods.

Work with Trusted Organizations

Trust is a key factor in getting people who have not previously been involved to take time to give feedback on something like Thrive 2050. Therefore, working with organizations that are known and respected in the community was essential to our efforts. Fortunately, more than half of the 40 groups we contacted agreed to assist our outreach efforts in some way. The most common actions were to promote the survey and help us to recruit focus group participants. Groups did this in various ways, such as forwarding information to their mailing lists, inserting links in their newsletters, making announcements at meetings, and referring us to specific individuals who wanted to participate.

Below is a list of some of the key organizations we reached out to about getting their members involved in our efforts:

Action in Montgomery (AIM)
African American Chamber of Commerce
Asian American LEAD
CASA de Maryland
CHEER Takoma Park
Educational Sustainability Mobilization
Ethiopian Community Center
Everyday Canvassing

Francophone Africans Alliance
Gandhi Brigade
Hispanic Chamber of Commerce
Identity
Impact Silver Spring
Jews United for Justice
Korean Community Service Center
Latino Civic Project

Leadership Montgomery
League of Educators for Asian American Progress
Montgomery County Food Council
Montgomery County Students for Change
Montgomery County Muslim Foundation
NAACP Montgomery County Chapter
SEIU local 500
Vietnamese Americans Association

In addition, we also worked with representatives of several Montgomery County agencies that work closely with those we were seeking to involve, including:

Regional Service Centers—We reached out to all five service centers and had frequent contact with the ones in East County and Silver Spring; one of the focus groups took place in the East County Regional Center

Gilchrist Immigrant Resources Centers—We sent information and made calls to staff in the main center in Wheaton and the one in Gaithersburg.

Office of Community partnerships—We had contact with the OCP staff that work with immigrant communities from Africa, Vietnam, Ethiopia, China, and Latin America and asked them to promote the surveys in various languages.

We worked closely with organizations comprised of members of two of the hardest-to-reach populations: 1) Spanish-speaking residents and 2) students of color (ages 16-25). We made agreements with CASA de Maryland in Wheaton and CHEER in Long Branch to host focus groups and recruit members of their organizations to participate. Both groups did this successfully, and their offices held focus groups in Spanish. In addition, we worked with several different groups to identify participants for a focus group held with high school and college students. Montgomery County Students for Change, staff at Montgomery College, and the Gandhi Brigade all assisted in recruiting a diverse group of students for an online focus group.

Outreach to Broader Target Population

Although our strategy focused primarily on making direct and personal appeals for involvement, we also undertook three other efforts in the hopes of significantly expanding the number of people who could be involved. We did that in three ways:

Sending emails to existing lists of interested individuals—we sent emails to a total of about 2000 people who had been previously involved in discussions on THRIVE 2050 as well as those county residents Public Engagement Associates had worked with on fair housing and other social justice issues

Mailing postcards to residents in equity focus areas—we mailed a postcard to 27,000 people who are residents of the Target Areas we identified in our demographic analysis of the County

Organizing "pop-up meetings" in communities—we went to seven locations in target communities, handed out hundreds of flyers, and invited residents to fill out the survey and participate in other ways.

These outreach efforts were particularly helpful in increasing the number of people who took the survey and registered for the forum. Still, they also attracted significant numbers of people who were not in our target demographic. In particular, the email lists had a significant number of people already active in Montgomery County, and many responded to the invitation to join our activities. Even though we targeted the postcards to equity focus areas, they also seemed to attract a surprisingly high percentage of people who were not our target demographic. The "pop-up meetings" reached more directly into the communities we were focused on, but the brief nature of the involvement limited what feedback we could gather.

Lessons Learned on Recruitment and Outreach During This Brief Project

- The time allowed for this project was not adequate, and the summer months presented additional challenges
- Most people respond very positively to personal outreach that seeks to make a connection and build a relationship
- Surveys are a good vehicle for getting input from a wide range of individuals
- Having trusted organizations endorse the outreach and host specific programs is crucial to effective involvement
- Incentives are essential for significant commitments of time like a focus group
- Traditional efforts to reach people through large email lists make it more challenging to keep outreach focused on those who have been underrepresented
- Mass mailing of postcards helped us attract individuals to take the survey and community forum but were less helpful to attract people from the target groups we were seeking to engage for the focus groups
- Pop Up Meetings have good potential to reach those not involved but need to have significant staff and resources to be successful

What we heard

A Summary of Perspectives

Overall

In the pages that follow, we will provide more detail on the results of each of the main venues for collecting feedback and guidance on Thrive 2050:

Eight Focus Groups involving 90 participants

A Community Questionnaire engaging more than 1,850 respondents

A large Community Forum convening more than 150 residents

7 pop-ups conducted at key equity areas in the county – distributed over 650 flyers

Overall Thrive Polling Results for BIPOC Residents

Focus Area	Focus Groups	Community Forum	Questionnaire
Housing	54% strongly agree/agree – issues 51% strongly agree/agree on policies	61% strongly agree/agree – issues 52% strongly agree/agree on policies	63% absolutely fits my vision/fits my vision for where the county should be going
Transportation	69% strongly agree/agree – issues 61% strongly agree/agree on policies	63% strongly agree/agree – issues 48% strongly agree/agree on policies	70% absolutely fits my vision/fits my vision for where the county should be going
Design, Arts, and Culture	53% strongly agree/agree – issues 69% strongly agree/agree on policies	45% strongly agree/agree – issues 46% strongly agree/agree on policies	61% absolutely fits my vision/fits my vision for where the county should be going
Parks and Recreation	77% strongly agree/agree – issues 83% strongly agree/agree on policies	48% strongly agree/agree – issues 45% strongly agree/agree on policies	77% absolutely fits my vision/fits my vision for where the county should be going

Overall, BIPOC residents liked the planning methodology in Thrive 2050. There were, however, real concerns about the housing strategies and how effective they might be in addressing a whole host of serious challenges. Residents wanted assurances that the housing strategies (designed to integrate their communities) would not, in fact, displace them replicating challenges experienced during 'Urban Renewal'.

Residents also expressed concerns about Transportation policies being too focused on transit and not acknowledging the needs of the working class who rely on their vehicles to access jobs and employment.

There was also widespread acknowledgement that the Design, Arts, and Culture issues and policies did not feel inclusive of communities of color, especially considering the immense contributions these communities make to driving culture.

BIPOC residents overwhelmingly supported the parks and recreation planning issues and policies

What we heard

A Summary of Perspectives

Focus Groups

Core to our consultant team's work and where we invested the most time and effort was organizing and convening **eight focus groups involving 90 residents.**

Why so much time and effort? We wanted to ensure that we found the right mix of people for each meeting and the right mix of groups to meet our mandate of engaging residents of color and low-to-moderate (LMI) income residents. These were the **key populations missing from the original Thrive 2050 process.**

Over three weeks, from July 27th to August 18th, our team convened focus groups as follows:

Wednesday, July 27th, 6:30-8:30pm for thirteen **youth and young adults of color** from across the County (virtual)

Thursday, July 28th, 6:30-8:30pm for twelve LMI **residents of color in the Briggs-Cheney area** (in-person)

Wednesday, August 3rd, 6:30-8:30pm for eight LMI **residents of color in the Takoma Park area** (in-person)

Thursday, August 4th, 6:30-8:30pm for thirteen LMI, **Latinx residents in the Wheaton area** (in-person)

Thursday, August 4th, 6:30-8:30pm for nine **LMI residents from across the County** (virtual)

Tuesday, August 9th, 6:30-8:30pm for eleven **middle-class African American residents** from across the County (virtual)

Thursday, August 18th, 6:30-8:30pm for twelve low-income **Latinx residents in the Long Branch area** of Silver Spring (in-person)

Thursday, August 18th, 6:30-8:30pm for twelve **middle-class residents of color** from across the County (virtual)

Focus Group Meeting Design (& Polling Results)

All eight focus groups followed the same design, meaning we provided participants with the same presentation slides and asked them the same polling and discussion questions in each two-hour meeting.

All presentations began with an overview of the project, what a general plan is and does, and a high-level overview of Thrive Montgomery 2050. The remainder of each meeting delved into specifics of key elements of the draft plan.

A brief presentation, first on **Complete Communities** and then on **Compact Growth** followed. Participants shared their responses to the following questions at the end of each segment:

What does a community need to be considered 'complete'?

Would you consider your community complete? Why or why not?

Do you agree that leveraging existing centers and corridors (compact development) is a good strategy for future development in the Thrive 2050 plan?

Next, the lead facilitator reviewed four critical components of Thrive 2050: housing, transportation, design/arts/culture, and parks and recreation, sharing major issues or challenges in each area that the master plan identified and key policies it proposed as strategies to pursue. Not every issue or proposed policy in the four areas were presented in the interest of time.

After the review of each issue, participants commented on the issues and proposed policies, and after each comment period, they took part in two polls:

Do you feel that the issues outlined in this area are representative of the challenges in your community?

Do you agree with the policies outlined in this area of Thrive 2050?

Across the eight focus groups, the policy area with the best polling was **Parks and Recreation**. About 77% of respondents believed that Thrive 2050 had effectively identified the issues, and 83% thought that the policies proposed were on target.

Broadly, **transportation** was the next highest vote-getter: about 69% believed the issues were identified well while 61% indicated they agreed with the proposed policies.

The **Design, Arts, and Culture** results were a little more mixed: while only a little more than half (53%) believed the issues were correctly identified, 69% believed the policies were.

The results for **Housing** were the lowest overall for the four policy areas: only 54% of respondents believed Thrive 2050 had identified the issues well, and even fewer (51%) thought it had identified the policies effectively.

The final segment of each focus group centered on a brief presentation on three elements of **racial equity and social justice** for the plan. Below are the elements and the discussion question we posed after a brief contextual presentation:

Integration

How important do you think residential integration (including educational) and economic integration ins to the future of the County? If leaning toward important, why? If leaning toward not important, why?

Environmental Justice

If we define environmental injustice as including inadequate access to healthy food, inadequate transportation, air and water pollution, unsafe homes, etc.:

How well has the County done in recent years to address these issues in your community and other communities of color?

What do you see as the top priorities in the next decade(s) for the County to address concerning resolving environmental injustices in our communities?

Institutional reparations

Given that the County's planning, housing, and economic practices have involved pervasive racial discrimination in the past, what structures, systems, and policies would you want to see the County put in place to make essential (or fundamental) change to repair the damage?

Given time constraints, participants did not have a significant amount of time to weigh in on these substantial topics, but many offered essential insights on all three topics and how the County might address them.

You can VIEW the focus group presentation in the Appendices

Participants across the focus group meetings provided thoughtful remarks and stayed highly engaged throughout the two-hour process. We identified seven themes common to every session, as found below. Underneath every theme statement are representative comments made at the meetings that fit the overarching theme:

Overall Focus Group Themes

If We are to Have Complete Communities, We Must...

- Satisfy Basic Needs for All
- Invest in Good Infrastructure
- Provide Affordable Housing and Economic Opportunities for All
- Accept Everyone No Matter Race or Class (allowing everyone to be comfortable anywhere in the County)
- Make Education a Number One Priority to Complete Communities
- BUT ... are complete communities Attainable?**
 - Are complete communities attainable for us?
 - The plan lacks realism about creating 'complete communities.'

We Need More Accessible, More Affordable Housing & Housing Options

- We Need More Accessible, More Affordable Housing
- We Need Accessible, Affordable Housing
- The Lack of Affordability in Housing Currently is Huge
- The County has an Enormous Number of Housing Challenges.
- The County has a Large Number of Cost-burdened Households
- We Need Far More Housing Options

We Have Doubts that the Plan Will Be Able to Overcome Our Significant Disparities

- We Have Several Dimensions of Inequity: Amenities, Infrastructure, Services
- There are Significant Disparities in Amenities across the County.
- We Must Overcome Current Disparities in Education
- We Have Numerous Geographic and Demographic Inequities
- There are Multiple Disparities between Lower-East and Lower-West County.
- There are Multiple Racial and Socioeconomic Inequities in the County
- The County Needs to Fix Near-Term Issues before Implementing a Long-Term Vision
- Discrimination and Racism in the County Continue to Segregate Us
- The County Must Repair Broken Relationships with Black Families; Greater Equity will Require Some Form of Reparations

The County's Efforts to "Integrate" Will Make BIPOC Residents More Vulnerable

- Residents have a Great Fear of Displacement
- The County Needs to Safeguard Against Displacement.
- Integration Will Not be Possible
- Residents Don't Believe that Equal Development of Corridors Will Happen

The County is Not Currently Prioritizing Vulnerable People

A Focus on Arts and Culture Must Embrace & Understand Cultural Differences

We Need Better, More Convenient, Affordable, and Green Transportation

Thrive Must Focus on Reliable, Frequent, Convenient, and Affordable Public Transportation

We Need Better Public Transportation and Transportation Alternatives.

We Need a Commitment to Green Transportation

The Challenge with Compact Growth is it...

Extends the Problematic Legacy of Wedges/Corridors

Doesn't Focus on Needed Connectivity Across the County

Will Make Light Blue Parts of the Map Very Overcrowded

Has a Primary Focus on Transit, Which Ignores Blue Collar Workers' Needs

Won't Prioritize Good Jobs Near Our BIPOC Neighborhoods

Will Cause Worse Access for Us to Green & Open Space

Won't Benefit People of Color

We Need to Learn How to Plan Differently

The Plan Needs to Demonstrate Greater Flexibility in How it Addresses Communities & Issues

The Plan Needs to Provide Flexibility as Every Community is Different

We (BIPOC people) are Heard but Not Prioritized in Planning and Policy-making

High Level Themes for Each Focus Group

BIPOC Youth + Young Adults (July 27)

We Need Acceptance of Everybody. Complete community is ... where we accept everyone no matter race or class, allowing everyone to be comfortable anywhere in the county

We Need More Accessible, More Affordable Housing

We Have Several Dimensions of Inequity: Amenities, Infrastructure, Services

We're Heard but Not Prioritized in Planning and Policy-making

County Needs to Fix Near Term Issues before Implementing Long Term Vision

BIPOC LMI – Fairland-Briggs Chaney (July 28)

Need more and improved access to programs, activities, opportunities for youth and young adults

Crime and Security a threat to businesses and neighborhoods

Perception that they are not cared about

Need transit, but commutes are too long and service infrequent – disconnected from employment and destinations

Housing is substandard and building inspectors are not being accountable

Would like to have better housing locally AND opportunities to move elsewhere

Poor quality retail, want more commercial development

LMI & Immigrants - Takoma Park (Aug 3)

There are Significant Disparities in Amenities across the County.

The County Needs to Safeguard Against Displacement.

The County is Not Currently Prioritizing Vulnerable People

We Need Accessible, Affordable Housing

We Need Better Public Transportation and Transportation Alternatives.

We Must Overcome Current Disparities in Education

BIPOC LMI - Aug 4th Virtual

- We Have Numerous Geographic and Demographic Inequities
- The Plan Lacks Realism about ‘Complete Communities.’
- The County has a Large Number of Cost-burdened Households
- Residents have a Great Fear of Displacement
- The Plan Needs to Provide Flexibility as Every Community is Different

CASA (Low-Income Spanish, Aug 4)

- Residents Don’t Believe that Equal Development of Corridors Will Happen
- Education is the Number One Priority to Complete Communities for Latino Families
- Lack of Affordability in Housing Currently is Huge
- Good Jobs Do Not Exist Near Our Neighborhoods
- We Need a Commitment to Green Transportation

Middle Class African American - Aug 9th Virtual

- There are Multiple Disparities between Lower-East and Lower-West County.
- There are Multiple Racial and Socioeconomic Inequities in the County
- The County has an Enormous Number of Housing Challenges.
- The Plan Needs to Demonstrate Greater Flexibility in How it Addresses Communities & Issues

CHEER - Low-Income Spanish (Aug 18)

- Are Complete Communities Attainable for Us?
- Latinos Can’t Benefit from Compact Growth
- A Primary Focus on Transit Ignores Our Non-Office Worker Needs
- A Focus on Arts and Culture Must Embrace & Understand Cultural Differences
- Integration Will Not be Possible

BIPOC LMI - Aug 18th (virtual)

- If We are to Have Complete Communities, We Must ...
 - Satisfy basic needs for all
 - Invest in good infrastructure
 - Provide affordable housing and economic opportunities for all
- The Challenge with Compact Growth is
 - Extends problematic legacy of wedges/corridors
 - Doesn’t focus on needed connectivity across county
 - Will make light blue parts of map very overcrowded
- We Need Far More Housing Options
- Thrive Must Focus on Reliable, Frequent, Convenient and Affordable Public Transportation
- We Need Better Access to Green & Open Space
- The County Must Repair Broken Relationships with Black Families
- Discrimination and Racism Continue to Segregate Us
- Integrate Potomac

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What we heard

A Summary of Perspectives

Community Questionnaire

The Thrive Montgomery 2050 Community Questionnaire was conducted from July 19, 2022, to August 20, 2022. A total of 1860 participants took the questionnaire, with 37 people taking the questionnaire entirely in Spanish. The questionnaire was designed to gather feedback, on 3 primary areas:

- Measure the level of public understanding of the focus planning areas on the plan including, compact growth, complete communities, housing, transportation, design, arts & culture, and parks & recreation.
- Incorporate racial equity and social justice-based questions to understand residents' perceptions on issues of race, discrimination, segregation, and equitable access to county resources.
- Understand the level of engagement and demographic background from participants previously engaged in Thrive 2050 public involvement work coordinated by the Montgomery County Planning Department.

While the Community Questionnaire was conducted to primarily gather input about the current focus identified in the plan, it also gathered information about other systemic issues of race, segregation, and equity not explicitly mentioned in the plan, but the nonetheless can impact how underrepresented community members experience housing, transportation, design, arts, culture, and parks and recreation in the county.

The questionnaire was conducted through SurveyMonkey and was open to any resident of Montgomery County who wanted to take the questionnaire. The decision to make this questionnaire open was explicit, allowing the consultant team to share the link with community organizations that already have the trust and established working relationships with BIPOC community members to disseminate the questionnaire through their networks.

People were incentivized to participate in the questionnaire by offering them the chance to enter a raffle to win either a \$10 or \$50 gift card. Because of this project's racial equity and social justice emphasis, all questions on the questionnaire, including the demographic questions, were required to be answered to officially enter the raffle.

Section 1: Public Awareness of Thrive Montgomery 2050

The initial section of the questionnaire sought to understand awareness about Thrive Montgomery 2050 and comprised three primary questions: Q1: Are you aware of Thrive Montgomery 2050, the general plan for the County? Q2 [If answer was yes to Q1]: When did you first become aware of Thrive 2050? Q3: Have you participated in the any of the following engagement activities in the past?

71% of participants who took the questionnaire were already aware of Thrive Montgomery 2050, while 29% had not heard of the draft plan. Of those who were aware, 17% had just learned about Thrive 2050 during the summer of 2022. The source of information about Thrive 2050 varied throughout the group, indicating already knowing about Thrive 2050. About half of the people learned about Thrive 2050 through previous engagement work done by Montgomery Planning.

Of those aware of Thrive, 79% were White, and 21% were BIPOC. Of those unaware of Thrive, the percentages were significantly different:

Section 2: Thrive Montgomery 2050 Planning Areas

Section 2 of the questionnaire first asked participants to describe their hopes for Montgomery County's future in 1-3 words. A word cloud of the most mentioned words can be found below. Among the most mentioned words were affordability, safety, sustainability, diversity, equity, affordable housing, jobs, walkability, and education.

Q7 What are 1-3 words that describe your hopes for Montgomery County's future?



Next, the questionnaire asked participants about their level of agreement on Thrive Montgomery 2050's three overarching priorities to develop a strong economy, protect the environment, and advance racial equity and social justice.

Overall, for all respondents, **protecting the environment received the most support - 55% strongly agreeing and 23% agreeing (78% total).**

Fostering a strong economy came second - 47% strongly agreeing and 30% agreeing (77% total).

Racial equity and social justice came in third - 42% strongly agreeing and 21% agreeing (63% total).

Of the three priorities, **the highest percentage disagreed with racial equity and social justice as a priority - 23% disagreeing or strongly disagreeing.**

BIPOC respondents had a somewhat different ordering of priorities: fostering a strong economy came first with 80% agreeing or strongly agreeing; protecting the environment came in second with 70%; racial equity and social justice came in a bit lower at 58%. Further, 28% of BIPOC respondents disagreed or strongly disagreed that racial equity and social justice should be considered a priority.

Next, questionnaire respondents were asked, "Do the following six focus areas outline in Thrive 2050 fit your vision for where the County should be going?"

Overall Respondents			
Planning areas	Fits my Vision	Absolutely fits my vision	I don't understand what this is about
Parks and Recreation	33%	45%	3%
Transportation and Communications Network	29%	43%	3%
Housing for All	19%	40%	4%
Design Arts and Culture	35%	27%	4%
Compact Growth	23%	25%	10%
Complete Communities	22%	29%	13%

Overall, Parks and Recreation (78%) and Transportation and Communications Network (72%) received the best scores of either 'absolutely fits my vision' or 'fits my vision.' About six in ten respondents found a fit with Housing for All (59%) and Design, Arts, and Culture (62%), although Housing for All had a higher percentage indicating 'absolutely fits my vision' (40% vs. 27%).

Respondents rated the final two focus areas, compact growth (48%) and complete communities (51%), the lowest, with both receiving only about half for 'absolutely fits' or 'fits.' Respondents also expressed the most difficulty understanding the meaning of these two focus areas.

When looking at BIPOC responses separately, they too, viewed Parks and Recreation, Transportation, and Housing for All as the best fit for their vision for the County. BIPOC respondents also identified compact growth and complete communities as the most complex terms to understand.

BIPOC Respondents			
Planning areas	Fits my Vision	Absolutely fits my vision	I don't understand what this is about
Parks and Recreation	32%	45%	3%
Transportation and Communications Network	26%	44%	4%
Housing for All	19%	44%	4%
Design Arts and Culture	31%	30%	4%
Compact Growth	23%	24%	11%
Complete Communities	23%	30%	13%

Respondents were asked about other essential themes beyond the six focus areas. The most frequently cited were: schools/education (78 responses); equitable development throughout the County (38 mentions); protecting current neighborhoods (37 responses).

Concerns within Thrive 2050 Focus Planning Areas

Our questionnaire team also asked respondents about their concerns on other essential issues.

Jobs and Economic Opportunity: the top four concerns were the length of the commute (54%), transportation costs (45%), wages (45%), and access to local jobs (42%). BIPOC respondents also indicated that job opportunities and competition for jobs were of concern.

Housing Concerns: the top four concerns were cost (66%), safety (52%), housing quality (48%), access (43%). BIPOC respondents shared the same priority concerns.

Transportation Concerns: the top concerns were reliability (66%), convenience (58%), safety (53%), and cost (47%). Thirty-three percent indicated that accessibility for people with disabilities (33%) was also a significant concern. BIPOC respondents had nearly identical concerns. Parking also rated a high concern for BIPOC respondents (47%).

Parks and Public Space Concerns: the top concerns were safety (54%), pollution (52%), proximity to home (41%) and difficulty getting to parks/public spaces (32%). For BIPOC respondents, safety received a far higher percentage, 65%, of the vote.

When asked about concerns beyond the four categories above, BIPOC residents indicated crime, safety, overcrowded neighborhoods, high taxes, and increasing access to housing as key concerns.

Affordability and safety emerged as prominent issues across the questionnaire's quantitative and qualitative responses, especially for BIPOC respondents. Also, while displacement and gentrification were not in the top 4 concerns for housing, they continued to be prominent issues identified by participants. Overall, 32% of participants identified displacement as a housing-related concern, while among participants with lower incomes (from \$0-\$49,999) more than a third identified displacement as a significant concern.

Section 3: Race, Discrimination, and Equity Section

The Race, Discrimination, and Equity section asked participants to rate race relationships in Montgomery County, share their experience with discrimination in the County, and offer input about the level of public services that their neighborhoods receive.

Responses on a scale of 1-10 (10 being high) about how high a priority it should be for the government to address racial equity gaps in education, criminal justice, jobs, health, housing, and other areas the average response for overall respondents and for BIPOC respondents was 6.

When asked about the level of tension for race relations in the County, from not tense at all to very tense, overall responses were very similar to aggregated BIPOC responses.

	Overall	BIPOC
A little tense	23%	20%
Somewhat tense	24%	20%
Very tense	9%	8%

Yet, responses were quite different when respondents were asked about their personal experience with discrimination in the County.

	Overall	BIPOC
Yes, have experienced	19%	38%
No, haven't experienced	69%	46%

As you can see, more than double the percentage of BIPOC respondents compared with overall respondents reported having directly experienced discrimination in the County. **BIPOC participants reported having faced discrimination in education (17%), employment (16%), policing and court system (16%), and access to governmental resources (11%).**

Section 4: Demographic Information

Eighteen-hundred-sixty (1,860) people took the Thrive 2050 Community Questionnaire. The questionnaire asked a series of demographic questions to help identify the background of participants. Only 1308 participants completed the demographic section of the questionnaire, and just under 1300 shared their race ethnicity and household income.

Geography

Although dozens of cities and towns were represented in the questionnaire, residents from the following seven jurisdictions had the most participants: Silver Spring (410), Bethesda (133), Rockville (114), Chevy Chase (89), Gaithersburg (85), Takoma Park (64), and Wheaton (49).

Race and Country of Origin

A total of 1287 people reported their race. People were able to input more than once race to indicate mixed race. A total of 27 participants selected more than one option for race, which resulted in receiving more number of responses than the number of participants who shared their demographic information.

The breakdown was as follows:

White: 976 or 76%
 Black or African American: 181 or 14%
 American Indian or Alaska Native: 45 or 3.5%
 Asian: 124 or 9.6%
 Native Hawaiian or another Pacific Islander: 31 or 2.4%
 Hispanic: 111 or 8.6%
Total BIPOC: 492 or 36%

Countries of Nationality

Nearly 1,300 shared their nationality. Nearly every part of the world was represented:

South America
 Central America and Mexico
 North Africa
 Southeast Asia
 Cuba and the Caribbean
 Europe
 Russia
 China
 Middle East
 South Asia
 USA

Income

1287 participants reported their income from 2020.

Under 15,000: 53
 Between \$15,00 and \$29,999: 58
 Between \$30,00 and \$49,00: 78
 Between \$50,000 and \$74,999: 115
 Between \$75,000 and \$99,999: 149
 Between \$100,000 and \$150,000: 310
 Over \$150,000: 524

Housing status:

Of the 1287 participants who reported their housing status, 12.2% were renters, 80.3% were homeowners, and the remaining 7.5% had

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What we heard

A Summary of Perspectives

Community Forum

The Nspiregreen team held a large online community forum near the end of the engagement process to expand the opportunity to provide input on the racial equity and social justice issues in the Thrive 2050 plan.

Because the forum was promoted online and some emails went out to people who had participated in previous activities around Thrive 2050, those who registered were generally reflective of the broader Montgomery County demographics and not just those of our target audience. Thus, a majority of registrants were White and relatively affluent, but there was also a significant number people of color and low-moderate income residents who registered to attend.

In the end, more than 300 Montgomery County residents signed up to participate and, when we convened the meeting, there were 160 who actually attended. Although the participants in the forum had different demographics than in our other programs, it was helpful to see what the broader Montgomery County population felt about the issues we discussed and it enabled in-depth conversations and feedback across race and income levels.

In the end, more than 300 residents registered, well more than half White; when we convened the meeting, 160 attendees showed up, two-thirds of whom were White. Although this didn't allow our consultant team to access our target audience fully, it still enabled in-depth comment and input across race and income level.

We opened the meeting by asking people to place in Chat where they were participating from. Although only 60 of the 160 submitted to chat, we were quickly able to see that we had people from all across the County, including:

- The Silver Spring area inside and just outside the beltway, including folks from Brookeville, White Oak, and Hillendale, among others
- The Gaithersburg area, including Montgomery Village
- The broader Wheaton area, including Aspen Hill and Colesville
- The broader Bethesda area, including Chevy Chase, Kensington, and North Bethesda
- Germantown
- Rockville
- As far north as Clarksburg and as far southeast as Takoma Park

Community Forum Design (& Polling Results)

As we opened the meeting, we asked a series of demographic polling questions, the same ones posed in the focus groups.

The results were:

- Gender: 66% female; 32% male; 2% something not listed here
- Age: 18-34 years old – 9%; 35-54 years old – 36%; 55-64 – 24%; 65+ 34%
- Household income: 30% under \$75,000/year; 43% between \$75,000-\$150,000; 27% did not say
- Race/Ethnicity:
 - 1% American Indian or Alaska Native
 - 4% Asian or Asian American
 - 21% Black or African American
 - 7% Hispanic or Latino
 - 1% Native Hawaiian or other Pacific Islander
 - 64% White
 - 4% Other not mentioned here
 - 2% Prefer not to say

Much as we did in the focus group meetings, we invested significant time presenting the key concepts, issues, and proposed policies across the Thrive 2050 plan: complete communities, compact growth, housing, transportation, design, arts, and culture, and parks and recreation.

After each mini-presentation, we asked attendees to answer three polling questions and to enter any ideas they had for that topic into the Chat.

For **Complete Communities**, we asked a single polling question – Do you agree that the focus on complete communities is a good strategy for future development in the Thrive 2050 plan?

Poll Result

60% strongly agreed or agreed, 21% disagreed or strongly disagreed, and 13% indicated they did not know enough yet to say. Seven percent neither agreed or disagreed.

For **Compact Growth**, we also asked a single polling question – Do you agree that leveraging existing centers and corridors (compact development) is a good strategy for future development in the Thrive 2050 plan?

Poll Result

59% strongly agreed or agreed, 18% disagreed or strongly disagreed, and 11% indicated they did not know enough yet to say. Eight percent neither agreed nor disagreed.

Next, we presented, in order, the key issues and proposed policies for the other four issue areas. For all four, we asked the same questions for each: (1) Do you feel that the issues outlined in the plan are representative of the challenges in your home community? (2) Do you agree with the proposed policies outlined in the plan? (3) How well do these policies address the issues of Racial Equity and Social Justice (RESJ).

Polling Results in the Four Policy Areas

For Housing:

Issues representative of challenges in your community:

61% strongly agree or agree, 27% disagree or strongly disagree

Agree with policies in the plan:

52% strongly agree or agree; 31% disagree or strongly disagree

How well policies address RESJ:

31% very well or well, 40% not well or not well at all, 18% I don't know enough yet to say

For Transportation:

Issues representative of challenges in your community:

63% strongly agree or agree, 25% disagree or strongly disagree

Agree with policies in the plan:

48% strongly agree or agree; 31% disagree or strongly disagree

How well policies address RESJ:

26% very well or well, 36% not well or not well at all, 24% I don't know enough yet to say

For Design, Arts, and Culture:

Issues representative of challenges in your community:

45% strongly agree or agree, 26% disagree or strongly disagree

Agree with policies in the plan:

46% strongly agree or agree; 21% disagree or strongly disagree

How well policies address RESJ:

23% very well or well, 37% not well or not well at all, 29% I don't know enough yet to say

For Parks and Recreation:

Issues representative of challenges in your community:

48% strongly agree or agree, 31% disagree or strongly disagree

Agree with policies in the plan:

45% strongly agree or agree; 21% disagree or strongly disagree

How well policies address RESJ:

23% very well or well, 33% not well or not well at all, 19% I don't know enough yet to say

Compared to the aggregated results from the focus groups, forum participants ranked three of these four policy areas lower for the plan's success in identifying the issues and its success in identifying policy proposals. The only area that ranked higher compared to the focus groups was housing, which was the lowest vote-getter of the four policy areas as rated by focus group members.

We asked for the policy areas for the new polling questions, and only a tiny minority of forum participants believed the plan's policies addressed RESJ well. About one-fifth to one-quarter of participants across the four areas believe they did not yet know enough to have an opinion one way or the other.

In the second half of this two-hour meeting, we provided a brief overview of how the issues of equity and justice show up in the current Thrive 2050 plan draft. We then proposed brief definitions of terms (equality, equity, and justice), and shared examples of where racial disparities show up and how Thrive 2050 has identified RESJ "target areas" in the plan.

After sharing some of the themes identified relating to RESJ in the focus groups, we moved everyone into six randomized breakout groups of about twenty-five participants.

In the first breakout, we asked participants to identify specific things the County can do to achieve prosperity while also addressing historical injustices and limiting future disparities.

In the lead into the second breakout, we shared ideas forward-thinking communities utilize to center historically disadvantaged communities in community planning. We then put them into the same breakout rooms to discuss their ideas for what the County should do to more effectively engage people of color, immigrants, and lower-income residents in future planning and policy-making initiatives.

After each discussion, we asked attendees to identify their most significant insight or takeaway from the conversation and place it in Chat.

On the next page, we summarize the common themes that emerged from both of those discussions. We also review the themes that emerged from 1000+ comments in Chat made throughout the meeting.

We concluded the meeting by asking everyone to respond to four final polling questions:

- How worried are you about displacement?
- What is the current level of trust in the Montgomery County government, especially concerning planning?
- What is your level of willingness to engage with the County on policy-making and planning in future years?
- To what degree would you like racial equity and social justice be incorporated into the Thrive 2050 plan?

Results for Final Polling Questions

For **displacement**: 53% very worried or worried; 30% not worried or not worried at all

For **trust**: 22% very high or high trust; 55% low or very low trust

For **willingness to engage**: 82% very willing or willing; 7% unwilling or very unwilling

For **incorporating RESJ**: 86% very important or important; 4% unimportant or very unimportant

You can [VIEW the community forum presentation in the Appendices](#).

Overall Community Forum Themes

Breakout Discussion #1: Rebalancing and Ensuring Greater Racial Equity & Social Justice

- Invest Heavily in Racial Equity in the County's Future Development and Redevelopment
- Demonstrate Greater Urgency in Making Far More Housing Affordable
- Address and Counteract the County's Racist Legacy and Continuing Discrimination
- Pay Attention to Environmental Issues/Impacts
- Lift Up Populations Economically / Support Parents & Families
- Invest in Transit
- Provide Greater Equity in Quality Schools & Education
- Prioritize Seniors and Youth
- Compressed Time Frames are the Enemy of Equity & Justice

Breakout Discussion #2: Improving Community Engagement with Underrepresented Communities

- Conduct Far More Robust Outreach When Engaging Underrepresented Communities
- Meet at Times and Places Convenient to Busy People
- Advertise Far and Wide in Our Communities
- Provide More Supports to Help People Engage
- Make Writing and Communications about the Plan Clear and Accessible
- Don't Enable or Advantage Privileged Voices
- Listen & Understand First in Order to Act Effectively

Chat Themes

Themes about the Outreach and Engagement Process

- Involve Youth Directly and Be Versatile in How You Reach Out to Young People
- Lift Up Voices of Those Who are Underserved / Prioritize BIPOC People in BIPOC Forums
- Grassroots Organizing with and for Underrepresented Populations
- Reach Out to Nonprofits & Faith-based Organizations
- Make Engagement Convenient and Accessible
- Bring Thrive Discussions To The People (dozens of examples of where and how)
- Create Formal Mechanisms to Be More Inclusive
- Fund the Office of the People's Council
- Invest Further Time in Thrive to Engage BIPOC Communities

Equity and Thrive

How Will Thrive Remedy Past Wrongs and Current Disparities?
 If We're not Careful, Thrive Could Increase Inequity
 Broaden What's Included in the Definition of Equity
 Equity: What the County Already Has in Place
 Need Better Investments in Jobs, Education, Skills Training, and Benefit Programs
 Concerns that Displacement is Both Already Here and on the Near-Horizon
 We Need to Implement Effective Plans for the Differently-Abled

Housing

Concerns about Whether Enough Affordable Housing Will Be Built
 Concerns about Where Affordable Housing is Built
 I Can't Afford to Live Here or Am Concerned I Won't Be Able to in the Future
 What Will Happen to Naturally Occurring Affordable Housing (NOAH)?
 What Will Happen to Single-Family Neighborhoods?
 MPDUs Will Never Accommodate All the People Who Need Affordable Housing.
 We Need Social and Cooperative Housing
 We Need Smaller, Context-Sensitive Plans & Planning.
 We Need Creative Approaches to Solve the Complex Housing Crisis
 We Need to Increase Developers' Impact Fees

Other Thrive Policy Areas

There's a Need to Balance Transportation Needs: Beyond Commuting, Beyond Growth Areas & Also to DMV Region
 Focus on the Environmental and Human Impact of Compact Growth on Existing Communities
 What We Must Incorporate, Environmentally, to Get this Right

Critiques of Thrive

A COMMON VIEW: Slow Down Thrive & Do it Right
 ANOTHER COMMON VIEW: Pass Thrive Now with Adjustments
 The Status Quo is a Significant Obstacle to Genuine Progress in the County
 The Thrive Plan is Difficult to Understand
 Most Residents Don't Know about Thrive
 Concerns Residents Have about what Thrive Doesn't Address

- The needs of BIPOC, seniors, and Upcounty jurisdictions
- The needs of these growing, vulnerable populations
- The disparities in amenities and investment between East and West county.
- Infrastructure, tree canopy, parking, school overcrowding
- How to implement the ideas in this plan
- Eliminating building-by-right
- Collaborative and innovative ways to address the high level of need in the County

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What we heard

A Summary of Perspectives

Pop Up Events

Nspiregreen and PEA, along with staff from Everyday Canvassing distributed approximately eight hundred plus flyers at various locations in Montgomery County promoting Thrive 2050 Survey, Focus Groups and Community Forum. Participants could access the survey using a QR Code, through the project website, and on tablets provided at 2-3 pop-ups. Pop-up outreach efforts included tables at various events and businesses, distributing flyers in targeted communities and high traffic areas, engaging residents in a conversation about the project. Locations were selected due to their proximity to targeted communities and businesses, access to large groups of Montgomery County BIPOC residents who fit within our targeted low-mid income range.

Pop-up	Address	Community
Wheaton Safeway and Wheaton Metro	11201 Georgia Ave	Wheaton
Wheaton Giant and surrounding small businesses	2900 University Boulevard West	Wheaton
Crossroads Farmers Market	Anne Street at University Boulevard E	Takoma
The Rio or the Crown in Gaithersburg	9841 Washingtonian Boulevard	Silver Spring
Rockville Metro & targeted neighborhoods	251 Hungerford Dr,	Rockville
Silver Spring Metro	8400 Colesville Rd	Silver Spring
International Food Festival in Downtown Silver Spring at Veteran's Plaza	Veterans Pl	Silver Spring

Pop-ups were conducted between 11am - 5pm, between August 5th - 16th. We distributed over 600 flyers promoting the questionnaire and engagement opportunities.

Wheaton Safeway and Wheaton Metro 100 Flyers – 3 hours

Wheaton Giant and surrounding small businesses 200 Flyers – 4 hours

Crossroads Farmers Market, 4 hours, talked to 74 people, distributed 60 postcards, and 10 people took the survey in person.

The Rio or the Crown in Gaithersburg 3 hours - 80

Rockville Metro & targeted neighborhoods 2 hours - 60 flyers

Silver Spring Metro 2 hours - 80 flyers

International Food Festival in Downtown Silver Spring at Veteran's Plaza 1.5 hours – 80 flyers

Recommended Changes to Thrive Montgomery 2050

General

- For all plan chapters, the “How will we evaluate progress?” sections need to include establishing specific targets for equity outcomes - for example: Establish criteria to support black owned businesses recruitment and retention
- After revising Thrive: Revisit with low-income and BIPOC communities to make sure communities can support the policies before passing the document
- Allow more time and resources to complete drafting RESJ Review language
- Conduct a housing study that will seek to address displacement fears by community, determine how to achieve growth targets, and identify barriers to successful implementation
- Establish working relationships with Communities that prioritize participatory planning and delegate power to vulnerable communities

Compact Growth

- Focus density near transit stations
- When new development comes, efforts need to be made to ensure that the existing community benefits in a significant and meaningful way. Community Benefit Agreements need to have accountability mechanisms and follow up to measure outcomes
- Partner compact growth with social work that helps residents access housing affordability resources.
- Create policy framework to ensure that BIPOC businesses are accessing opportunities in new development(s)
- In existing low-income areas, prioritize development of parks, open-space and institutional uses to support improved property values.
- If market rate housing is going to be built in areas with naturally occurring affordable housing, strong tools to prevent displacement are needed
- Design a clear growth management strategy to protect communities of color from displacement and overcrowding
- Neighborhood stabilization and conservation strategies for communities of color

Complete Communities

Planning must seek to strengthen existing communities to make them complete. Social networks should be leveraged, and institutions strengthened.

- Work with County to set up incentives for workforce development youth + adult
- Leverage partnerships to increase education access
- Identify way to improve access to recreational programming, jobs, and education for young people 16-24
- Incentives for BIPOC entrepreneurs + pathways to contracts
- Invest in racial equity

Design, Arts, and Culture: Investing and Building Community

- Leverage rich diversity in the County, especially in places like Silver Spring, Rockville, Gaithersburg, and Germantown.
 - Explore ways to celebrate “Diversity Hubs” in Montgomery County as places to reinforce inclusion.
- Invest in urban design and architecture that promotes safe communities and civic pride
 - Consider CPTED or other standards to encourage safe/welcoming public spaces
- Discourage walls and buffers which keep communities disconnected
- Create official channels for BIPOC artists, neighbors, and businesses owners to come together to provide input on arts and culture
- Create training, internship, and jobs programs for local artists, specifically local BIPOC artists, to get jobs in advancing public arts and culture.
- Prioritize inclusion of racial minorities and immigrants in public placemaking to help nurture a sense of culture which celebrates all residents
- Invest in urban design that allows communities to adapt to climate change and extreme weather patterns. Pair these plans with long-term maintenance plans to detail plans for maintenance, key players involved, and populations impacted by these plans.
- Sustainable Urban Design needs to be accompanied by formal guidance that ensures equitable use of design technique, sustainable materials, and investment in sustainable infrastructure in all neighborhoods, regardless of the demographic composition of a neighborhood.
- Create plans to specifically reuse existing viable buildings to support BIPOC entrepreneurs access affordable spaces for small local businesses.

Transportation and Communication Networks

- Improve access to the Ag reserve and urban centers, from neighborhoods through Multi-Modal Transit
- Subsidize the cost of shared mobility options for residents with limited access to train stations or bus stops.
- Encourage mixed-use zoning to integrate a balance of parking options to accommodate car-dependent residents
- Encourage Antiracism, accessibility, and implicit bias training for transportation officials, including decision makers, planners, agency leaders, and bus and train conductors.
- Address issues faced by commuters travelling to/from outside of the County for work through regional collaboration
- Consider exemptions for policies such as congestion pricing and reduced parking for low-income and BIPOC communities
- Look at ways to address the costs of transit
- Consider creating land uses such as lots for essential vehicles
- Improve communication to address anxiety over changes
- Identify strategies and partnerships to help address the “digital divide” bringing free networked resources to vulnerable communities

Housing for All

- Encourage establishment of rent to own programs and create systems to educate homeowners on how to protect and enhance their investments.
- Make home improvement and maintenance incentives available to low income property owners who spend a certain proportion of their income on housing costs.
- Weatherization programs will help with County’s sustainability goals and improve health outcomes for residents. Prioritize making grant dollars and incentives available to low income families to improve their indoor environmental quality and overall resource management.
- Integrate high-income neighborhoods by identifying a threshold of low-income housing which supports the local economy – enough housing should be provided to ensure that people who work in retail, service and other low wage earning employment sectors have the option not to commute.
- Develop a zoning and design strategy which allows different housing types to be built and high income (primarily single family) areas that will preserve existing property values through careful design and allow for low income residents to live with dignity.

- **Missing Middle:** Based on the observed trend over time of the widening wealth gap between economic elites and the working class, it is doubly important importance to ensure that future development makes room for the growing low to moderate income class. New development should preserve at least 15 to 20% of units for the lowest income earners, but also set aside at least 20% for low to moderate income households i.e. Workforce housing that people earning standard wage jobs can afford.
- Promote and expand inclusionary zoning with tools such as density bonuses and reduced parking requirements for developers that build affordable housing
- Develop system for measuring outcomes to ensure that initiatives put in place to help communities of color are having intended outcomes.
- Increase checks and balances to offset the personal bias that impacts programs meant to help people of color but end up causing problems due to inadequate safeguards.
- Reestablish the River Road Growth Corridor to provide opportunities for low-moderate income housing development.
- Identify new mechanisms to provide supportive housing for vulnerable residents, with a special focus on those who may be ageing out of youth programs (18-24)
- Advocate on the state and federal level of funding to support development of low-income housing
- Identify and inventory existing areas that have private restrictive covenants and work with state to address
- Work with lenders to make capital available to BIPOC and low-income first-time home buyers
 - identify subsidies to support down payment and weatherization
 - integrate green systems opportunities (solar, water, etc.)
- Identify Affordable housing targets and create realistic measures to reach them
- Preserve naturally occurring affordable housing
- Develop social and cooperative housing
- Strengthen strategies to deal with unsheltered populations
- Strengthen strategies aimed at foreclosure prevention
- Increase developer impact fees if the economic case can be made

Parks, Recreation, and Natural Resources

- Establish clear environmental thresholds and targets with a focus on improving access to parks and enhancing environmental quality and resource management in communities of color
- Inventory and establish plan to address environmental justice issues

Racial Equity and Social Inclusion

- Conduct analysis to determine social and economic costs of past discriminatory practices to develop an implementation plan to address the legacies of racism. This should serve as a baseline for determining what reparations might look like.
- Capital Improvement Program should be aligned with Thrive
 - Ensure the priority is given to projects that show benefit to vulnerable communities. Address the most serious ‘wounds’ first.
- Protect and preserve historic African-American and Indigenous sites
- Encourage distribution of assets and resources that reflects a prioritization of historically disadvantaged residents, giving them a chance to “catch-up” and level the proverbial playing field.
- Establish programs and policies which create opportunities for vulnerable groups to participate more fully in business opportunities
- Look for opportunities to improve outcomes for vulnerable communities through regional partnerships and collaboration
- Hospitality and Life Sciences cluster
 - Work to achieve a way in for low-income and minority residents through partnerships and workforce development opportunities
- Identify opportunities for Capacity Building to increase the capacity for Target communities to have meaningful participation
 - Create pathways into the planning profession for local people of color from diverse communities

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Racial Equity and
Social Justice

Plan Chapter

Introduction

Planning for Racial Equity and Social Justice

Urban Planning is the process by which communities build consensus around a shared vision for the future. Planning, like other tools, must be wielded carefully or its use can unintentionally [or intentionally] establish far-reaching consequences that disadvantage those who are not fully considered during the process...

Context

The modern planning profession was born out of social movements like the 'Tenement House Reform' movement which broadly exposed substandard living conditions endured by immigrant and working-class residents in New York City in the late 19th century. The resulting Tenement House Act of 1901 established one of the first laws governing how buildings should be constructed and regulated to account for human health and safety. Since that time, countless academics, organizers, politicians, and agitators alike have contributed to establishing urban planning as the 'epistemological field of study' which informs how so many of the decisions that impact our lives are made. Planning is the tool that the state wields when exercising its 'police power' to regulate and govern the development of land and infrastructure through plans, codes, and ordinances, and their associated administrative processes. As such, planning decisions have significant and cross-cutting impacts; how and where things are built (or not built) directly correlates to the physical quality of place and the quality of life for inhabitants. It is precisely because of the tremendous importance of planning why **who** gets to participate in the planning process matters so much in determining future outcomes.

Historically, there has frequently been an atmosphere of distrust around planning because there are often limited opportunities for everyday citizens to participate and truly be empowered in making the important decisions regarding the future growth and development of their communities. This dynamic is compounded by a legacy of exclusion reinforced through racism and classism. Generally speaking, power and decision-making authority in planning has been reserved for those with either direct political access, or those with privileges associated with wealth, education, race, and/or social status. This imbalance has contributed to a dynamic where the interests of 'capital' have often trumped the interest of the public good. While capitalism's market theory has its merits, one of its flaws is that there is no mechanism by which externalities (like pollution) get paid for. Planning's prescriptions are designed to correct for market failure[s] when the market is not able to correct itself. As such, planning is one of the primary tools available to us to deal with the problems of racial inequities and social injustices, which most often show up in the form of segregation, poverty, and its associated impacts.

This chapter will seek to identify how Montgomery County can improve the overall quality of life for ALL residents, deliberately achieve [more] equitable outcomes, and unwrite past injustices which adversely impact historically disadvantaged and vulnerable communities.

Survey before Plan

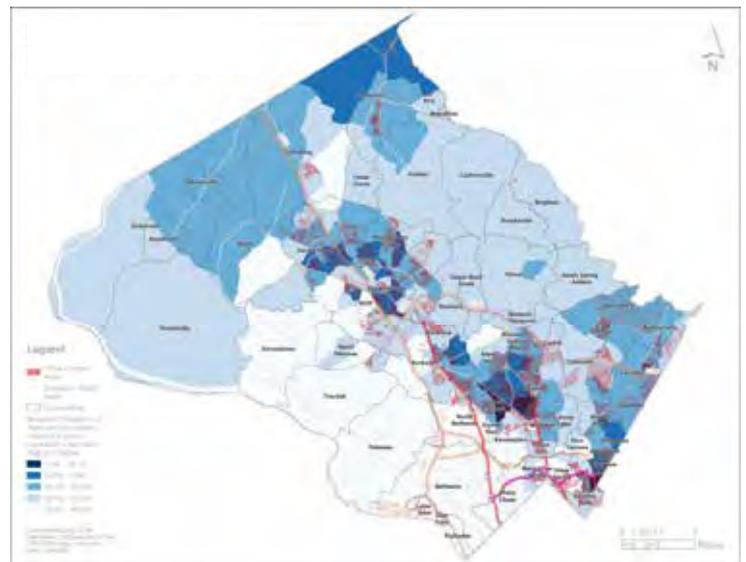
Foundational to planning theory is the work of Patrick Geddes, a planning pioneer, who theorized that you must ‘survey before you plan’. The underlying idea is that before you can apply a prescription, you must thoroughly understand and diagnose the issues. Meaningful public engagement is the prerequisite to building the transparency, trust, and collaborative relationships with communities that are needed to establish the two-way learning process which supports holistic planning solutions. Without careful consultation with the community, it is unlikely that a comprehensive understanding of place can be achieved. John Forester, preeminent urban planning professor who writes on participatory planning processes emphasizes that the ears are the practitioners most useful tool, and that listening [is] the most important planning exercise.

Two Americas

During the Civil Rights Movement, Dr. Martin Luther King, Jr. gave a speech about the “Two Americas” which highlighted the legacy of racial and economic oppression and the plight of poor people and how their lived experiences juxtapose with the promise of America as the land of opportunity, life, liberty, and the pursuit of happiness. Unfortunately, for the decades since this speech was given there are still significant swaths of the black, indigenous and other people of color (BIPOC) communities that continue to be 'stuck' in cyclical poverty. The persistent challenges of social and economic mobility is clearly highlighted in the land use and economic patterns observed in Montgomery County, today.

In 2022, across America, we are still seeing communities of color disproportionately dealing with eroding infrastructure, substandard living conditions, and environmental justice issues like unsafe drinking water. These neighborhoods do not exist by coincidence, they were 'carved out' on the map, years ago, by people who wielded the 'dark side' of planning's power.

Too often, when these communities are finally paid attention, the original residents are displaced and unable to benefit. The cycle of divestment and real estate speculation in communities of color has been well documented over time, making 'Gentrification' one of the hottest issues impacting urban America today.



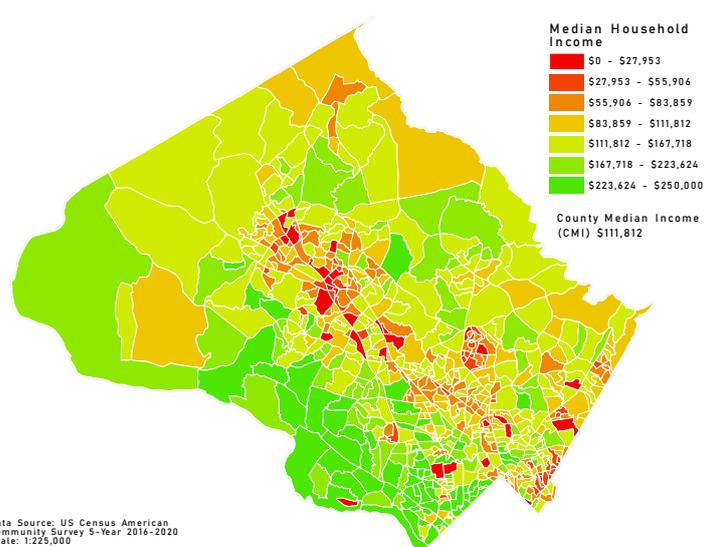
Educational Attainment

This map depicts Educational Attainment by showing, at the census tract level, the percent of the population 25 years and over who has at least obtained a bachelor’s degree.

Census tracts with the low proportions (20.2%-36%) of those holding a bachelor’s degree or higher are concentrated in tracts within Germantown, Montgomery Village, and Gaithersburg.

The Rock Creek, Wheaton, and Oakview communities have tracts with the lowest proportion (1.4%-20.1%) of the population holding a bachelor’s degree or higher.

The tracts with lowest concentrations of educational attainment are also those that overlay the primary and secondary target areas with high concentrations of BIPOC and LMI residents.



Median Household Income

It is no coincidence that the Median Household Income map “follows” the education attainment map. The highly educated communities in East County far outpace incomes in other parts of the County.

Racial Equity

Racial equity work seeks to **heal**; implementation of its ideals requires an honest and careful examination of history to inform deliberate actions aimed at repairing past injustices which have disproportionately impacted black and indigenous communities in America. The legacy of racist policies, and the land-uses they influenced reverberate throughout the entire spectrum of communities of color with Latin/x, Asian, and other BIPOC communities experiencing different, but familiar challenges as their predecessors. Addressing racial equity requires an honest look at root causes of social problems and recognizing that some form of restitution is required to fix them.

To make planning more equitable we have to acknowledge the systems of racial discrimination and privilege which reinforce disparate outcomes for Montgomery County households. Planning alone cannot end racism and segregation, or prevent the erosion of cultural communities that wish to remain intact, it can however be an important tool to begin the work of dismantling long-established systems of privilege.

Social Justice

In a planning sense, wealth affords you the opportunity for exclusion: to live in an environment where you do not have to interact with poor people. However, due to the time value of money, the compound nature of wealth creation, and other factors the wealth gap between 'haves' and 'have-nots' is growing. This imbalance creates a strain on society which makes it unstable.

Social justice is a process by which working class people begin to access the privileges only enjoyed by the historically privileged class[es], to afford healthy lifestyles and to experience education and built environments which inspire them to lead happier and more productive lives. In modern times, this is becoming increasingly important as more and more people are finding it hard to thrive economically. As the County plans for the future, special attention needs to be paid to the hidden costs of poverty and determine ways to design communities to reduce problems associated with public health, crime, housing instability, food insecurity, and segregation.

“Overcoming poverty is not a task of charity, it is an act of justice. Like slavery and apartheid, poverty is not natural. It is man-made and it can be overcome and eradicated by the actions of human beings.” – Nelson Mandela

Justice in Planning

A Right to the City?

The right to the city is far more than the individual liberty to access urban resources: it is a right to change ourselves by changing the city. It is, moreover, a common rather than an individual right since this transformation inevitably depends upon the exercise of a collective power to reshape the processes of urbanization. The freedom to make and remake our cities and ourselves is, I want to argue, one of the most precious yet most neglected of our human rights (Harvey 23).

Property and Pacification

Quality of urban life has become a commodity, as has the city itself, in a world where consumerism, tourism, cultural and knowledge-based industries have become major aspects of the urban political economy. The postmodernist penchant for encouraging the formation of market niches—in both consumer habits and cultural forms—surrounds the contemporary urban experience with an aura of freedom of choice, provided you have the money. Shopping malls, multiplexes and box stores proliferate, as do fast-food and artisanal market-places. We now have, as urban sociologist Sharon Zukin puts it, ‘pacification by cappuccino’ (Harvey 31).

Source: David Harvey, *Rebel Cities*

As inflation heats up, 64% of Americans are now living paycheck to paycheck

PUBLISHED TUE, MAR 8 2022 8:40 AM EST
UPDATED TUE, MAR 8 2022 9:30 AM EST

Jessica Dickler
@JDICKLER WATCH LIVE

KEY POINTS

- The increased cost of living is straining households nearly across the board.
- Almost two-thirds of Americans are now living paycheck to paycheck, according to one report.

Source: CNBC, Life Changes

Examining History (From Plan Draft)

After the Civil War, African Americans suffered from all forms of discrimination (social, housing, education, employment, commerce, health, etc.). The resulting alienation led to the creation of self-reliant kinship communities in many parts of Montgomery County in the late 19th century. A significant part of the history of racial injustice and discrimination suffered by African Americans includes the formation and subsequent decline (in some cases, destruction) of kinship communities in the early 20th century.

Over time, these communities suffered from lack of public investment in infrastructure such as new roads, sewer and water, schools, health clinics, and other public amenities and services needed to be viable places to live. Some communities suffered the devastating impacts of urban renewal policies of the 1960s. Others faced pressure to sell their houses or farms to developers for housing subdivisions. These communities declined because of an accumulation of racially-motivated actions paired with social, political, and economic circumstances. The very few of these communities that survived in some way include Ken-Gar in Kensington, Lyttonsville in Silver Spring, River Road in Bethesda, Scotland in Potomac, Stewartown in Gaithersburg, and Tobytown in Travilah.

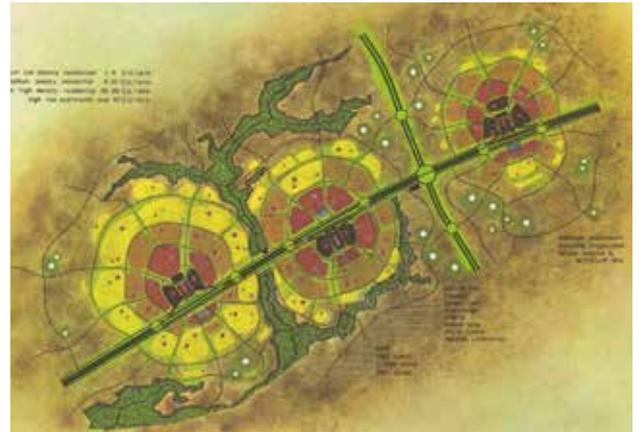
From the 1890s to the 1920s, the first suburban subdivisions in Silver Spring and Chevy Chase used racial covenants prohibiting African Americans and other racial and religious groups from purchasing land or homes. Well into the mid-20th century, these types of covenants were placed in the land records. Even after the passage of the Fair Housing Act of 1968 and the Community Reinvestment Act of 1977 to end these practices, a development pattern of segregation continued. Injustices were evident in unfair banking and lending practices; federal immigration policies; unequal public investment in schools, parks and other public facilities; and siting a disproportionately high number of undesirable uses, such as landfills, near communities of color.

In Montgomery County, the legacy of such discriminatory policies and the exclusionary zoning and other land use controls led to neighborhoods defined by income, race, and housing types. As a result of these practices and other societal factors, a significant quality of life gaps exist for various racial and ethnic groups in the county.

Urban renewal policies which may have been designed to address 'blight' were popularly coined "Negro removal" because the aftermath of efforts resulted in the disbandment of communities and created economic and social losses for African Americans and exacerbated psychological trauma.

On Wedges and Corridors (WAC)

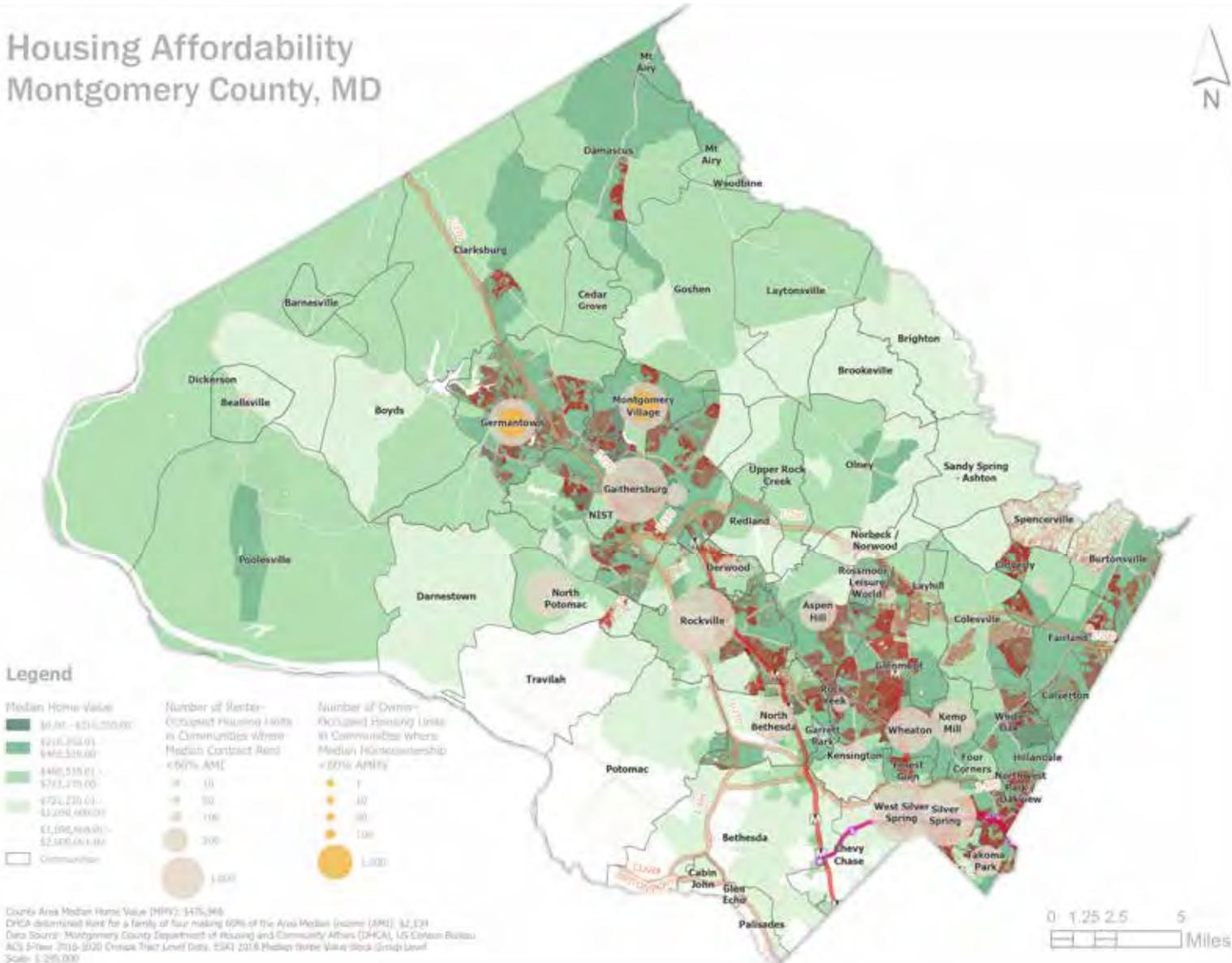
Thrive seeks to "modernize" the old Wedges and Corridors Plan. While it is prudent to not throw the proverbial "baby out with the bathwater," the WAC plan created "land use patterns... which left neighborhoods disconnected and reinforced segregation along racial and economic lines." If the old had plan adverse outcomes for historically disadvantaged groups, how do we address/mitigate its failures? What does "modernization" of the Wedges and Corridors Plan look like?



Wedges and Corridors Plan

To address segregation and economic inequality established in past zoning/land use planning, deliberate mechanisms need to be introduced to create racially and economically inclusive communities. Planning needs to consider social and economic consequences of efforts to integrate. Communities that face historic challenges need special attention paid to community development and stabilization to ensure that existing social networks and institutions are strengthened so that it is not harder for the existing community to survive in the reimagined one, but they feel a central part of it. Conversely, established areas need to create opportunities for less privileged to access the schools, jobs, natural resources, and other benefits through housing opportunity and improved physical access.

Housing Affordability Montgomery County, MD



Housing Affordability

This map depicts various layers including median home values, number of renter-occupied housing units where rent is less than 60-percent of area median income (AMI), and number of owner-occupied housing units where median homeownership is less than 60-percent of area median home value (AMHV). Data from the Department of Housing and Community Development (DHCA) shows \$2,134 as the rent for a family of four making 60% of AMI.

High concentrations of homes with MHVs at or below the County MHV (\$476,966) appears to make up most of the housing stock of census tracts in Gaithersburg, Montgomery Village, and Gaithersburg. Communities in east Montgomery County such as White Oak and Calverton also have MHVs at or below the County MHV (\$476,966).

The availability of affordable rental housing units, shown here as less than 60-percent of AMI, are shown most prominently in Gaithersburg, Rockville, Silver Spring, and West Silver Spring. Each of these communities have over a thousand units where rent is less than 60-percent of AMI.

Owner-occupied Housing Units with an AMHV less than the County AMHV (\$476,966) are only present in Gaithersburg and Montgomery Village.

The data clearly shows that access to affordable housing is going to be one of the biggest challenges faced by Montgomery County in the future. As such, real planning innovation will be required to protect working families from displacement.

Housing

Thrive's housing prescriptions to address racial equity and social justice largely center on a strategy to integrate communities with high concentrations of minorities and/or poverty with new development that attracts multi-racial and higher income households into the area. The strategies seek to integrate (gentrify) communities while simultaneously protecting existing residents from displacement. The idea of development without displacement is an exciting one, but these ideas, in practice are often acting in direct opposition of each other. Development without deliberate community and neighborhood conservation efforts will almost certainly result in (some) displacement. So, instead of ignoring this possibility, let's determine where people can go. Undoubtedly, many residents who currently occupy a community where they have historical, cultural, spiritual, and other ties (kindship) will want to remain in their home community. However, there will be some residents who may like to move to a more affluent area. Traditionally, planning documents are written to support **Housing Choice** as a strategic goal for future outcomes. When we juxtapose this idea with regional housing markets, it would seem that in order to balance the integration of low-income neighborhoods, some accommodation for rebalancing should be made to ensure that economic benefits begin to reach historically disadvantaged populations. As such, integration should be a two-way process, by which there should be a parallel strategy of making accommodation for low-income housing in areas which are already wealthy and thus providing new residents who want the choice of living somewhere else to achieve immediate access to communities that have close proximity to jobs, good education, etc. If we are going to promote development in the growth areas with new market-rate housing, there should also be provision of new low-income housing in high income areas to allow for housing choice in different markets.

The justification for this strategy is doubled when you consider that to support economic competitiveness and sustainability Thrive's number one transportation priority is connecting low-income communities to job areas, but the housing strategy should also seek to provide workforce housing locally. Consequently, areas of high wealth and business activity such as Bethesda should also include sufficient workforce and low-income housing to support housing choices for people who work in the area. Future planning should conduct detailed market analysis of labor markets and determine thresholds by which area plans should promote low-income, workforce,

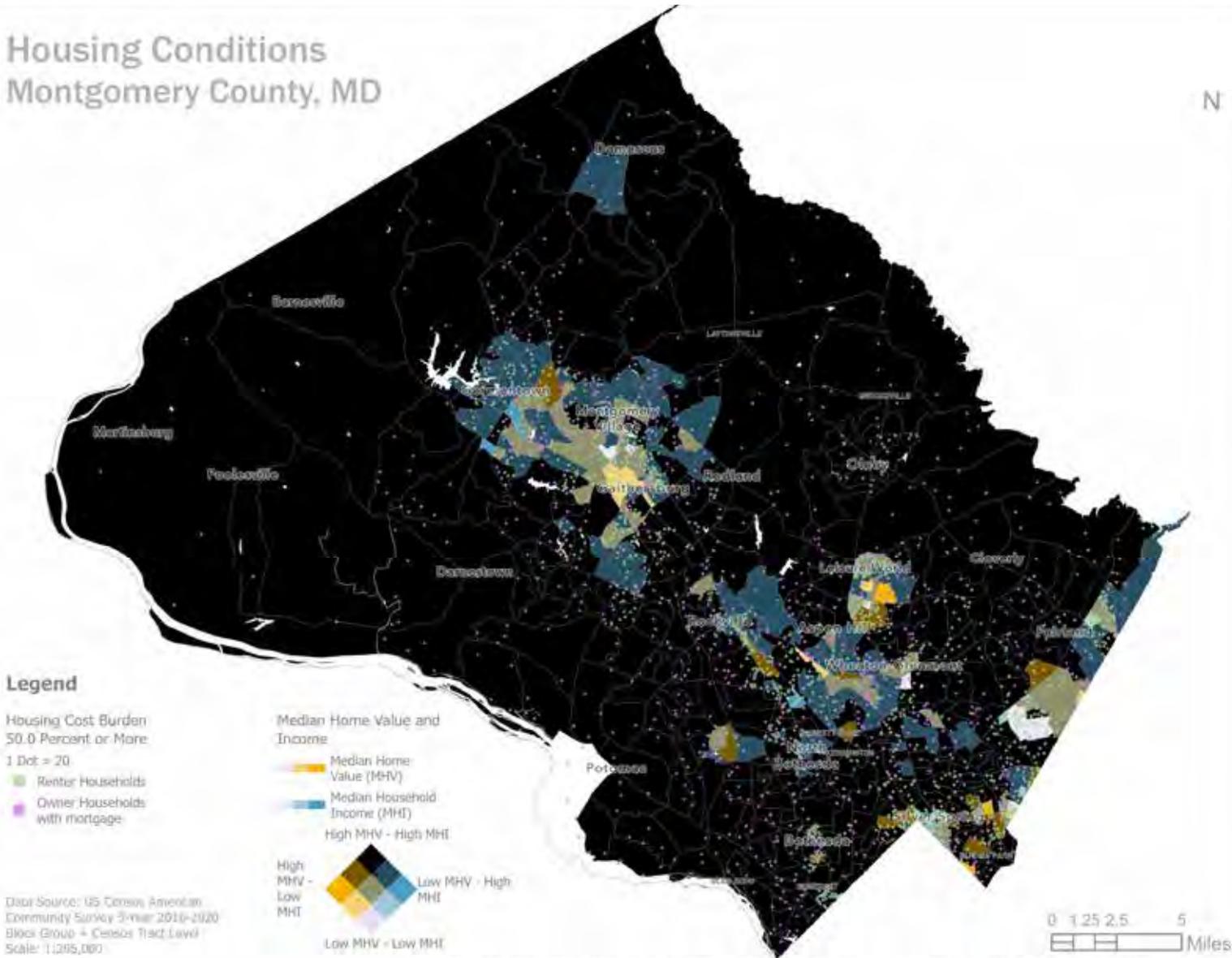
and middle-class housing options to support a truly local community where commuting is "optional" because the mathematical possibility of the local workforce is reflected in the housing availability.

In our first focus group meeting with black and brown residents in East County, we heard a story as old as planning itself: several residents were embroiled in a legal case about their substandard housing conditions and alleged that the building inspector meant to enforce quality controls was being paid off. Almost every conversation we initiated on plan topics somehow found a way to veer off into issues of safety, crime, and feelings of neglect...

Residents of Montgomery County shared lots of challenging stories about their housing experiences. It is clear that many of the mechanisms put in place to help them are being offset by personal bias (racism) in the system or by individual actors. The County will need to be vigilant to seek accountability for all actors. Successfully addressing racism in housing will require deliberate action and systems of checks and balances.

Increase access to safe, affordable housing and promote wealth-building by confronting historical and ongoing harms and disparities caused by structural racism.

Housing Conditions Montgomery County, MD



Housing Conditions

This map shows housing conditions in terms of areas with high-to-low ranges of median home value (MHV) compared to high-to-low median household income (MHI). The map also shows renter and owner households who are experiencing a housing cost burden of 50 percent or more, defined as extremely cost burdened by the Department of Housing and Community Development (DHCA). This means that 50 percent or more of a household’s income is devoted to housing-related costs.

Census tracts that are approaching solid gold color represent high MHV and low MHI, an indicator of unaffordable housing. Tracts in Gaithersburg, Silver Spring, and Leisure World shows signs of this unaffordable housing.

Census tracts showing a light gray color represents low MHV and low MHI, an indicator for low income but also low-cost housing. Even so, households experiencing extreme housing cost burden may also be present in these tracts. Tracts in Montgomery Village, Glenmont, and White Oak exhibit these housing conditions with all of these showing a high incident of renter households experiencing extreme housing cost burden.

More urban areas like Montgomery Village, Gaithersburg, Silver Spring, and Germantown have high concentrations of renter household experiencing extreme housing cost burden.

More rural areas like Damascus, Olney, and Cloverly have higher instances of owner households experiencing extreme housing cost burden.

Compact Growth

Encouraging growth in already developed areas, has ripple effects. Density brings economic opportunity, but it can also degrade the quality of natural resources, parks, schools, and neighborhoods. If the majority of new development will occur in urban areas where existing naturally occurring affordable housing exists, special attention needs to be paid to ensure that as the population density increases, residents maintain equitable access to parks, recreation, natural resources, and high quality places which influence quality of life. Additionally, as density increases, increased consideration needs to be made towards maintenance and operations of public spaces and institutions to ensure that effective stewardship is achieved and maintained.

Environmental Justice

As the County grows, special attention will need to be paid to Environmental Justice issues. Undoubtedly, new residents will put a strain on infrastructure and sustainable practices will need to be implemented to ensure that the County is able to maintain good air and water quality, preserve urban tree canopy, manage stormwater, and invest in renewable sources of energy. Analysis of environmental quality shows that residents of the Target Areas where the majority of BIPOC and Low-Income residents live are more likely to be exposed to poor environmental conditions and live next to polluting land uses. As we look towards the future, and grapple with issues like climate change we need to be deliberate in protecting the County's vulnerable residents to ensure they do not have their life challenges compounded by disproportionate exposure to environmental threats.

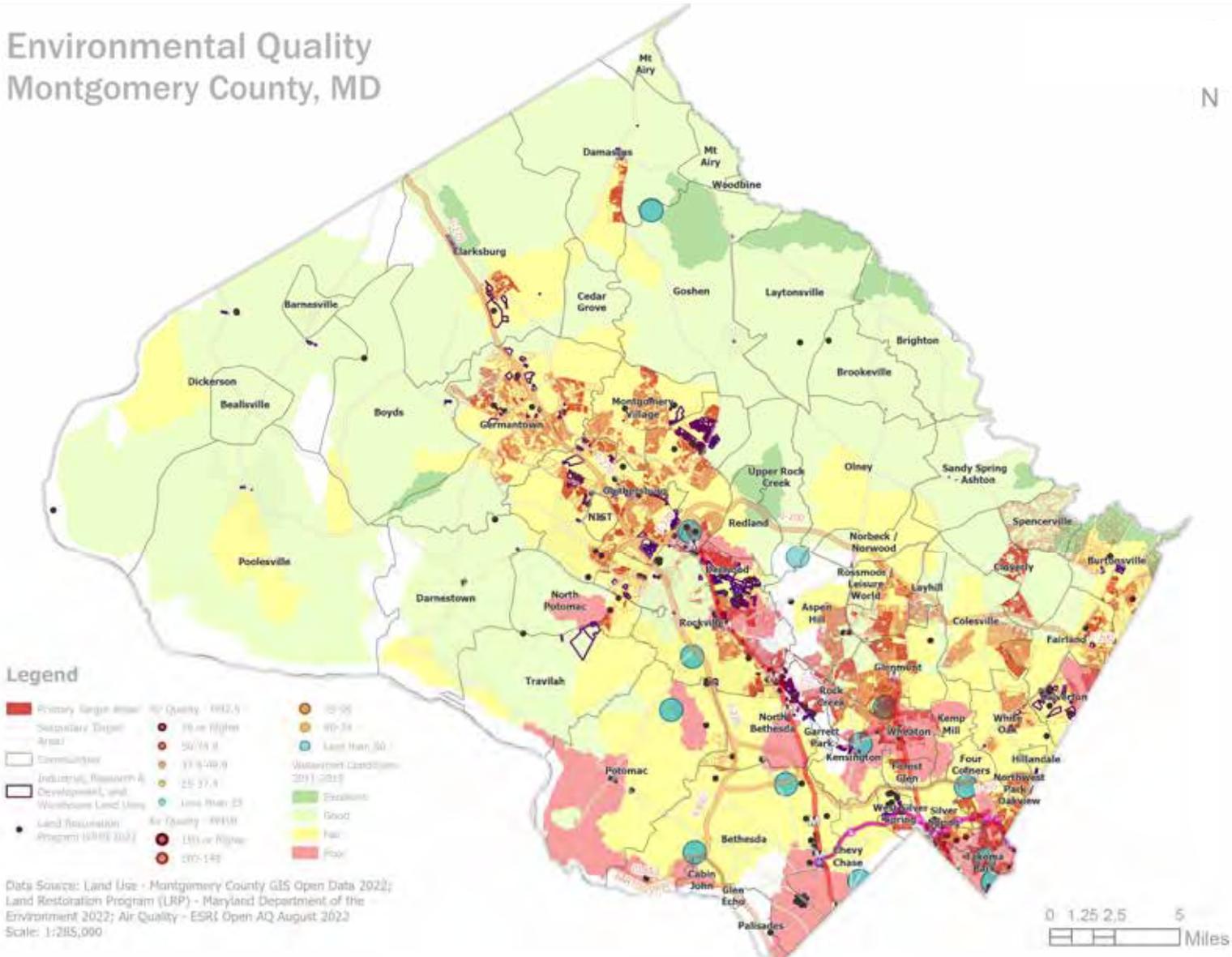
Transportation

The plight of the working class and many BIPOC people we talked to felt that the needs of working class families were not considered in the planning themes of Thrive. They felt that many of the "progressive" policies did not consider their current status in life and expressed how proposed changes would adversely impact their quality of life. Some people showed great resistance to the idea of '15-minute living' because they relied on their work vehicles to take them to different parts of the county where they had access to jobs. Many expressed that they rely on vehicle miles and parking availability to make a living. For some, getting a vehicle represented the possibility of financial independence. To others, the idea of riding a bike for leisure or to commute was seen as a luxury that comes with a level of economic empowerment they did not have yet. These sentiments are compounded by the long commutes even more traditional workers faced while using locally available transit options. There was a general sentiment that root issues needed to be addressed before new ideas could be successfully implemented.

Instead of welcoming these ideas as positive, they are often seen as a harbinger for gentrification and displacement. Ideas such as congestion pricing and reduced parking requirements that promote "good urbanism" are sometimes outside of the reality for working class people. There is a concern that shifting to this new way of life will make it harder for them to survive and in some instances this is true.

"I can't take my ladder on the Purple Line" - Montgomery County Resident

Environmental Quality Montgomery County, MD



Environmental Quality

This map depicts various layers that make up environmental quality conditions within Montgomery County. The layers include watershed conditions taken from 2011 through 2015, air quality measurements of particulate matter 2.5 and particulate matter (PM) 10, industrial land uses, and sites that qualify for the land restoration program (LRP).

A majority of the primary and secondary target areas are located within watersheds that are in fair to poor condition.

Target areas within watersheds experiencing poor conditions, like those in Derwood and Rockville, are adjacent to areas with industrial, research & development, and warehouse land uses. This land use category is associated with the processing of raw materials and hazardous substances, movement of heavy vehicles, and high impervious surfaces; functions that typically contribute to generation of pollutants, run-off, and poor watershed quality.

Target areas are also clustered around Land Restoration Program (LRP) sites, brownfield areas that are identified by the State of Maryland for restoration.

PM_{2.5} and PM₁₀ values, as captured by the air quality monitors stationed throughout the County, show consistently low concentrations of particulate matter regardless of urban and rural typology.

Social Capital

In order for a shared sense of purpose to exist, it is not a one-way process. Communities where wealthy white residents are the norm also have to achieve integration and inclusivity. It could be argued that it is in fact more important for these communities to begin to see their communities as having a shared sense of purpose instead of only addressing racial and economic inequality at the "problem" side of the spectrum. Part of the inequality equation is the exclusivity of the wealthy, some of these doors need to start being opened to truly create a shared sense of purpose and belonging for ALL County residents. Exclusivity reinforces the racial and class divides within society.

Cultural Competence

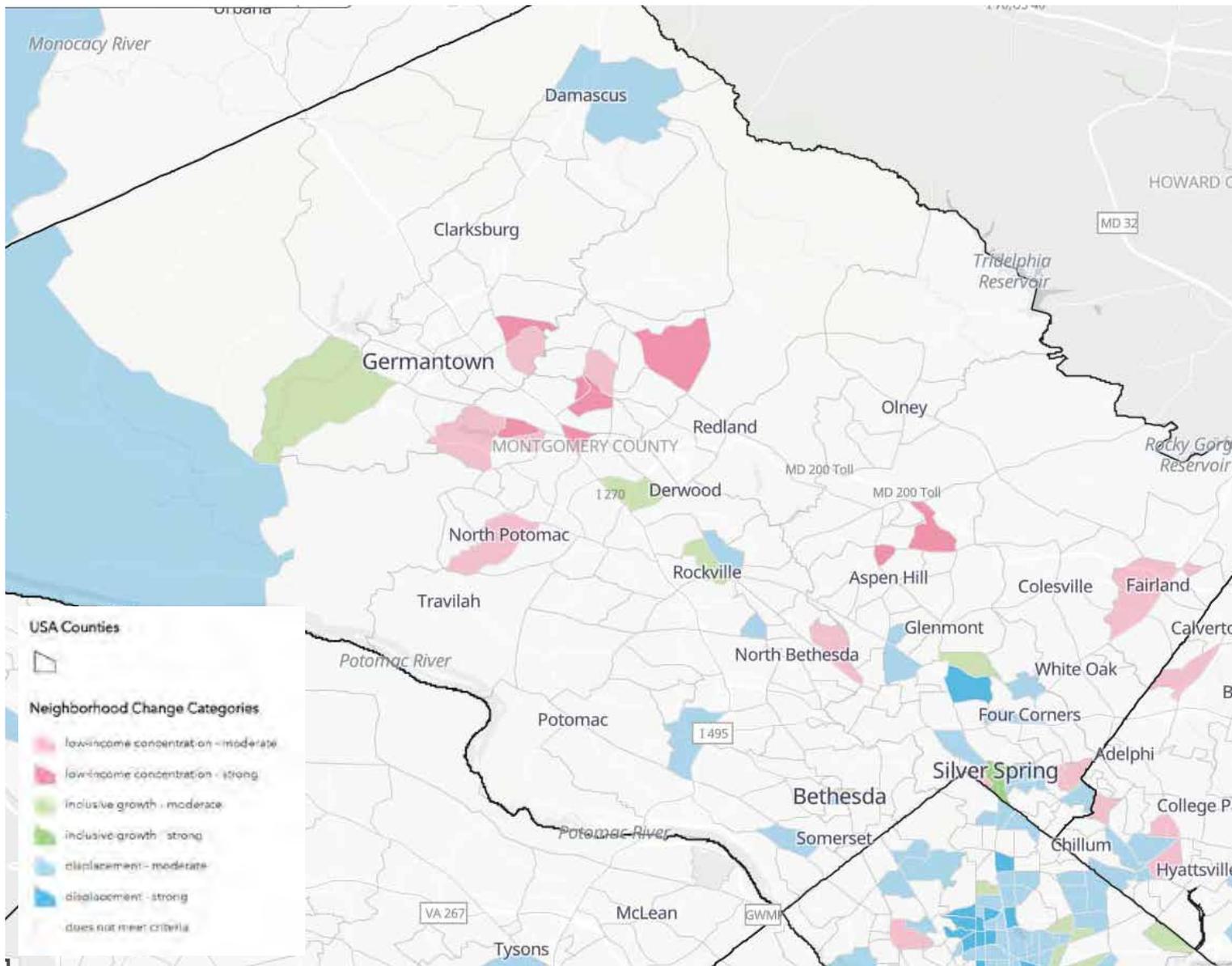
It is vital to have practitioners who can relate to the communities they serve. In executing planning in communities of color, practitioners must lead with deference. Being able to understand cultural cues and nuance plays a large role in comprehension and meaningful engagement. If communities feel that they are not being respected or understood, real conversations will not occur.

Community Development

The County has a tremendous opportunity, with Thrive, to develop partnerships with its communities that it can leverage to rebuild trust, strengthen relationships, and celebrate everything that is great about the region. Montgomery County has had success with diversifying by implementing inclusionary zoning in the 70's and 80's. Now, it is important to do the work to protect the existing communities. Planning should seek to leverage and strengthen the existing social networks and identify opportunities to empower local actors to be directly involved in the work of community development.

Economic Empowerment

Throughout the public engagement process, it was clear that displacement is a big fear for residents with less means, as they are witnessing escalating [home] prices. The vast majority of working class people expressed that they want access to better education and economic opportunity. Most people who struggle to make 'ends meet' prioritize economic advancement as their number one priority and planning for their communities should reflect that reality.



Neighborhood Change and Displacement Risk

The Montgomery County Planning Department is engaged in important work to understand the displacement risk in the County. These types of analysis need to be leveraged to understand how to protect neighborhoods and encourage Inclusive Growth. Across the board, low-income and BIPOC residents are very worried about displacement as a result of new development. More work needs to be put into understanding how to preserve naturally occurring affordable housing and establishing new affordable housing to ensure that Montgomery County doesn't lose the rich diversity, both racial and economic, to make it a complete community. If housing conditions continue on their trajectory, it is quite feasible that Montgomery County will cease to be a bedroom community, but a community that requires commuters from outside the region to staff its businesses. This dynamic would be in opposition to both the Equity and Sustainability goals of Thrive.

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Thrive Montgomery 2050: General Plan for the County Racial Equity and Social Justice Review

WHAT IS THRIVE MONTGOMERY 2050?

Thrive Montgomery 2050 (Thrive 2050) is the new countywide general plan developed by the Montgomery County Planning Department. The plan will guide future growth and development over the 30 years. Thrive 2050 will influence future land use, transportation, social, and economic decisions. **Learn more about this project at bit.ly/Thrive2050Engage.**

WHAT ARE WE DOING?

We are conducting an analysis of the themes in Thrive 2050 as they relate to racial equity and social justice. This summer, we are connecting with Black, Indigenous, and other people of color (BIPOC), as well as people from low-moderate income backgrounds to understand their needs and aspirations related to housing, transportation, urban development, design, and arts & culture in Montgomery County.

HOW CAN YOU HELP?

You can participate in the following ways:



Take the Survey

Take the survey and enter a raffle for a chance to win one of the 300+ gift cards (\$10 or \$50). The survey takes approximately 10 minutes to complete.

Join a Focus Group

A member of our team will contact you if you are selected to participate. **Participants will receive a \$50 gift card. In person focus group will also include food and beverage.**



Check Council's Website

Check out Montgomery Council's Website to learn more about project updates and upcoming events, including the community forum.

Thrive Montgomery 2050:

Un plan general para el condado

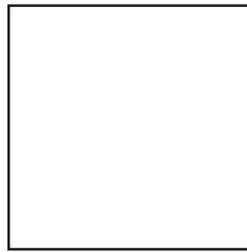
Evaluación de Equidad Racial y Justicia Social

¿QUE ES THRIVE 2050?

Thrive Montgomery 2050 es el nuevo plan general para el condado. El plan es un documento que guiara el crecimiento y desarrollo por los proximos 30 anos. Thrive 2050 influyera decisiones en el uso y desarrollo de la tierra, el transporte , y problemas sociales & economicos. **Visite bit.ly/Thrive2050Engage.**

¿QUE ESTAMOS HACIENDO?

Estamos haciendo una evaluación del documento de Thrive 2050 con un enfoque en equidad racial y justicia social. Para completar esta evaluación estamos hablando con personas que se identifican como personas negras, indígenas, o de color, igual que con personas que tienen pocos recursos económicos. Los resultados de la evaluacion informaran el desarrollo de un capitulo nuevo del plan que se enfocará en equidad racial y justicia social en el condado. **Usted puede ayudar al participar en las proximas actividades!**



Complete la Encuesta

Al completar la encuesta en su totalidad usted puede entrar en la rifa para ganar una **de las 300+ tarjetas de regalo (\$10 y \$50).**

Participe en un grupo de discussion

Complete la forma para inscribirse y un miembro de nuestro equipo lo contactará si es seleccionado. **Participantes recibirán una tarjeta de regalo de \$50.**





Thrive Montgomery 2050: General Plan for the County

Racial Equity and Social Justice Review

Thrive Montgomery 2050 (Thrive 2050) is the new countywide general plan developed by the Montgomery County Planning Department. Thrive 2050 is a policy document that will guide future growth and development over the next 30 years. Thrive 2050 will influence future land use, transportation, social, and economic decisions in Montgomery County. Montgomery County Council has contracted with Nspiregreen to work with the County and its residents to evaluate the current Planning, Housing, and Economic Development ("PHED") Committee draft of Thrive Montgomery 2050.

Central to this effort will be conducting a comprehensive analysis of the planning themes in Thrive 2050 as they relate to issues of racial equity and social justice. Our public outreach efforts will seek to connect with Black, Indigenous, other 'People of Color' (BIPOC), and low-moderate income communities to gather input on the current draft of Thrive 2050. The outcome of this work will be to propose recommendations on how to revise the current draft of Thrive 2050 to achieve better outcomes for marginalized populations in the County. Recommendations will be summarized in a new plan chapter on racial equity and social justice.

This project aims to ensure that historically disadvantaged and vulnerable social groups are accurately and carefully represented in the Thrive 2050 plan. Feedback from engagement activities will assess the strengths and weaknesses of the current planning process and develop new recommendations on how to improve Thrive 2050 and center issues of Racial Equity and Social Justice in all of the significant plan areas:



COMPACT GROWTH:
Corridor Focused Development



COMPLETE COMMUNITIES:
Mix of Uses and Forms



HOUSING FOR ALL:
More of Everything



PARKS & REC FOR AN INCREASINGLY URBAN & DIVERSE COMMUNITY:
Active & Social



DESIGN, ARTS & CULTURE:
Investing & Building Community



TRANSPORTATION & COMMUNICATION NETWORKS:
Connecting People, Places, & Ideas

What we will do:

- Identify and conduct targeted outreach to BIPOC and low-moderate income populations
- Engage key stakeholders and representatives of target groups across the County
- Gather input through focus groups, surveys, forums and community conversations
- Recommend changes to Thrive 2050 based on input from BIPOC and low-income residents based on advancing racial equity and social justice
- Draft a new chapter on racial equity and social justice issues (historic and current) for Thrive Montgomery 2050

You can also learn more about Thrive 2050 by visiting our website at <https://bit.ly/Thrive2050Engage> or contact an outreach specialist at Thrive2050@gmail.com

WE NEED YOUR SUPPORT!

PLEASE ADD YOUR VOICE TO THE PROCESS BY COMPLETING OUR QUESTIONNAIRE:

[HTTPS://www.surveymonkey.com/r/ThriveSurvey](https://www.surveymonkey.com/r/ThriveSurvey)

[SCAN ME]



Participants will have the chance to win 1 of 300+ Gift Cards (\$10 or \$50)



THRIVE
MONTGOMERY 2050
Let's Plan Our Future. Together.

**RACIAL EQUITY &
SOCIAL JUSTICE //**
FOCUS GROUPS

What are we discussing today?

01. **Welcome – Project Overview**
02. **What is Thrive Montgomery 2050?**
03. **What are Complete Communities?**
04. **Exploring Thrive's Planning Methodology**
05. **Racial Equity & Social Justice**

Ground Rules

01. **Speak openly and honestly. One person speaks at a time.**
02. **Listen carefully and respectfully to each person**
03. **Stay focused on the topic**
04. **Silence your cell phone**

Project Overview

Nspiregreen is conducting a comprehensive analysis of the planning themes in Thrive Montgomery 2050 as they relate to issues of racial equity and social justice.

The goal of our public outreach efforts will seek to:

- Connect with Black, Indigenous, other 'People of Color' (BIPOC), and low-moderate income communities
- Gather input on the current draft of Thrive 2050
- Recommendations will be summarized in a summary report and new plan chapter on racial equity and social justice

What is Thrive Montgomery 2050?

What is Thrive Montgomery 2050?

Thrive Montgomery 2050 (Thrive 2050) is the new countywide general plan developed by the Montgomery County Planning Department.

Thrive 2050 is a policy document that will guide future growth and development over the next 30 years. Thrive 2050 will influence future land use, transportation, social, and economic decisions in Montgomery County.



Provides recommendations for land use decisions in the County.



Does not change zoning or other detailed land use regulations



It is flexible and adaptable to changing circumstances, such as climate changes, population growth, public health issues, and emerging new technology



Does not abandon old planning, but seeks to modernize it to remain relevant

What is a general plan?

A general plan is a long-range guide for the development of a community; the blueprint to achieving the vision set by residents of a city or county.

This blueprint provides **broad guidance** for land-use decisions as communities face **unpredictable future opportunities** and challenges that influence growth and development such as **disruptions brought about by climate change, public health emergencies, and emerging technologies.**

General Plan
(Thrive
Montgomery 2050)

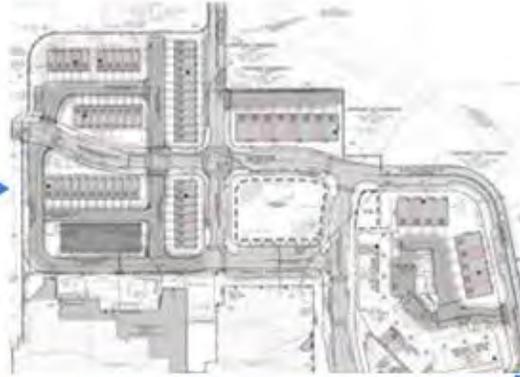
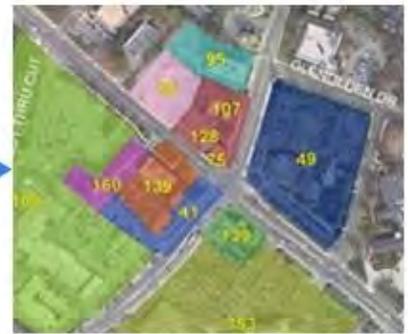
Functional
Master Plan

Area Master
or Sector Plan

Sketch Plan

Preliminary
Plan

Site Plan



PLANNING

IMPLEMENTATION

Complete Communities

Complete Communities

Complete communities are places that include the range of land uses, infrastructure, services, and amenities that allow them to meet a wide range of needs for a variety of people. One of the goals is to establish “15-minute living” that allows local residents to live, work, and play in their immediate surroundings. **What makes a complete community?**

Housing

Transportation

Jobs &
Education

Public Health

Design,
Arts, &
Culture

Parks &
Recreation

Discussion Questions

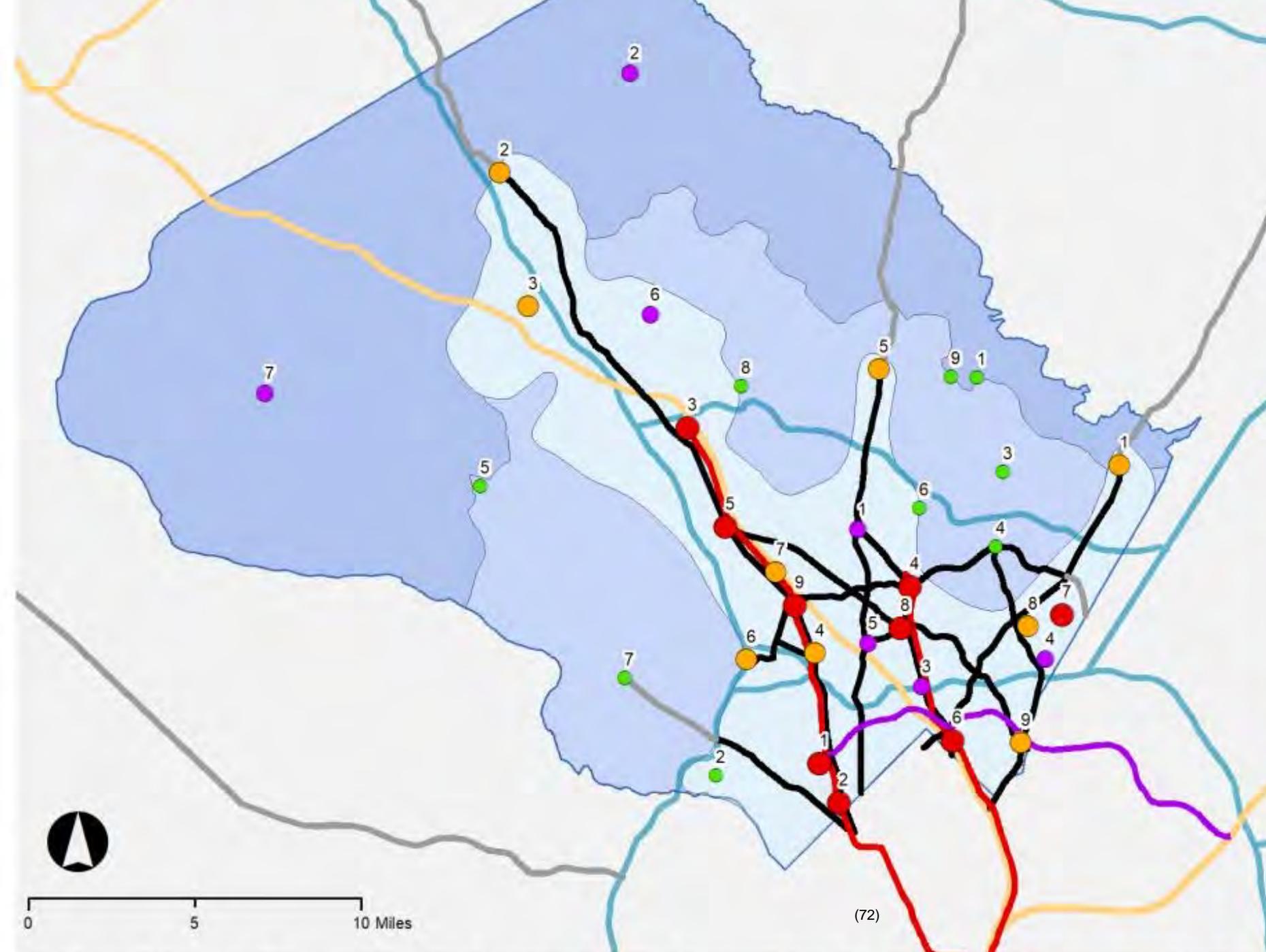
- What does a community need to be considered “complete”?
- Would you consider your community complete? Why or why not?

Compact Growth

Thrive Montgomery 2050 proposes redoubling and refining efforts to concentrate growth in downtowns, town centers, rural villages, and intensively developed centers of activity, or nodes, and a new commitment to promoting growth along major transportation corridors to maximize the efficient use of land and create Complete Communities.

Benefits of compact growth:

- Connects residents to existing and future centers of activity and complete communities.
- Create corridors that have robust transit service in place or planned or are located close to existing concentrations of jobs, services, and infrastructure in ways that lend themselves to create complete communities.



- **Large Centers**
 1. Bethesda
 2. Friendship Heights
 3. Shady Grove
 4. Glenmont
 5. Rockville
 6. Silver Spring
 7. VIVA White Oak
 8. Wheaton
 9. White Flint
- **Medium Centers**
 1. Burtonsville
 2. Clarksburg
 3. Germantown
 4. Grosvenor/Strathmore
 5. Olney
 6. Rock Spring
 7. Twinbrook
 8. White Oak/FDA
 9. Takoma/Langley
- **Smaller Centers**
 1. Aspen Hill
 2. Damascus
 3. Forest Glen
 4. Hillandale
 5. Kensington
 6. Montgomery Village
 7. Poolesville
- **Villages and Neighborhood Centers**
 1. Ashton
 2. Cabin John
 3. Cloverly
 4. Colesville
 5. Darnestown
 6. Layhill
 7. Potomac Village
 8. Redland
 9. Sandy Spring

(72)

Discussion Questions

- Do you agree that leveraging existing centers and corridors (compact development) is a good strategy for future development?

Housing - Issues

- **85% of land is already developed.**
- **Population is expected to increase by 200,000 over the next 30 years.**
- **33% is restricted to single family housing. New houses are bigger instead of smaller.**
- **High demand and low availability increase housing prices.**
- **Predominantly white people are able to access more expensive neighborhoods with better schools, jobs, and transportation.**

Do you feel that the housing issues outlined in Thrive 2050 are representative of the challenges in your home community?

Discussion Questions

- What are the biggest challenges you face with regard to housing currently in the county? (for you and those in your community)

Housing - Strategies

- **Increase housing concentration around corridors with easy access to jobs, services, and transit.**
- **Plan for a wide variety of housing including microunits, tiny houses, duplexes, multiplexes, homeless, transitional, and supportive housing.**
- **Increase the number of income restricted affordable housing units**
- **Promote programs which increase racial and economic diversity in housing (homebuyer, foreclosure prevention, etc.)**
- **Minimize displacement and promote integration**

Do you agree with the housing issues outlined in Thrive 2050?

Discussion Questions

- What do you want to make sure happens with regard to housing in the decades to come in Montgomery County?

Transportation - Issues

- **2/3 of all residents access work via personal vehicle**
- **Car-centric communities promote funding of road expansion projects and dependence on cars.** (discourages private investment)
- **Less investment in infrastructure that promotes safe and reliable biking, walking, rolling, and transit options.**
- **People without cars have difficulties accessing jobs which are not accessible by transit or walking/biking.**
- **Car usage contributes to greenhouse gas emissions and prevents transition to environmentally friendly transportation options.**

Do you agree with the transportation issues in Thrive 2050?

Discussion Questions

- What are the biggest challenges you face with regard to transportation currently in the county? (for you and those in your community)

Transportation - Strategies

- **Build a world class transit system connecting historically disadvantaged communities to jobs and services.**
- **Develop a safe, comfortable and appealing network for walking, biking, and rolling.**
- **Promote land use and transportation strategies that encourage walking, biking, and transit use.**
 - Congestion pricing
 - reduced parking
 - Street grid

Do you agree with the transportation strategies in Thrive 2050?



41: Connectivity is higher in a traditional grid of streets (Downtown Bethesda, left), compared to a conventional cul-de-sac pattern of streets (Olney, right).

Discussion Questions

- What do you want to make sure happens with regard to transportation in the decades to come in Montgomery County?

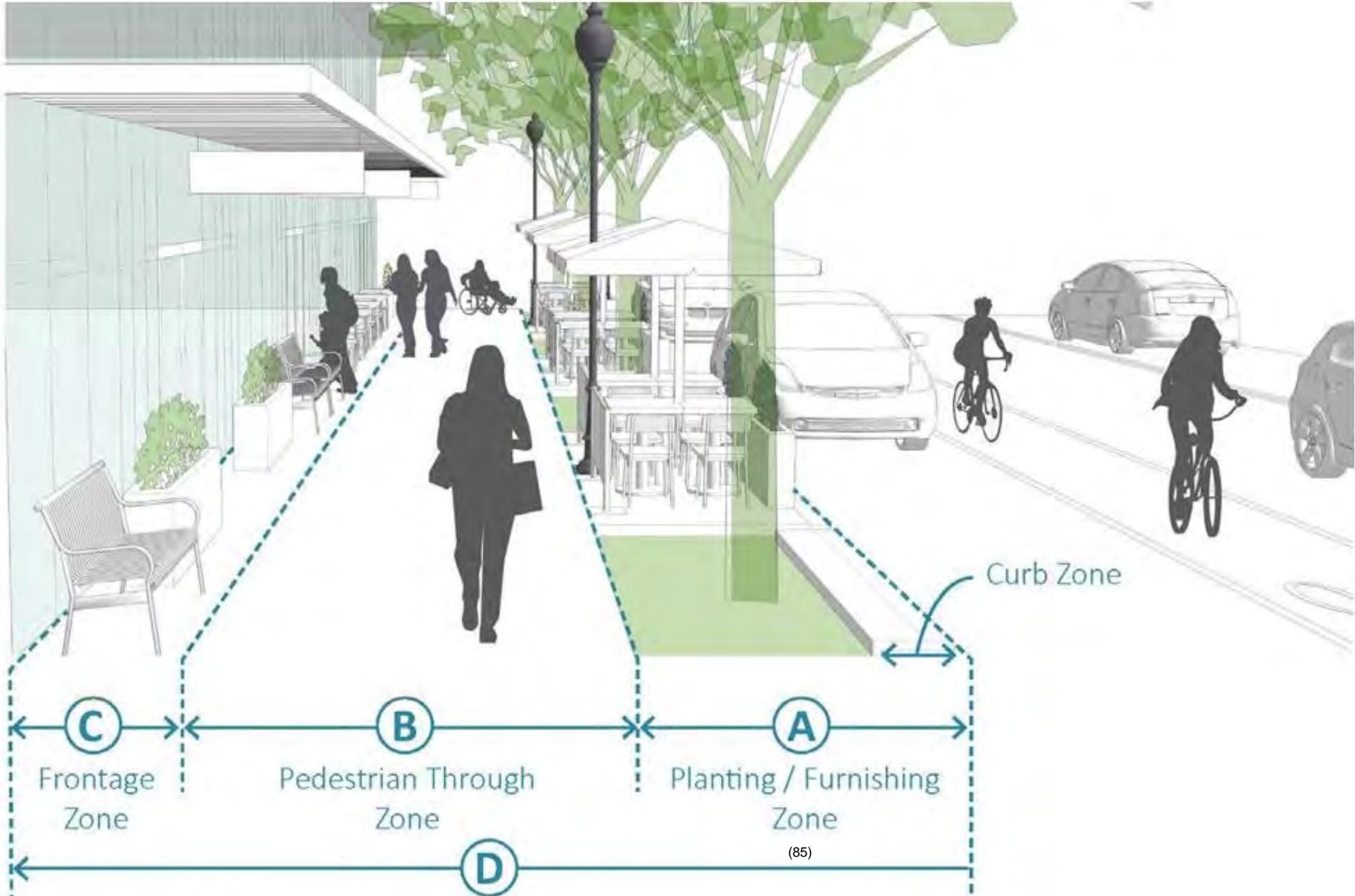
Design, Arts, and Culture

Design of the built environment strongly influences our quality of life. The pattern of development across a city, county, and region; the configuration of neighborhoods and districts; and the architecture of individual buildings collectively shape our perception of places and shape how we choose to travel, recreate and socialize.

Designs, Arts, and Culture – Issues

- **Current architecture and design priorities make it difficult for future urban design to match local geography, history, and culture of neighborhoods.**
- **Suburban Sprawl - Automobile-oriented design** has led to too dispersed buildings and sprawling parking lots = underbuilt sites that are poorly suited to repurpose or redevelop.
- Widening streets and spaces for parking discourage walking by making it less convenient and comfortable, and reduce space for sidewalks, seating, and greenery.
- **Euclidian Zoning** (separation of land use by type) – Single use districts restrict flexibility of land use

Do you agree with the design, arts, and culture issues in Thrive 2050?



Clear form-based design standards that are not overly prescriptive allow the mixing of uses, building types and architectural styles while ensuring a consistent quality of streets and public spaces

Discussion Questions

- What are the biggest challenges you face with regard to Design, Arts and Culture currently in the county? (for you and those in your community)

Designs, Arts, and Culture – Strategies

- Use design-based tools to create attractive places with lasting value that encourage social interaction and reinforce a sense of place and inclusion.
- Promote design strategies and retrofits to make new and existing buildings more sustainable and resilient to disruption and change.
- Design buildings, streets, and parking to prioritize pedestrian use, biking, and rolling.
- Support arts and cultural institutions and programming to educate, connect and build communities that celebrate our diversity and strengthen pride of place.

Do you agree with the Design, Arts,
and Culture strategies in Thrive
2050?

Discussion Questions

- What do you want to make sure happens with regard to Design, Arts, and Culture in the decades to come in Montgomery County?

Parks and Recreation Issues

- Most populated areas are far from parkland, which are difficult to access without a car.
- Conservation spaces lack appropriate infrastructure for hikers and bikers.
- Parks can act as separators rather than gathering places for people.
- Park standards need to be improved, especially in underserved areas.

Do you agree with the Park and Recreation issues in Thrive 2050?

Discussion Question

- What are the biggest challenges you face with regard to parks and rec currently in the county? (for you and those in your community)

Parks and Recreation Strategies

- **Ensure parks and recreation facilities/programs are equitably distributed across racial, economic, and geographic lines.**
- **Use parks and recreation facilities/programs to promote healthy and active lifestyles**
- **Integrate parks/rec/public spaces into economic development strategies and land use planning to attract employers and workers, build connections, encourage healthy lifestyles and create vibrant places.**
- **Prioritize acquisition of land for parks and recreation facilities in urban centers and other high development areas**

Do you agree with the Park and Recreation strategies in Thrive 2050?

Discussion Questions

- What do you want to make sure happens with regard to Parks and Recreation in the decades to come in Montgomery County?

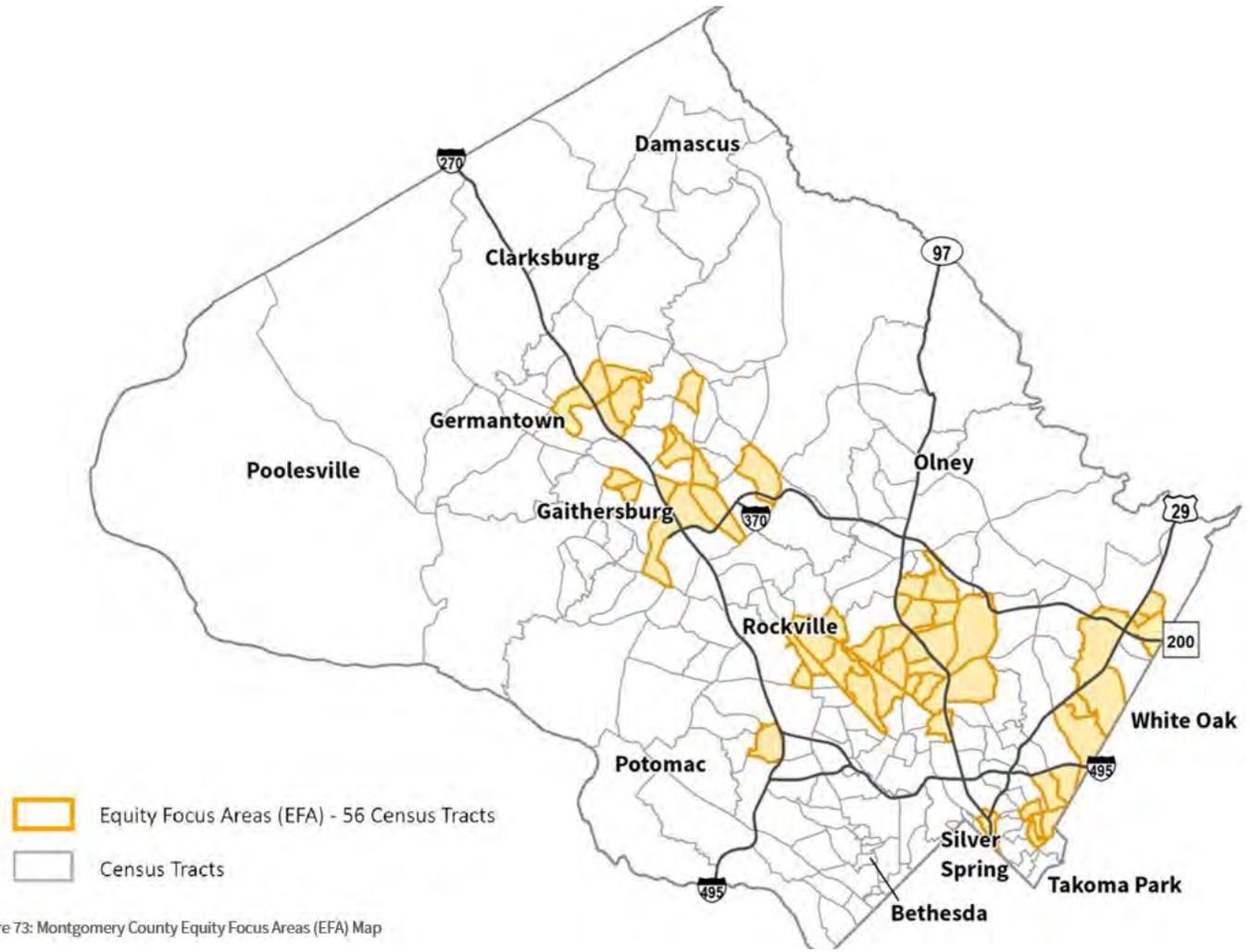
Discussion Questions: Jobs and Education

- What are the biggest challenges you face with regard to jobs and education currently in the county? (for you and those in your community)
- What do you want to make sure happens with regard to jobs and education in the decade(s) to come in Montgomery?

Discussion Questions: Public Health + Safety

- What are the biggest challenges you face with regard to public health + safety currently in the county? (for you and those in your community)
- What do you want to make sure happens with regard to public health + safety in the decade(s) to come in Montgomery?

Racial Equity and Social Justice



Themes for discussion

- Integration
- Environmental Justice
- Institutional Reparations (rebalancing)

Integration

How important do you think residential integration (including educational) and economic integration is to the future of the County? If leaning toward important, why? If leaning toward not important, why?

Environmental Justice

If we define environmental injustice as including inadequate access to healthy food, inadequate transportation, air and water pollution, and unsafe homes, etc.

- How well has the county done in recent years to address these issues in your community and other communities of color?
- What do you see as the top priorities in the next decade(s) for the county to address with regard to resolving environmental injustices in our communities?

Institutional Reparations

Given that the county's planning, housing, and economic practices have involved pervasive racial discrimination in the past, what structures, systems, and policies would you want to see the county put in place to make essential (or fundamental) change to repair the damage?



THRIVE
MONTGOMERY 2050
Let's Plan Our Future. Together.

RACIAL EQUITY & SOCIAL JUSTICE //

COMMUNITY FORUM

What are we focused on tonight?

01. **Welcome – Project Overview – What is Thrive Montgomery 2050**
02. **The Six Pillars of Thrive Montgomery 2050**
03. **Breakout #1: Ensuring Greater Racial Equity and Social Justice**
04. **Breakout #2: Improving Community Engagement**
05. **Polling & Next Steps**

Guidelines and Ground Rules

We will use:

- Zoom **polling** throughout the meeting to provide feedback on various issues and themes on Thrive
- The **Chat** feature periodically to gather feedback on different parts of the presentation and discussion
- **Breakout rooms** twice to allow participants to move into six smaller groups to weigh in on critical issues related to racial equity, social justice, and community engagement.
 - Each breakout will have a **facilitator** who will also capture participant comments into a Word worksheet
- The recording function to **record everything that happens in plenary**

NOTE: we will save all chat data from the plenary & breakout sessions

Opening Polling

(all responses are anonymous)

- What is your gender?
- What is your age?
- What is your income level?
- What is your race/ethnicity?

Project Overview

Nspiregreen is conducting a comprehensive analysis of the planning themes in Thrive Montgomery 2050 as they relate to issues of racial equity and social justice.

The goal of our public outreach efforts will seek to:

- **Connect with Black, Indigenous, other 'People of Color' (BIPOC), and low-moderate income communities**
- **Gather input** on the current draft of Thrive 2050 from those communities
- Summarize recommendations into a summary report and **new plan chapter on racial equity and social justice**

What is Thrive Montgomery 2050?

What is Thrive Montgomery 2050?

Thrive Montgomery 2050 (Thrive 2050) is the new countywide general plan developed by the Montgomery County Planning Department.

Thrive 2050 is a policy document that will guide future growth and development over the next 30 years. Thrive 2050 will influence future land use, transportation, social, and economic decisions in Montgomery County.



Provides recommendations for land use decisions in the County.



Does not change zoning or other detailed land use regulations



It is flexible and adaptable to changing circumstances, such as climate changes, population growth, public health issues, and emerging new technology



Does not abandon old planning, but seeks to modernize it to remain relevant

What is a General Plan?

A general plan is a long-range guide for the development of a community; the blueprint to achieving the vision set by residents of a city or county.

This blueprint provides broad guidance for land-use decisions as communities face unpredictable future opportunities and challenges that influence growth and development such as disruptions brought about by climate change, public health emergencies, and emerging technologies

Thrive's Organizing Principles:

Economic Performance
and Competitiveness

Racial Equity
and Social Inclusion

Environmental Resilience



COMPACT GROWTH:
Corridor Focused Development



COMPLETE COMMUNITIES:
Mix of Uses and Forms



HOUSING FOR ALL:
More of Everything



**PARKS & REC FOR AN
INCREASINGLY URBAN &
DIVERSE COMMUNITY:**
Active & Social



DESIGN, ARTS & CULTURE:
Investing & Building Community



**TRANSPORTATION
& COMMUNICATION
NETWORKS:**
Connecting People,
Places, & Ideas

Complete Communitie S

Complete communities are places that include the range of land uses, infrastructure, services, and amenities that allow them to meet a wide range of needs for a variety of people.

Policy 1: Identify and integrate elements needed to complete centers of housing, retail, and office development and plan to make 15-minute living a reality for as many people as possible.

Policy 2: Encourage co-location and adjacency of all essential and public services, especially along growth corridors and in complete communities.

Policy 3: Retrofit centers of activity and large-scale single-use developments to include a mixture of uses and diversity of housing types and to provide a critical mass of housing, jobs, services, and amenities for vibrant, dynamic complete communities.

Poll Question

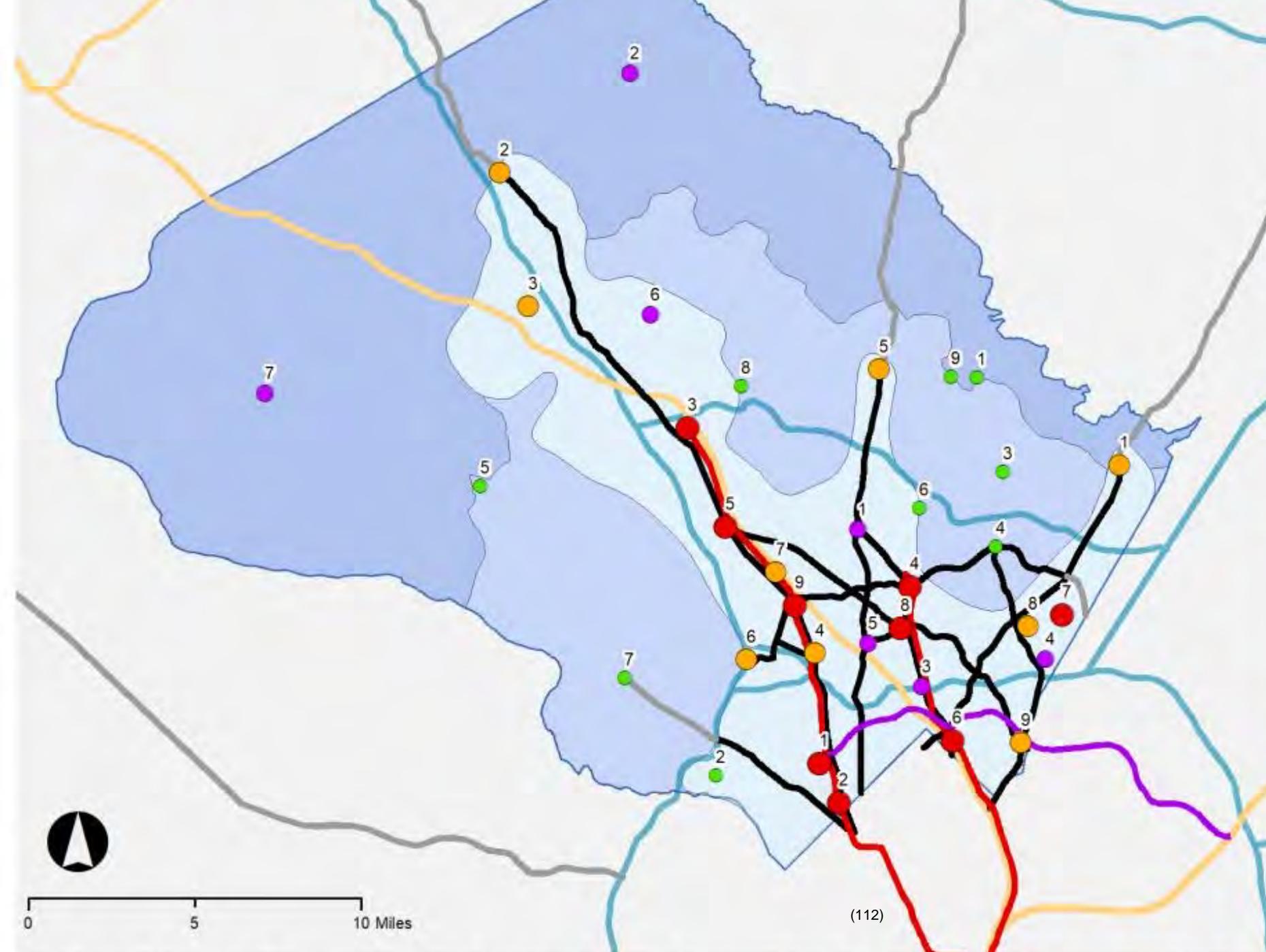
- Based on what you know, do you agree that the focus on complete communities is a good strategy for future development in the Thrive 2050 plan?

Compact Growth

Thrive Montgomery 2050 proposes redoubling and refining efforts to concentrate growth in downtowns, town centers, rural villages, and intensively developed centers of activity, or nodes, and a new commitment to promoting growth along major transportation corridors to maximize the efficient use of land and create Complete Communities.

Benefits of compact growth:

- Connects residents to existing and future centers of activity and complete communities.
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 8. Redland
 9. Sandy Spring

Poll Question

- Do you agree that leveraging existing centers and corridors (compact development) is a good strategy for future development in the Thrive 2050 plan?

Housing



Issues

85% OF THE COUNTY LAND

is already developed or constrained while population is expected to increase by 200,000 over the next 30 years.

1/3 OF THE COUNTY LAND AREA

is zoned for single family housing, preventing ability to provide greater variety of housing units in desired locations. – new housing is larger, not smaller

Higher demand for housing and limited availability are causing increasing numbers of low-income residents to be burdened by housing costs

High cost and limited availability of housing **increase inequality and segregation by race**, with predominantly white people living in more expensive neighborhoods with better access to jobs, schools and transportation options.



Solutions

Increase residential options and concentration along different corridors with better access to jobs, services, and transit, to accommodate population growth

Plan for a wide range of housing types and sizes to meet diverse needs including microunits, cottages, tiny houses, duplexes, multiplexes, homeless and transitional housing, senior housing.

Increase the number of income restricted **affordable housing units**, especially for low-income households.

Promote racial and economic diversity and equity in housing including implementing affordable housing programs, minimize gentrification and displacement, expand home ownership programs , and promote integration and de-concentration of poverty.

HOUSING: Polling Questions

- Do you feel that the housing issues outlined in Thrive 2050 are representative of the challenges in your home community?
- Do you agree with the housing policies outlined in Thrive 2050 to address our housing issues?
- How well do these policies address the issues of racial equity and social justice?

Transportation



Issues

Auto-dependence

2/3 of all Montgomery County residents commute to work via personal vehicle.

Car-centric Communities

promote the funding of road expansion projects. These projects create unattractive and unsafe corridors that prevent communities from feeling safe, connected, and reliable. This has discouraged private investment.

Safety

Car centric communities reduce funding and effort time allocated to building infrastructure to promote safe walking, rolling, and biking, and access to public transit.

Reduced Quality of Living

Lack of alternative transportation options to driving make it difficult to access to jobs, including jobs in the West side of the county, which are not easily accessible by transit.

Reduced Climate Resilience

Single-occupancy vehicle usage contributes to increased greenhouse gas emissions and prevents transition to green transportation options.



Solutions

Adapt policies that will reflect the economic and environmental cost of driving alone

Build a world class transit system connecting historically disadvantaged to jobs, etc. by prioritizing investment in their communities.

Develop a safe and comfortable and appealing network for walking, biking, and rolling.

Develop and extend advanced communications networks that focus investments in areas of the county that lack convenient access to jobs and education

Promote land use and transportation strategies that encourage walking, biking and transit use improve environmental performance

- Prioritize establishing street grid (local street connections)
- Bike/ped/transit investments
- Reducing greenhouse gas emissions
- Reducing parking supply



(117)



41: Connectivity is higher in a traditional grid of streets (Downtown Bethesda, left), compared to a conventional cul-de-sac pattern of streets (Olney, right).

TRANSPORTATION: Polling Questions

- Do you feel that the transportation issues outlined in Thrive 2050 are representative of the challenges in your home community?
- Do you agree with the transportation policies outlined in Thrive 2050 to address our housing issues?
- How well do these policies address the issues of racial equity and social justice?

Design, Arts, and Culture



Issues

Auto-centric urban design causes urban sprawl
That compromises the quality of living of places including community connectedness, safety, accessibility, and reliability.

Design for cars at the expense of people and adaptability

Car-centric designs that promote road expansions and surface parking discourage walking, biking, and rolling, reduce access to safe infrastructure and spaces for public use

Increasing need for investment in public art, placemaking, and organizations that serve at risk populations. Need more affordable living, work, and sales space.



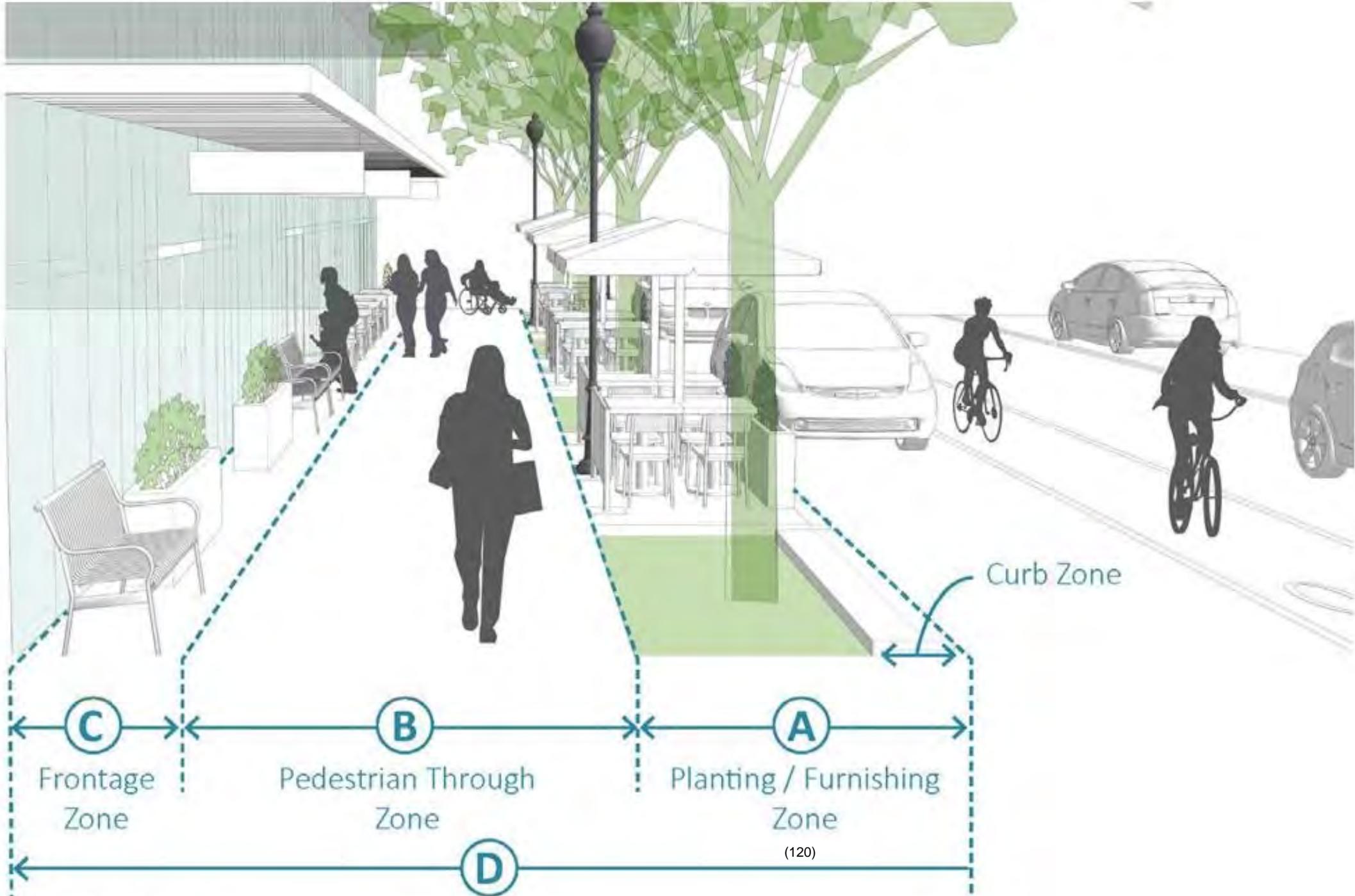
Solutions

Use designed based tools to create attractive places with lasting value that encourage social interaction and reinforce a sense of place and inclusion

Promote design strategies and retrofits to make new and existing buildings more sustainable and resilient to disruption and change

Support arts and culture institutions and programming to educate, connect, and build communities that celebrate our diversity and strengthen pride of places

Prioritize human interactions by creating places that welcome and attract people from different backgrounds.



Clear form-based design standards that are not overly prescriptive allow the mixing of uses, building types and architectural styles while ensuring a consistent quality of streets and public spaces

DESIGN, ARTS, & CULTURE: Polling Questions

- Do you feel that the design, arts, and culture issues outlined in Thrive 2050 are representative of the challenges in your home community?
- Do you agree with the design, arts, and culture policies outlined in Thrive 2050 to address our housing issues?
- How well do these policies address the issues of racial equity and social justice?

Parks & Recreation



Issues

Most populated areas are far from most parkland, which are difficult to access without a car.

Conservation spaces lack appropriate infrastructure for hikers and bikers.

Parks conceived as buffers often act as separators rather than gathering places for people.

Park facility standards and acquisition strategies are incompatible with principles to advance compact growth.



Solutions

Use park and recreation facilities/programs to promote active lifestyles

Ensure that parks and recreation opportunities are equitably distributed along racial, socioeconomic, and geographic lines.

Coordinate with county agencies to accommodate multiple needs, including recreation, education, community building, and resource stewardship – through colocation, adaptive reuse, co-programming and other combined or shared land and facilities.

Integrate parks/rec/public spaces into economic development strategies and land use planning to attract employers and workers, build connections, encourage healthy lifestyles and create vibrant places.

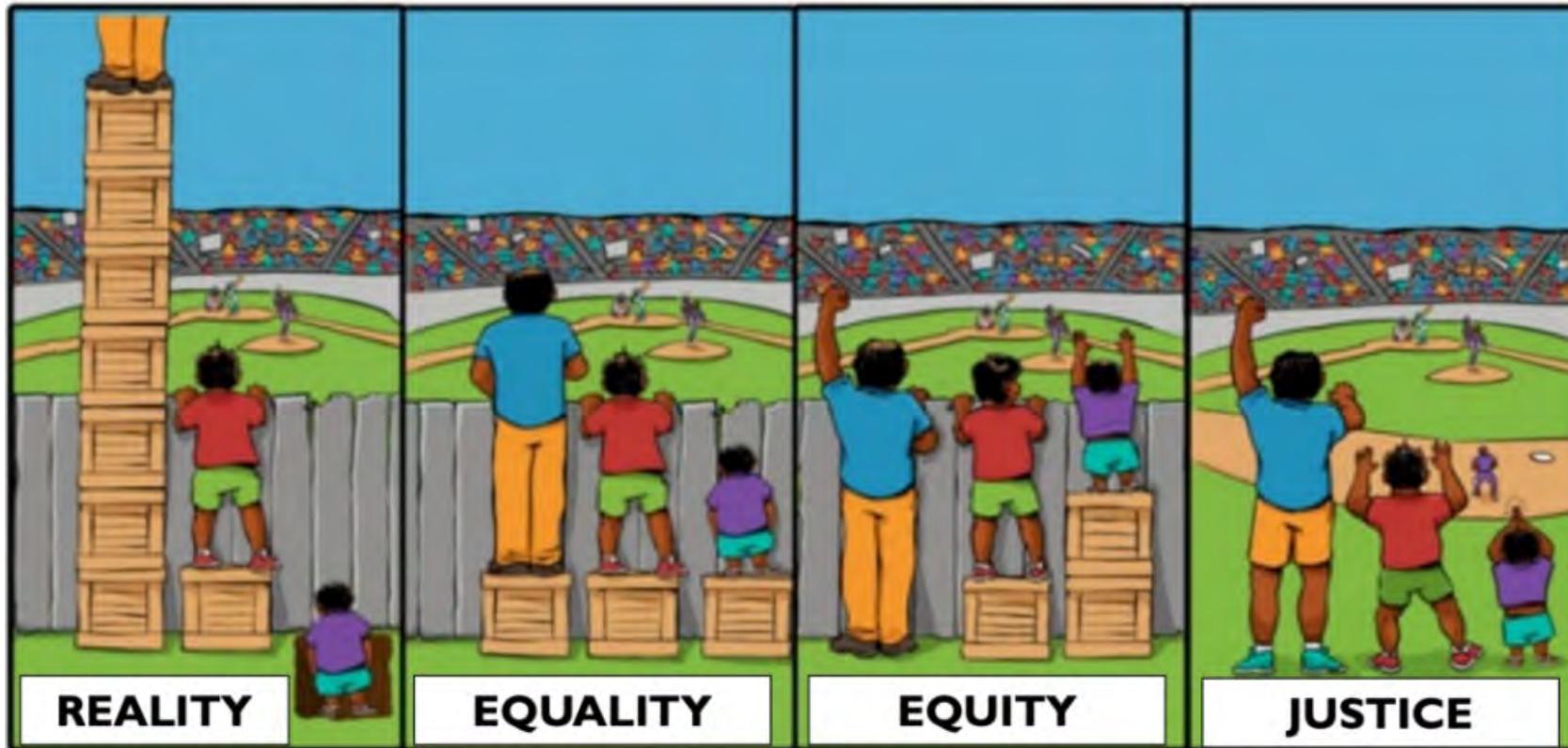
PARKS & RECREATION: Polling Questions

- Do you feel that the parks and recreation issues outlined in Thrive 2050 are representative of the challenges in your home community?
- Do you agree with the parks and recreation policies outlined in Thrive 2050 to address our issues?
- How well do these policies address the issues of racial equity and social justice?

Equity & Justice from the Thrive plan draft

Advancing racial equity through just planning policies and public investments in underserved communities, promoting the racial and economic integration of neighborhoods, and focusing on the potential for the design of communities to help **build social trust and inclusion** while encouraging civic participation are among the most significant elements of Thrive Montgomery 2050. Thrive Montgomery 2050 strives to **create racially integrated and just communities.**

Disparate Reality – Equality – Equity - Justice



One gets **more than** is needed, while the other gets **less than** is needed. Thus, a huge disparity is created.

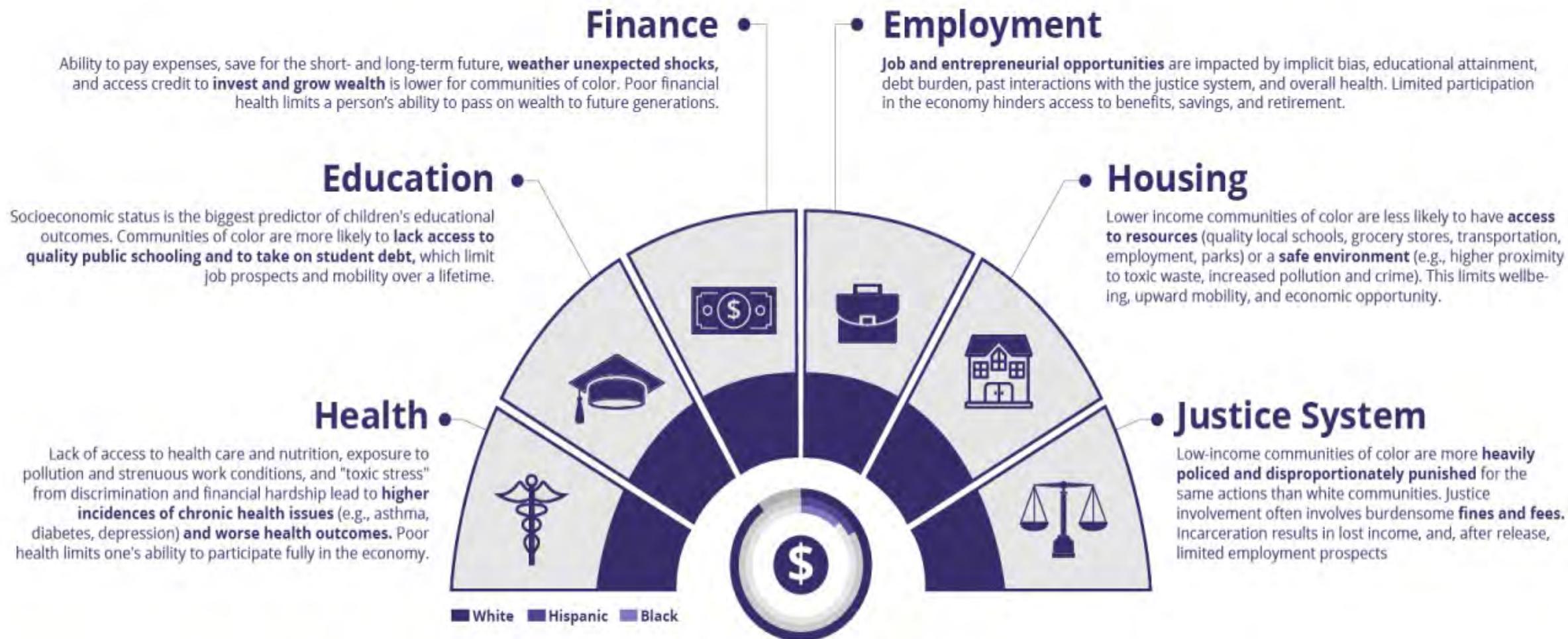
The assumption is that **everyone benefits from the same supports**. This is considered to be equal treatment.

Everyone gets the support they need, which produces equity.

(125)

All 3 can see the game without supports or accommodations because **the cause(s) of the inequity was addressed**. The systemic barrier has been removed.

Racial disparities in economic opportunity limit access to the key enablers for promoting wellbeing and prosperity

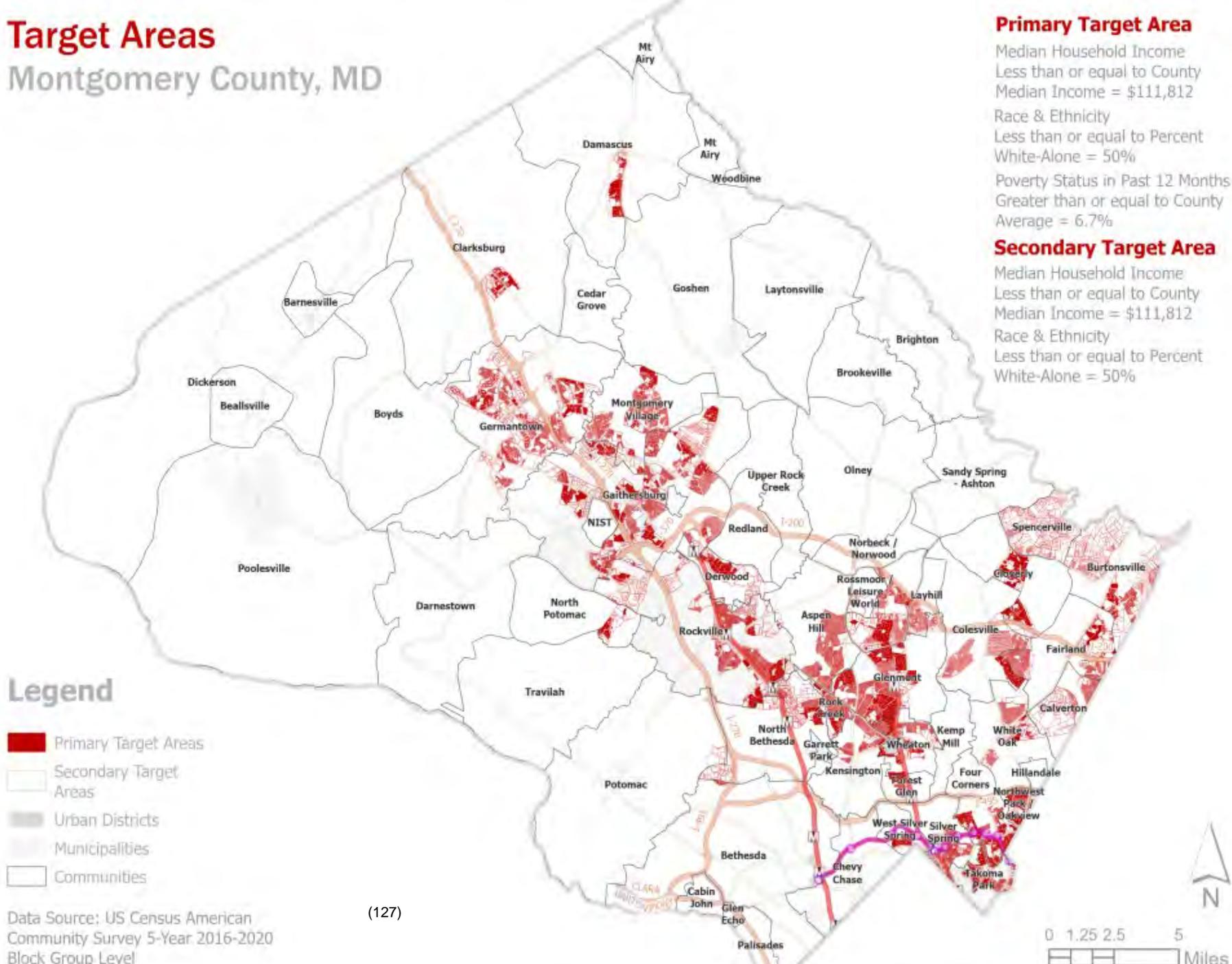


Racial Equity
+
Social Justice

Target
Areas

Target Areas

Montgomery County, MD



Who County Council asked us to recruit for this initiative

- Identify and conduct targeted outreach **to BIPOC and low-moderate income populations** to gather input primarily through focus groups and a community survey and conversations with community group leaders

Concerns we've heard from Focus Groups re: Racial Equity and Social Justice

1. There is a **profound East-West divide in the county** that includes disparities in job centers; school quality; shopping/restaurant options; housing quality; safety/security, and other amenities, etc.
2. The likely result of economic integration and gentrification is **BIPOC and low-income household displacement**.
3. Plan seems to assume “one size fits all,” but that is not the reality. **Needs to be context-and location-sensitive**
4. There is a **lack of accountability** in county's institutional systems ex. Public Safety + Building inspections
5. The plan **doesn't really address the needs** of working class/blue collar households
6. We must address our current **root challenges first** before making shift towards long-term goals ex. Compact Growth, Congestion pricing, etc.

DISCUSSION ONE: Rebalancing Ensuring Greater Racial Equity & Social Justice

As the County grows, what are some **specific things we can do** to ensure that it achieves social, environmental, and economic prosperity while **addressing historically established injustices** (segregation, wealth gap, etc.) and **diminishing potential socio-economic disparities** (ex. displacement, environmental justice, etc.) in the future?

Instructions for Breakout #1

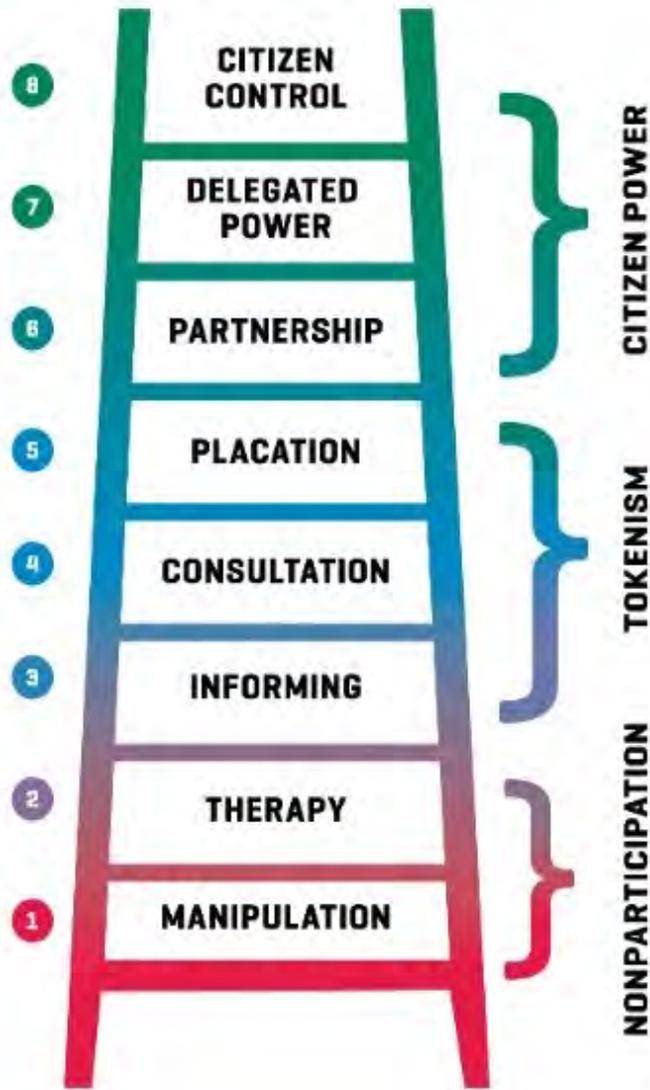
- These breakouts will each have a **facilitator**. **Six total breakout rooms** so each will have as many as 20+ participants
- We will only have **15-20 minutes** for this discussion
- Please keep your comments **succinct** and focused on answering the question posed **so as many people as possible can speak**
- Be **respectful** in your comments and **listen attentively** what each person has to say
- If **you don't want to speak** in the breakout, please put your **answer in chat**
- If there is not time for you to speak when you're in the queue, be ready to put your answer in chat

NOTE: we will save all chat data from the breakout sessions

Chat

- Please type in the Chat one insight you had in your breakout discussion.

Improving Engagement with Historically Disadvantaged and Vulnerable Communities Going Forward



Where should we land on the ladder of engagement?



Ideas to Consider for Centering Historically Disadvantaged and Vulnerable Communities in County Planning Processes

- **Empower marginalized and most-impacted** populations in the planning process
- Build **trust** by showing **respect** to communities, especially through **listening**
- Demonstrate **cultural competence** when dealing with a range of racial, cultural, and ethnic groups
- Understand historical context and **address the structural factors that** are the root causes of inequity
- **Compensate** people for their expertise and efforts
- Develop **accountability** measures for sustainable systems change around equity and justice

DISCUSSION TWO: Improving Community Engagement

What ideas do you have that you believe would allow the planning department and the Council to **more effectively mobilize and engage people of color, immigrants, and lower-income residents** in planning and policy-making in the future?

Instructions for Breakout #2

- Please keep your comments **succinct** and focused on answering the question posed **so as many people as possible can speak**
- Be **respectful** in your comments and **listen attentively** what each person has to say
- If **you don't want to speak** in the breakout, please put your **answer in chat**
- If there is not time for you to speak when you're in the queue, be ready to put your answer in chat

NOTE: we will save all chat data from the breakout sessions

Chat

- Please type in the Chat one insight you had in your breakout discussion.

Final Polling

- How worried are you about displacement?
- What is current level of trust in the Montgomery County government, especially with regard to planning?
- What is your level willingness to engage with the county on policy-making and planning in future years?
- To what degree would you like to see racial equity and social justice incorporated into the Thrive 2050 plan?

Next Steps

- Fill out the survey – promote it among friends/colleagues (see link in Chat)
- Track the process in September and October with the County Council –
<https://www.montgomerycountymd.gov/COUNCIL/resources/Thrive2050/index.html>

The Montgomery County Council is working with Nspiregreen and Public Engagement Associates to inform the development of Thrive Montgomery 2050 (Thrive 2050). Thrive 2050 is the countywide general plan being developed by the Montgomery County Planning Department.

This second round of engagement will focus on outreach to Black, Indigenous, and People of Color (BIPOC) residents and groups from low-income backgrounds. Input gathered from this round of engagement will be used to inform a racial equity and social justice review of Thrive 2050 and the development of a new racial equity and social justice chapter for the plan.

Participation in this questionnaire will be strictly confidential and completion is expected to take approximately 8 minutes. Upon completing the survey, you will have a chance to enter a raffle to win one of the 300 gift cards (\$10 and \$50)

To learn more about Thrive 2050, visit [Montgomery County Council's website](#).

* 1. Are you aware of THRIVE Montgomery 2050, general plan for the County?

Yes

No

Thrive 2050 is a visionary document that provides a blueprint for how and where the county will grow over the next 30+ years. Thrive 2050 touches on issues of housing, land use, transportation, parks, economic development, and the environment.

* 2. When did you first become aware of Thrive 2050?

- From plan kick off in 2019
- During first round of engagement 2019-2021
- I saw a news article about the draft plan in 2021
- When County revised the plan earlier in 2022
- I just heard about it this summer of 2022
- None of the above

* 3. Have you participated in any of the following engagement activities in the past?

- I signed up to receive emails from Thrive 2050
- I follow Montgomery Planning's Social Media
- I participated in virtual/in-person meetings
- I provided public testimony
- I participated in community pop-up events
- I received a "meeting in a box" toolkit
- I participated in previous questionnaires
- None of the above
- Other (please specify)

The following questions will ask you about your thoughts on the primary areas discussed in Thrive 2050. If any of these concepts are unfamiliar to you, we encourage you to review the draft plan for more information. You can find the draft plan [here](#).

* 4. Thrive 2050 prioritizes developing a strong economy, protecting the environment, and advancing racial equity and social justice as its primary themes. **Do you agree that these issues should be prioritized throughout the entire THRIVE 2050 plan?**

	Strongly disagree	Disagree	Neutral	Agree	Strongly agree	I don't understand
Strong Economy	<input type="radio"/>					
Protecting the Environment	<input type="radio"/>					
Racial Equity and Social Justice	<input type="radio"/>					

* 5. Do the following six focus areas outlined in THRIVE 2050 fit your vision for where the County should be going?

	It doesn't fit my vision at all	It doesn't fit my vision	Neutral	It fits my vision	It absolutely fits my vision	I don't understand what this is about
Compact Growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Complete Communities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Design, Arts, and Culture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transportation and Communication Networks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable and Attainable Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks and Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. Are there other themes that are important to you but are not included in the question above?

* 7. What are 1-3 words that describe your hopes for Montgomery County's future?

Complete Communities

THRIVE 2050 sets a vision for Montgomery County to prosper in the areas of Jobs and Economic Opportunities, Housing, Transportation, Parks & Public Spaces, and Arts & Culture. We want to hear about how you feel about these issues. **For the following topics, please indicate if you have any concerns:**

* 8. Concerns about Jobs and Economic Opportunities (Check all that apply).

- Length of commute
- Transportation costs
- Training and educational opportunities
- Wages
- Access to local jobs
- Information about opportunities
- Competition
- None of the above

* 9. Housing Concerns (Check all that apply).

- Cost
- Access
- Living space
- Housing quality
- Safety
- Location
- Information/Resources
- Displacement/Gentrification (being pushed out of your home or neighborhood because of housing prices)
- Maintenance
- Proximity to shopping/dinning/recreation
- None of the above

* 10. Transportation Concerns (Check all that apply).

- Cost
- Reliability
- Convenience
- Parking
- Safety
- Signage
- Accessibility for persons with disabilities
- None of the above

* 11. Parks and Public Spaces Concerns (Check all that apply).

- Safety
- Pollution / Environmental Quality
- Lack of amenities
- Difficulty getting to parks/public spaces (Accessibility)
- Restricted Access
- Cost
- Lack of recreational opportunities
- Proximity to home
- None of the above

12. Are there any concerns that you have that are not listed above?

Equity, Race, and Discrimination

* 13. To what extent do you agree that Montgomery County has offered good opportunities for you to get ahead economically?

- Strongly disagree
- Disagree
- Neither agree nor disagree
- Somewhat agree
- Strongly agree

* 14. In comparison to other neighborhoods in the County, how do you rate your neighborhood's availability of County services, such as libraries, parks, community centers, schools, and public safety (police, fire, EMS)?

- Very poor
- Poor
- Average
- Good
- Very good

* 15. Do you agree with the following statement? **My neighborhood can safely and conveniently meet all of the needs of our household.**

- Strongly disagree
- Disagree
- Neither agree nor disagree
- Agree
- Strongly agree

* 16. How would you rate race relations in Montgomery County?

- Not tense at all
- A little tense
- Neutral
- Somewhat tense
- Very tense
- I'm not sure

Demographics

Lastly, we are requesting demographic information in order to ensure that our planning process prioritizes the needs and desires of communities of color that are most impacted by racism and inequality. This information will be confidential and will only be used to identify who we talked to in the County.

* 20. How did you hear about this questionnaire?

- Montgomery Council website
- Thrive 2050 social media / newsletter
- Mailing sent to my house
- Pop up event
- Flyer/postcard at community center, library, restaurant, etc.
- Community organization sent information about the survey
- I spoke to a Thrive 2050 representative over the phone or in-person
- If you received information through a community organization, please let us know which one:

- None of the above

* 21. In what city/town do you live?

* 22. In what zip code do you live?

* 23. What's your age group?

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+

* 24. Which gender do you identify with the most?

- Female
- Male
- Transgender
- Non-binary/ Non-confirming
- Prefer not to respond

* 25. Which of the following best describes you? Please select all that apply.

- Black or African American
- American Indian or Alaska Native
- Asian
- Native Hawaiian or other Pacific Islander
- Hispanic, Latino/a/x, Spanish origin
- White

* 26. What are the primary languages spoken in your household? (Select all that apply.)

- English
- Spanish
- Chinese (including Mandarin, Cantonese and Hokkien)
- Tagalog (including Filipino)
- Vietnamese
- Arabic
- French
- Korean
- Farsi
- Amharic
- Swahili
- Other (please specify)

* 27. What's your country of origin?

* 28. Not counting yourself, how many adults age 18 or older live in your household?

* 29. How many children under the age of 18 live in your household?

* 30. What was your total household income from all sources in 2020 before taxes?

- Under \$15,000
- Between \$15,000 and \$29,999
- Between \$30,000 and \$49,999
- Between \$50,000 and \$74,999
- Between \$75,000 and \$99,999
- Between \$100,000 and \$150,000
- Over \$150,000

* 31. Please select your highest level of education achieved.

- Some high school
- High School or GED
- Some college or trade school
- Bachelor degree
- Master's degree or higher

* 32. What is your current housing status?

- Rent
- Own
- Living with family/friends
- Living in a shelter
- Unhoused
- Other (please specify)

Raffle Information

33. Are you interested in receiving one of the \$10 gift cards and entering a raffle to win one of the \$50 gift cards?

Yes

No

34. What's your email? This information will be used to contact you if you qualify for one of the gift cards.

35. What's your phone number? This information will be used to contact you if you qualify for one of the gift cards.

Future Engagement

36. We are planning focus groups in July and August. Are you interested in participating?

- Yes, i'm interested
- No, i'm not interested

To sign up for a focus group, please visit this [page](#).

Overview

The Thrive Montgomery 2050 Community Questionnaire was conducted from July 19, 2022, to August 20, 2022. A total of 1860 participants took the questionnaire, with 37 people taking the questionnaire completely in Spanish. Out of 1860 participants, 71% reported that they were already aware of Thrive Montgomery 2050 plan, while 28% reported never having heard about Thrive Montgomery 2050.

Purpose

The Thrive Montgomery 2050 Community Questionnaire was designed to gather feedback on 3 primary areas:

- Measure the level of public understanding of the focus planning areas on plan, including compact growth, complete communities, housing, transportation, design, arts & culture, parks & recreation.
- Incorporate racial equity and social justice-based questions to understand residents' perception on issues of race, discrimination, segregation, and equitable access to county resources.
- Understand the level of engagement and demographic background from participants previously engaged in Thrive 2050 public involvement work coordinated by the Montgomery County Planning Department.

Methodology

The Thrive Montgomery 2050 Community Questionnaire was conducted to gather input about the current focus planning areas identified on Thrive 2050. The questionnaire also gathered information about other systemic issues of race, segregation, and equity that are not explicitly mentioned in the plan, but that nonetheless can impact how underrepresented community members experience housing, transportation, design, arts, culture, and parks and recreation.

The questionnaire was conducted through the QuestionnaireMonkey and was open to any resident of Montgomery County who wanted to take the questionnaire. The decision to make this questionnaire an open questionnaire was explicit. An open questionnaire would allow the consultant team to share the link with community organizations that already have the trust and an established working relationships with members from BIPOC communities and would allow them to disseminate the questionnaire through their networks. While statistically significant questionnaires continue to be the preferred way to gather representative data in planning studies, such a methodology also comes with issues that impact racial equity and inclusion. Statistically significant questionnaires often draw eligible participants and/or addresses from Census data that do not provide a fair representation of a community. Additionally, when

reaching out to BIPOC communities, organizers must consider the systemic barriers in accessing owning and gaining access to long term housing . As a result, data that can tell us that we are reaching out to underrepresented communities might be outdated.

Consultants incentivized people to participate on the questionnaire by offering them the chance to enter a raffle to win either a \$10 or \$50 gift cards. Because of the racial equity and social justice emphasis of this project, answers were required for all questions on the questionnaire, including the demographic questionsto enter the raffle officially. However, if people chose to end the questionnaire without responding to the demographic information, their answers to the main questions were still saved without their demographic information.

Section 1: Public Awareness of Thrive Montgomery 2050 [Q1-Q3, Q20]

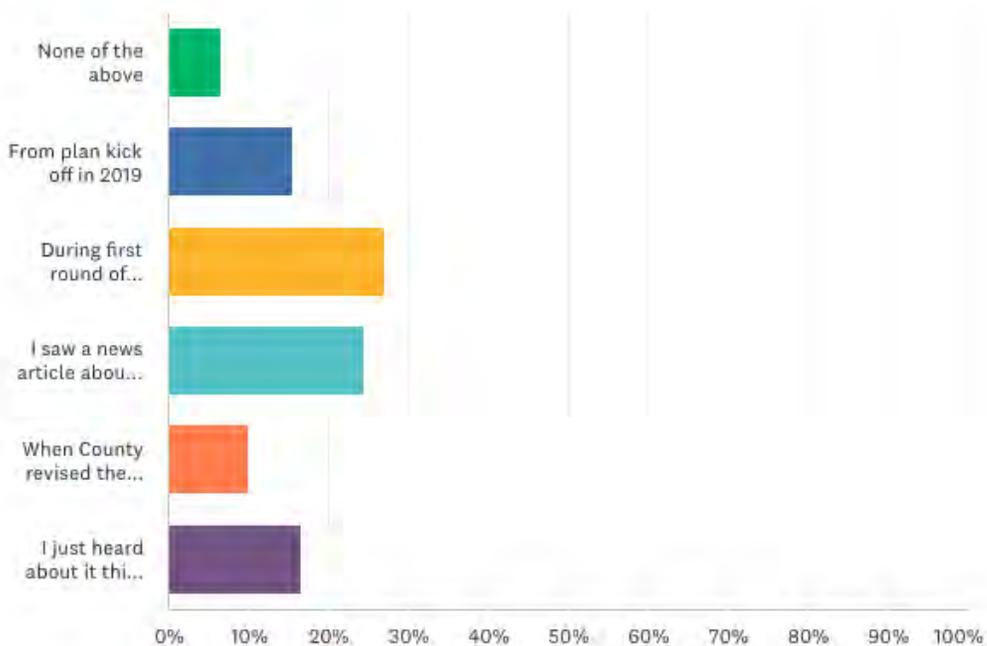
As advised by the Advisory Committee, the first section of the questionnaire focused on evaluating public awareness of the Thrive Montgomery planning process. This section was composed of asking three primary questions:

Q1: Are you aware of Thrive Montgomery 2050, the general plan for the County?

Q2 [If answer was yes to Q1]: When did you first become aware of Thrive 2050?

Q3: Have you participated in the any of the following engagement activities in the past?

Answers to these questions show that 71% of participants who took the questionnaire were already aware about Thrive Montgomery 2050, while 29% had not heard about Thrive 2050 before. Out of the 71% of people with knowledge about Thrive 2050, 27% of people identified having heard about Thrive 2050 during the first round of engagement from 2019-2021 and 15% said they have followed the Thrive 2050 process since the plan kick-off. The second group of people were participants who became aware of Thrive 2050 after Council revised the plan, with 24% saying they learned about it through a news article about the draft plan being reviewed by council and 10% when the County Council revised the plan. The final group of participants (17%) were those who had just learned about Thrive 2050 during the summer of 2022.



The source of information about Thrive 2050 varied throughout the respondents that indicated they already knew about Thrive 2050. About half of the people learned about Thrive 2050 through previous engagement work done by Montgomery Planning. This includes 11% of participants who heard about it from Montgomery Planning’s Social Media, 8% from the Thrive 2050 distribution list, 12% from public meetings held in the first round of the engagement process, 4% who provided public testimony, 3% from pop-up events, 0.24% from meetings in a box toolkit, and 5% from previous questionnaires.

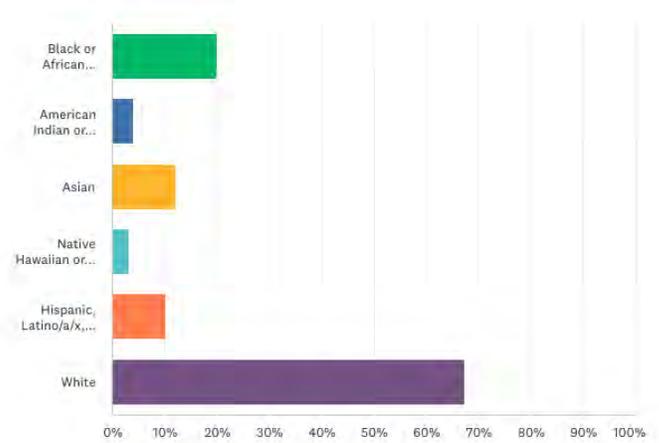
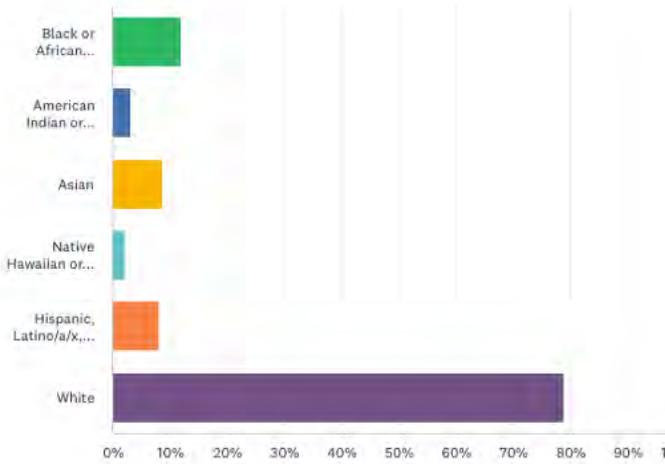
The other 46% reported having heard about Thrive through other methods. Other platforms that were mentioned included receiving information from their county council member, community listserves, individual advocacy work, and other advocacy groups, such as Coalition for Smarter Growth, Epic of MoCo, GB Youth Media filmmakers, League of Women Voters of Montgomery County, Responsible Growth 4 MoCo.

Participants without awareness about Thrive 2050 reported knowing about the questionnaire through the following platforms [Q20]:

Montgomery Council Website	8%
Thrive 2050 social media/newsletter	11%
Postcard sent home	26%
Pop-up event	1%
Flyer at community center, library, etc.	1%
Community organization sent information about questionnaire:	25%
<ul style="list-style-type: none"> CHEER 	

<ul style="list-style-type: none"> • Springfield Neighborhood Association • MoCo DSA • IMPACT Silver Spring • South Four Corners • CSG • MCDOT Newsletter • Town of Chevy Chase Listserv • Technical Solutions • MoCo Show • Source of the Spring • Neighborhoods listserves • Silver Spring Village • Dan Reed's Twitter • Reddit Group • MoCo SafeG • MoCo Green Party • Kensington View Civiv Association • Bethesda UCC • Council Newsletter • Cloverly Civic Association 	
I spoke to a Thrive 2050 representative over the phone or in person	2%
None of the above	26%

The demographic background between those involved and aware of Thrive 2050 before this questionnaire and those recently learning about it, show some differences. For those who were previously aware of Thrive 2050, the majority of them (79%) identified as White, while 21% identified as BIPOC. For those who had not heard about Thrive 2050, 67% identified as white and 33% as BIPOC.



Section 2: Thrive Montgomery 2050 Planning Areas [Q4 – Q12]

Section 2 of the questionnaire asked participants to describe their hopes for Montgomery County’s future in 1-3 words. A word cloud of the most mentioned words can be found below:

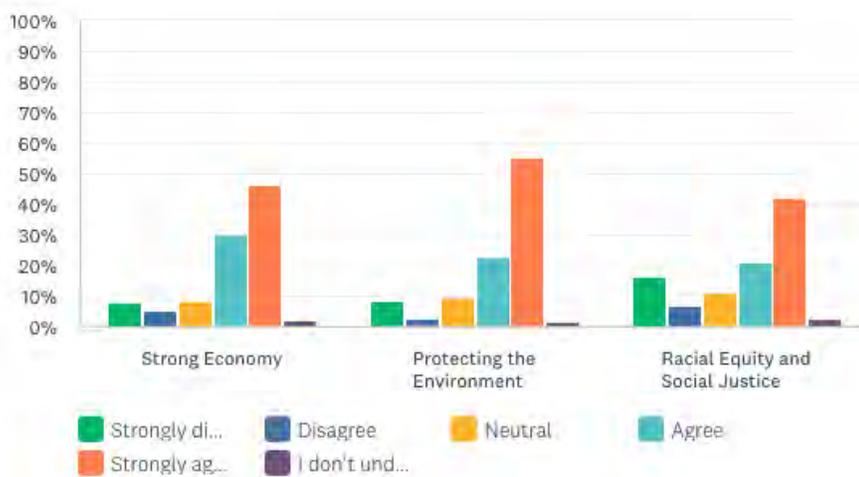
Q7 What are 1-3 words that describe your hopes for Montgomery County's future?



For Q7, affordability, safety, sustainability, diversity, equity, and affordable housing, jobs, walkable/walkability, and education were some of the most mentioned words.

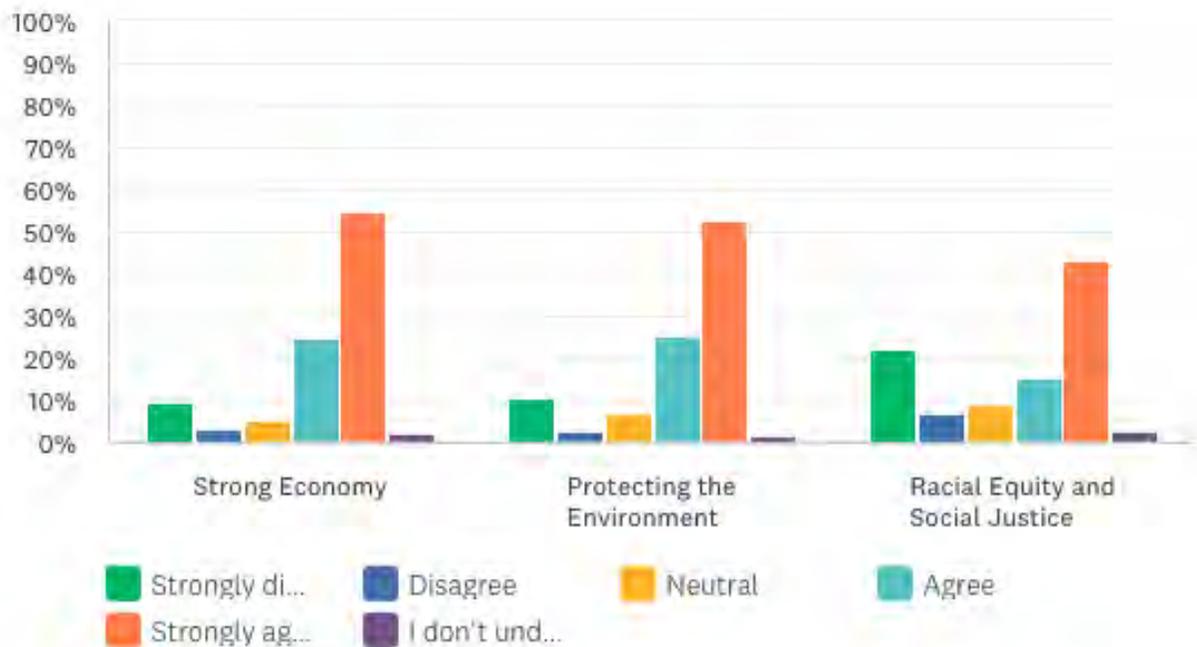
Section 2 then proceeded to ask participants about Thrive Montgomery 2050’s priorities to develop a strong economy, protect the environment, and advance racial equity and social justice.

Q4: Thrive 2050 prioritizes developing a strong economy, protecting the environment, and advancing racial equity and social justice as its primary themes. Do you agree that these issues should be prioritized throughout the entire THRIVE 2050 plan?



Out of the three priorities, protecting the environment received the most support with majority of people agreeing that it should be a priority (55% strongly agreeing and 23% agreeing). Fostering a strong economy came in second (47% strongly agreeing and 30% agreeing), and racial equity and social justice came in third (42% strongly agreeing and 21% agreeing). Both fostering a strong economy and protecting the environment had fewer than 10% of participants who disagreed or strongly disagreed with these topics as priorities. However, a higher percentage of people disagreed with racial equity and social justice having to be a priority, with 23% disagreeing or strongly disagreeing that it should be a priority.

Within BIPOC respondents, the priorities slightly changed in preference. Fostering a strong economy came in first with 80% agreeing or strongly agreeing that it should be a priority; protecting the environment came in second with 70% of participants agreeing or strongly disagreeing that it was a priority. For racial equity and social justice, 58% of BIPOC participants agreed or strongly agreed with social justice and racial equity as priorities for Thrive 2050 . However, 28% also disagreed or strongly disagreed that racial equity and social justice should be considered priorities.



This section also focused on measuring public awareness and agreement surrounding Thrive 2050’s focus planning areas, compact growth, complete communities, housing, transportation, design, arts & culture, parks & recreation. To gather this input, Question 5 (Q5) of the questionnaire asked:

Do the following six focus areas outlined in Thrive 2050 fit your vision for where the County should be going?

Planning areas	Doesn't fit my vision at all	Doesn't fit my vision	Neutral	Fits my Vision	Absolutely fits my vision	I don't understand what this is about
Parks and Recreation	4%	4%	13%	33%	45%	3%
Transportation and	7%	6%	13%	29%	43%	3%

Communications Network						
Housing for All	13%	11%	13%	19%	40%	4%
Design Arts and Culture	7%	6%	20%	35%	27%	4%
Compact Growth	15%	14%	14%	23%	25%	10%
Complete Communities	11%	14%	14%	22%	29%	13%

The top 3 areas that were identified as absolutely meeting participants’ visions were Parks and Recreation, Housing for All, and Transportation and Communications Networks. Compact Growth, Complete Communities, and Housing for all received the highest percentage of participants labeling as not fitting their vision.

However, both compact growth and complete communities had the most responses for the option “I do not understand what this is about” (10% for compact growth and 13% for complete communities). For most participants that identified compact growth and complete communities as fitting their vision for the county, they usually paired their response with comments such “I don’t understand what this is about, but I assume you mean more density” “complete communities are all these areas combined” “I think I know what you mean by this.”

When designing the questionnaire, the planning concepts outlined on the plan were purposely used on the questionnaire because it sought to evaluate general understanding of the terminology used in the plan. Information from the focus groups [see section X], would supplement questionnaire responses in showing that Compact Growth, Complete Communities, and Design were concepts that were important to residents, but that were difficult to understand with the established language from the plan.

For this section, responses received from BIPOC participants match the consensus that Parks and Recreation, Transportation, and Housing for All are the planning concepts that most aligned with BIPOC participants’ vision for the county. These participants also identified compact growth and complete communities as terms that they did not understand the most.

Planning areas	Doesn't fit my vision at all	Doesn't fit my vision	Neutral	Fits my Vision	Absolutely fits my vision	I don't understand what this is about
Parks and Recreation	5%	4%	12%	32%	45%	3%
Transportation and Communications Network	9%	8%	10%	26%	44%	4%
Housing for All	15%	12%	12%	19%	44%	4%
Design Arts and Culture	11%	8%	17%	31%	30%	4%
Compact Growth	20%	9%	13%	23%	24%	11%
Complete Communities	15%	8%	12%	23%	30%	13%

To

supplement this question, the following open-ended question (Q6) was asked to give participants the opportunity to talk about issues that Thrive 2050 might have missed:

Q6. *Are there other themes that are important to you but are not included in the question above?*

The most reoccurring answers to this question included:

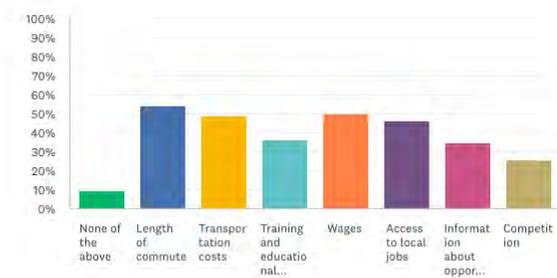
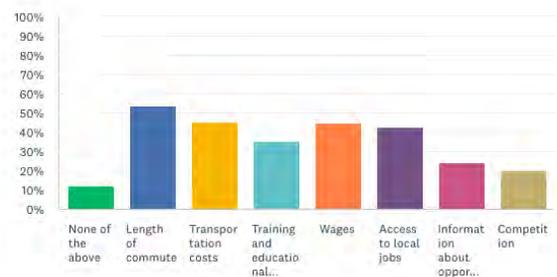
- Schools/education (78 responses)
- Equitable development throughout the county (38 mentions)
- Protecting current neighborhoods (37 responses).

Concerns within Thrive 2050 Focus Planning Areas:

In addition to asking participants how the planning concepts aligned with their vision of the county, the questionnaire incorporated 5 follow up questions (Q8 – Q12) to go more in-depth about

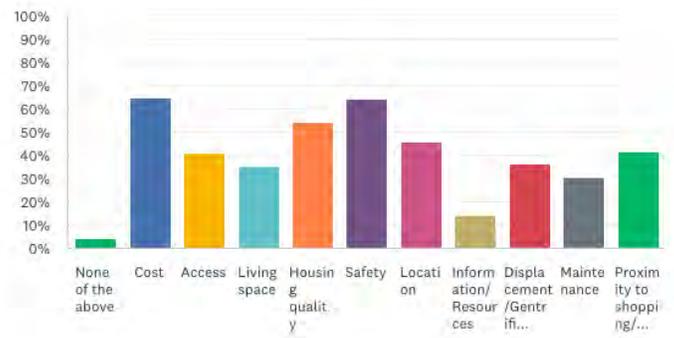
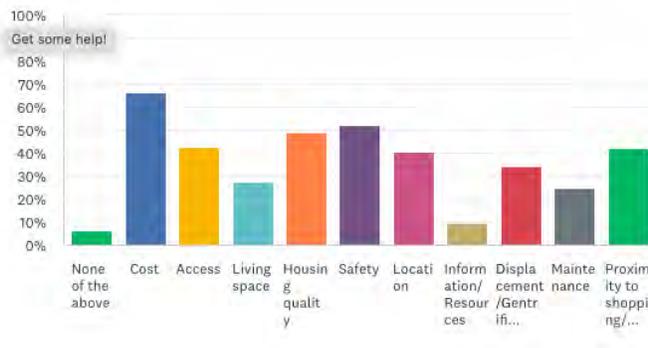
Jobs and Economic Opportunity

The primary concerns include length of commute (54%), Transportation Costs (45%), and Wages (45%), and Access to Local Jobs (42%). These concerns to be the ones of concern within BIPOC participants, however information about job opportunities and competition for jobs increased in prevalence within this population group with 35% and 26% of BIPOC participants reporting as an issue in comparison of the general 24% and 20% reported in the general findings.



Housing Concerns

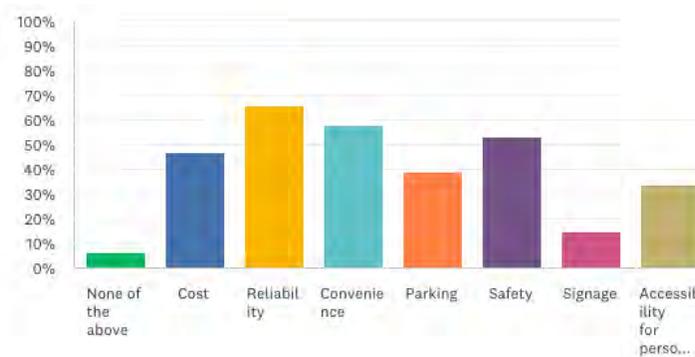
The primary housing concerns included cost (66%), Safety (52%), Housing Quality (48%), Access (43%). There were no significant differences in responses provided by BIPOC communities.



While displacement and gentrification were not in the top 4 concerns for housing, it continued to be a prominent issue identified by participants. In general, 32% of participants identified displacement as housing issue. Within participants from low-income backgrounds (Under \$15,000 and \$15,000-49,999) this number increased to 36% and 37% within participants with incomes between \$50,000 – \$74,999. For those with higher incomes, 31% saw displacement and gentrification as housing concerns.

Transportation Concerns

The top transportation concerns included reliability (66%), Convenience (58%), Safety (53%), and Cost (47%). It is important to emphasize that while accessibility for people with disabilities was not within the top 4 concerns in this area, 33% of participants (459 people), identified this being a primary issue for them when using transportation.

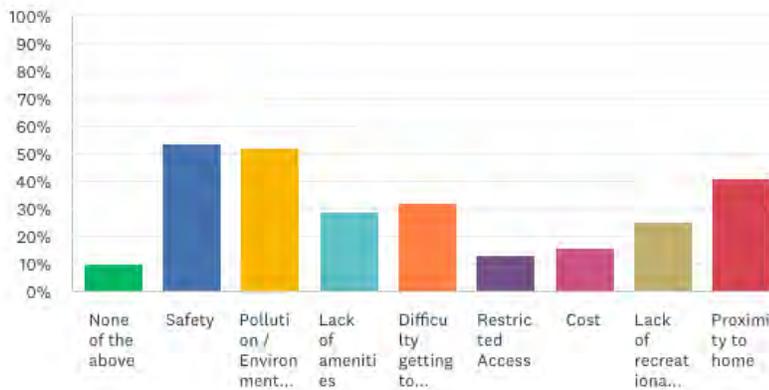


Responses from BIPOC communities identify the same top concerns of reliability (65%), convenience (58%), safety (57%), and cost (52%). However, parking seems to be a more significant issue within BIPOC communities (47% in comparison to 38% from the general responses).

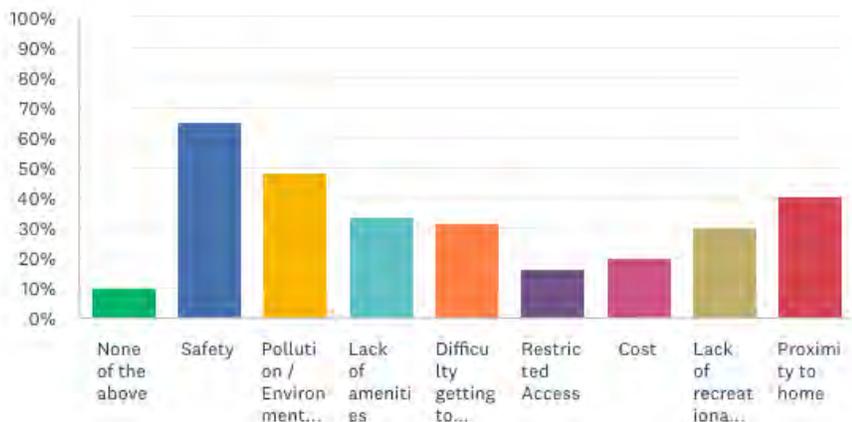


Parks and Public Spaces

For parks and public spaces, the top concerns included safety (54%), pollution (52%), proximity to home (41%) and difficulty getting to parks/public spaces (32%).



The concerns for BIPOC participants are similar, but this was the area where there was the most difference in responses provided by BIPOC participants. Safety was identified as a concern by 65% of BIPOC participants, an 11% percentage difference from the general results findings. Pollution (49%) and proximity to home (41%) continued to be big problems, however, lack of amenities became fourth top concern in this group.



Q12 asked participants to add any other concerns that were critical for them but that were not listed in any of the areas above. Responses included:

- Increasing lack of parking
- Lack of safe and convenient biking infrastructure and amenities
- Climate Resilient Parks (more shade, more splash parks, more seating)
- Lack of Park Maintenance
- Homes and Reliable infrastructure for people with disabilities
- Lack of Housing
- Moving away from single-family housing/neighborhoods
- Crime and Safety
- Overcrowded Schools

For this question, responses from BIPOC communities primarily focused on:

- Crime
- Safety
- Overcrowded neighborhoods
- High Taxes
- Increasing access to housing

In this section, **affordability and safety** continue to be the issues that were prominent throughout all these areas and the open-ended responses. Open ended responses show that participants are getting more uncomfortable being outside their homes for recreational or commuting purposes. These questionnaire responses correlate with information received during the focus groups, which identified participants feeling less confident about their transportation and recreational resources because of lack of safety. Safety issues also continue

to be the primary topic within BIPOC responses in this section of the questionnaire, as well as a guiding topic in the focus group discussions.

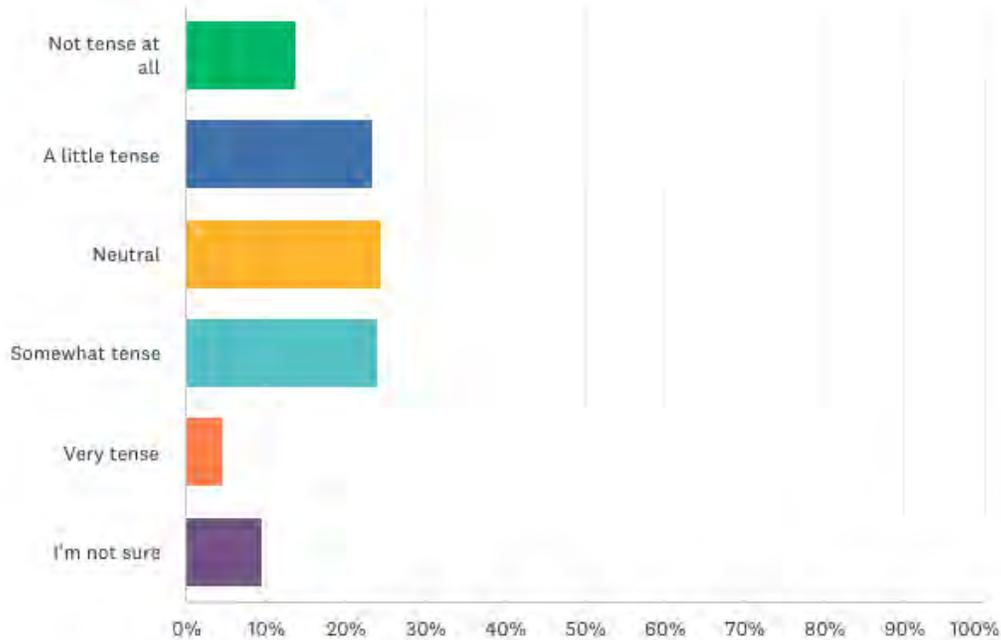
Section 2: Race, Discrimination, and Equity Section [Q14 – Q19]

The Race, Discrimination, and Equity section asked participants to rate race relationships in Montgomery County, share their experience with discrimination in the county, and offer input about the level of public services that their neighborhoods provide to them. The questions that were part of these section included:

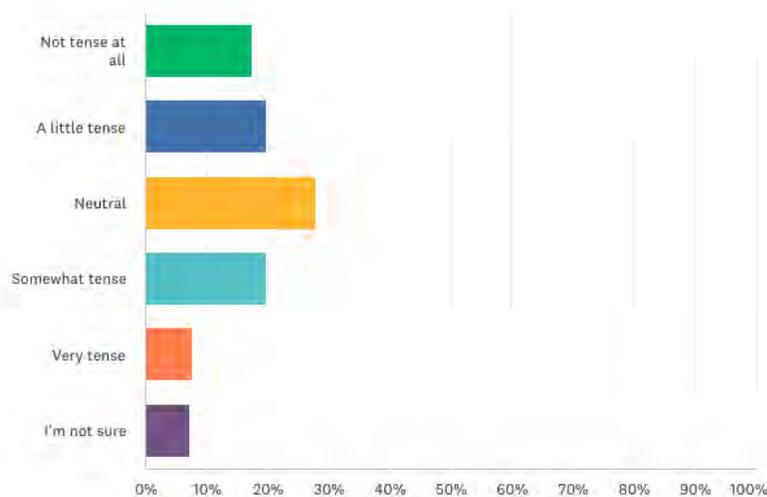
- *Q13: To what extent do you agree that Montgomery County has offered good opportunities for you to get ahead economically?*
- *Q14: In comparison to other neighborhoods in the County, how do you rate your neighborhoods' availability of County services, such as libraries, parks, community centers, schools, and public safety.*
- *Q15: Do you agree with the following statement? My neighborhood can safely and conveniently meet all of the needs of our household.*
- *Q16: How would you rate race relations in Montgomery County?*
- *Q17: Have you ever experienced discrimination based on your ethnicity in Montgomery County?*

Responses from Q19 (From 1-10, how high of a priority should it be for government to address racial equity gaps in education, criminal justice, jobs, health, housing, and other areas?), the average response was 6. This was the average number across the general response pool and responses from BIPOC participants.

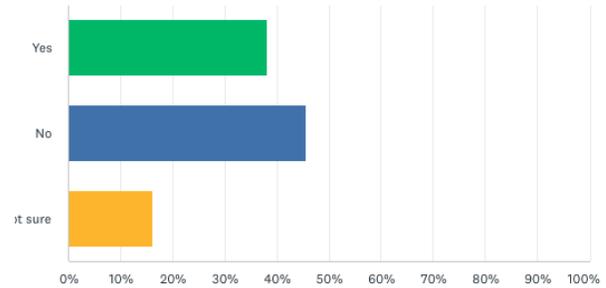
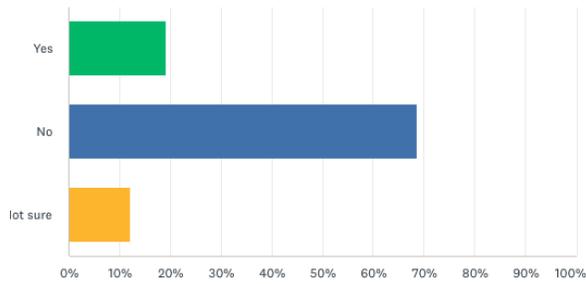
Regarding race relations, participants were asked the question *How would you rate race relations in Montgomery County?* (Q16). 24% of participants identified feeling neutral when asked to rate race relations in Montgomery County, while 23% of participants identified race tensions being a little tense and 24% identified that race relations were somewhat tense. 14%



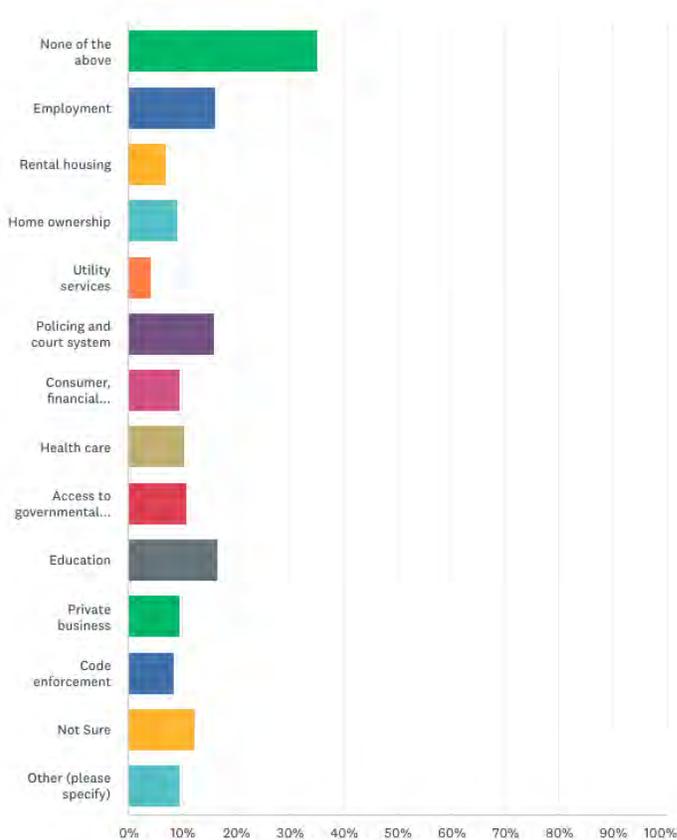
of participants identified race relations not being tense at all and only 5% identified being very tense. Responses within the BIPOC respondents do not show significant differences in this area. 17% of these respondents identified race relations not being tense at all and 8% reporting that race relations were very tense.



However, when asked if participant had experienced discrimination in the county based on their ethnicity or race [Q17], responses from BIPOC communities show more significant differences than the general response numbers from the questionnaire. Overall, 19% identified having experienced discrimination in the county, while 69% said no. These numbers change within BIPOC respondents 38% responding yes and 46% responding no.

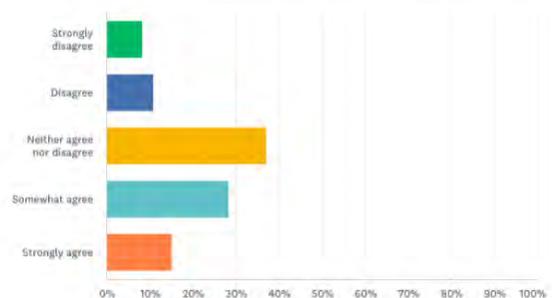
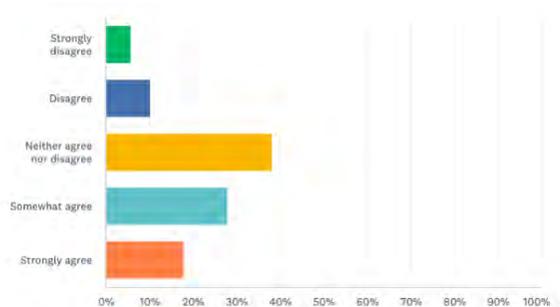


When asked the areas where participants have faced discrimination [Q18] BIPOC participants identified employment (16%), Education (17%), policing and court system (16%), and access to governmental resources (11%) as the primary areas.

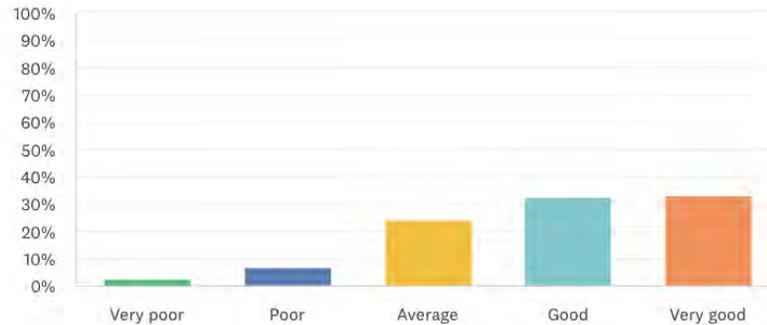


Other questions were asked to identify other equity issues that would directly or indirectly impact the primary planning focus areas identified on Thrive 2050.

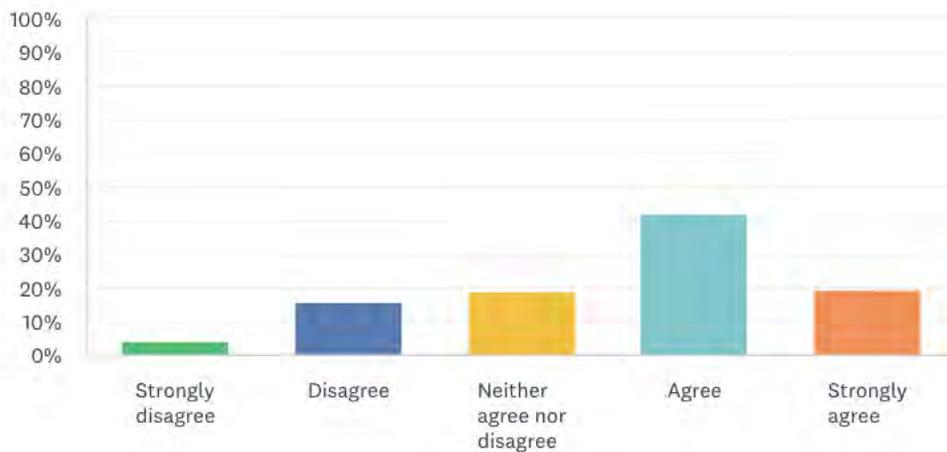
[Q13] asked participants to what extent they agreed that Montgomery County had offered them good opportunities to get ahead economically. For this question, 38% felt neutral about the statement, 18% strongly agreed, 28% strongly agreed, 11% disagreed, and 6% strongly disagreed. Within the BIPOC respondents, the significance was not different. 38% of BIPOC respondents felt neutral about this question. But 15% strongly agreed with the statement and 28% somewhat agreed. 11% of participants disagreed with the statement and 8% strongly disagreed.



Participants were also asked about their experience receiving public resources in their neighborhoods. Q14 asked participants “in comparison to other neighborhoods in the county, how do you rate your neighborhoods’ availability of County services, such as libraries, parks, community centers, schools, and public safety?” Responses showed 38% feeling neutral about this question, while 46% either somewhat agreed or disagreed with the statement. Only 15% disagreed with the statement.



Similar responses were shared for question Q15 which asked if their neighborhood safely and conveniently met all their needs. 62% agreed with this statement.



Section 3: Demographic Information

The Thrive 2050 Community Questionnaire was taken by 1860 people. The questionnaire asked a series of demographic questions to help identify the background of participants. While all participants completed the questions sections of the questionnaire, only 1308 participants completed the demographic section of the questionnaire. The self-reporting demographic information shows the following demographic breakdown for participants.

City and Town

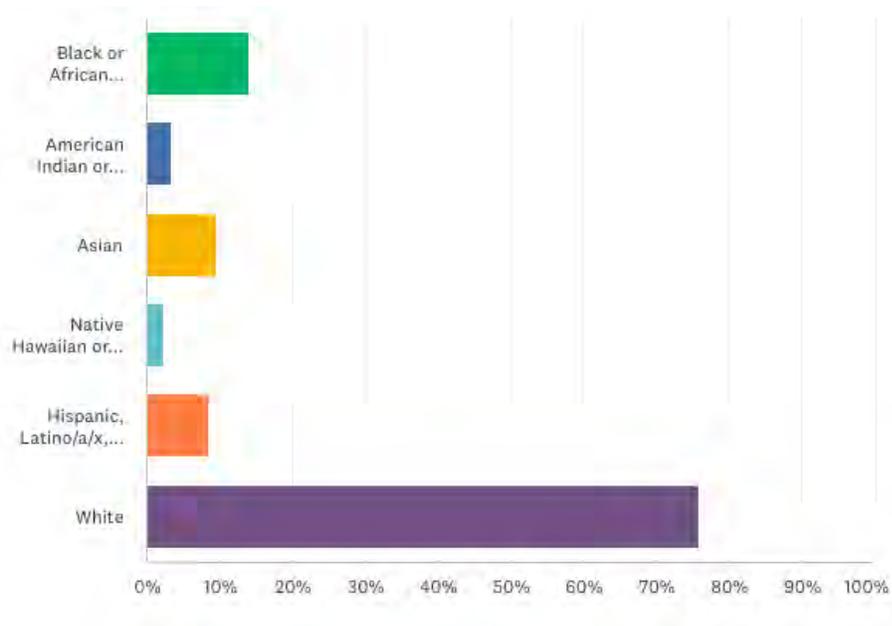
<i>Silver Spring</i>	410
<i>Bethesda</i>	133
<i>Rockville</i>	114
<i>Chevy Chase</i>	89
<i>Gaithesburg</i>	85
<i>Wheaton</i>	49
<i>Takoma Park</i>	64
<i>Kensington</i>	37
<i>Germantown</i>	34
<i>Olney</i>	31
<i>Montgomery Village</i>	25
<i>MD</i>	17
<i>Aspen Hill</i>	16
<i>North Bethesda</i>	15
<i>Potomac</i>	15
<i>Burtonsville</i>	13
<i>Clarksburg</i>	12
<i>Town Chevy</i>	11
<i>Brookeville</i>	11
<i>North Potomac</i>	10
<i>Colesville</i>	9
<i>Damascus</i>	8
<i>Derwood</i>	8
<i>Somerset</i>	8
<i>Glenmont</i>	7
<i>Leesport</i>	5
<i>Boyds</i>	4
<i>Poolesville</i>	4
<i>Town</i>	6

Race and Country of Origin

A totally of 1282 people decided to report their race. The breakdown by race was the following:

White: 976
Black or African American: 181
American Indian or Alaska Native: 45
Asian: 124
Native Hawaiian or another Pacific Islander: 31
Hispanic: 111
No Race given: 514

Total BIPOC: 492



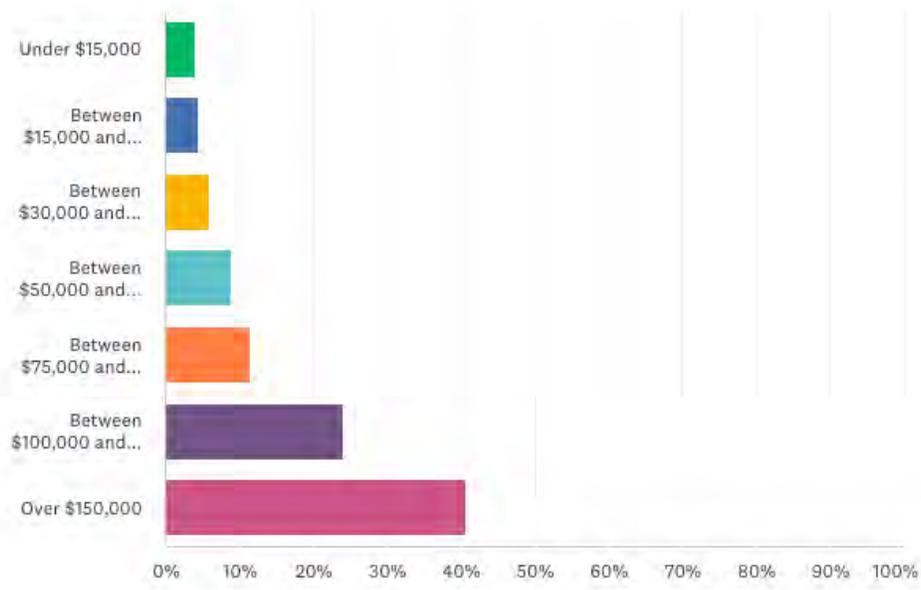
Countries of Nationality

USA
Peru
El Salvador
Ethiopia
Vietnam
Colombia
Venezuela
Greece
Cuba
Russia
Mexico
Pakistan
Scotland
India

France
Honduras
Brazil
China
United Kingdom
Ukraine
Canada
Czech Republic
Latin American Country immigrant
Somewhere in the Caribbean
Guatemala
Haiti
Iran
Guinea Conarky
Sierra Leonek
Somalia
Japan
Germany
Italy
Eritrea
Trinidad

Income

1287 participants reported their income from 2020.



Under 15,000: 53

Between \$15,00 and \$29,999: 58

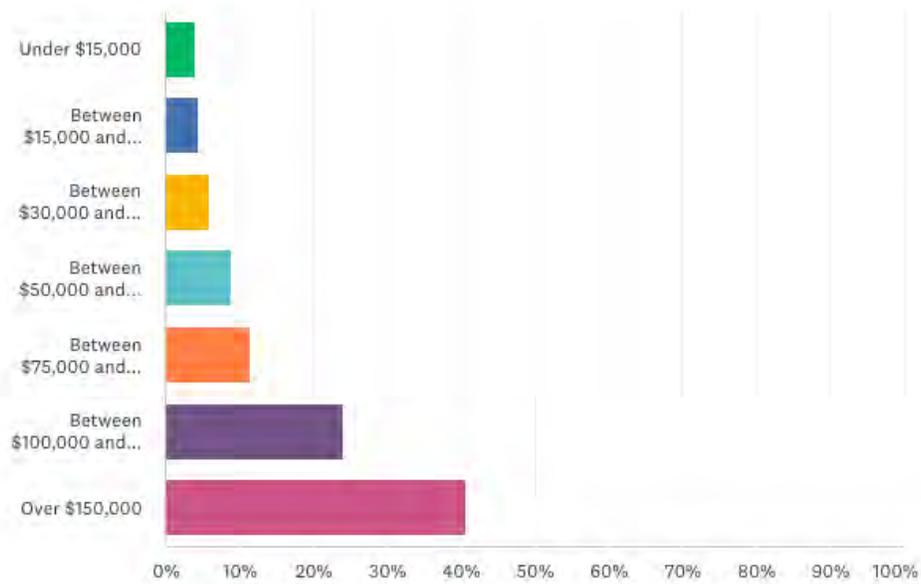
Between \$30,00 and \$49,00: 78

Between \$50,000 and \$74,999: 115

Between \$75,000 and \$99,999: 149

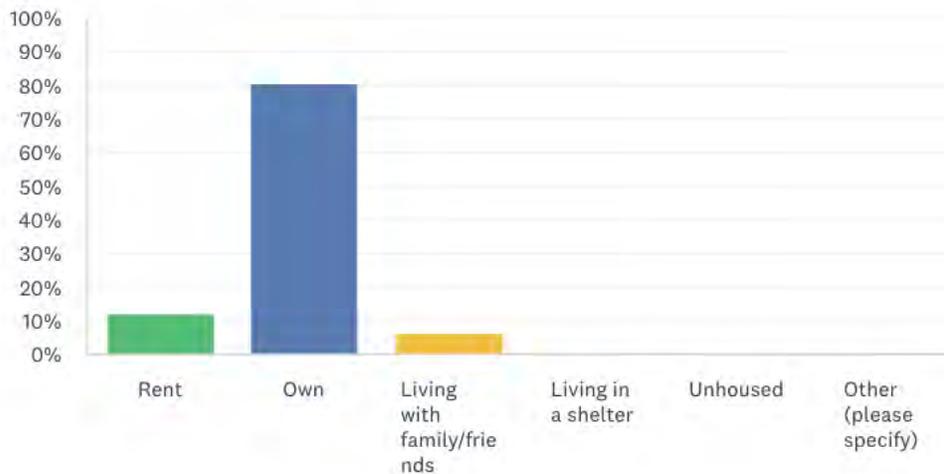
Between \$100,000 and \$150,000: 310

Over \$150,000: 524



Housing status:

1287 participants reported their housing status. 157 reported renting, 1034 owning, 83 living with family and friends, 3 being unhoused, and 10 reporting Other/living in assisted living or retirement community.





Committee: PHED
Committee Review: Completed
Staff: Pamela Dunn, Senior Legislative Analyst
Purpose: Briefing/Discussion – no vote expected
Keywords: #Thrive, Montgomery 2050, M-NCPPC

ADDENDUM
AGENDA ITEM #15
September 20, 2022
Discussion

SUBJECT

The Council will receive a continuation of the consultant briefing on the racial equity and social justice review of the Planning, Housing, and Economic Development (PHED) Committee Draft of Thrive Montgomery 2050.

EXPECTED ATTENDEES

Jordan Exantus, Managing Associate, Nspiregreen
Casey Anderson, Chair, Montgomery County Planning Board
Gwen Wright, Director, Montgomery Planning Department
Tanya Stern, Deputy Director, Planning Department

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- N/A

DESCRIPTION/ISSUE

- N/A

SUMMARY OF KEY DISCUSSION POINTS

- N/A

This Report Contains:

	<u>Pages</u>
Addendum	1
Table: Council Staff Suggested Response to RESJ Report Recommendations	©1-19
Memo: Planning Department Response to RESJ Report Recommendations	©20-37

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MEMORANDUM

September 19, 2022

TO: County Council

FROM: Pamela Dunn, Senior Legislative Analyst

SUBJECT: Thrive Montgomery 2050

PURPOSE: Continuation of briefing by Nspiregreen on the PHED Committee Draft of Thrive Montgomery 2050

This addendum includes two documents prepared in response to the recommendations contained in the Racial Equity and Social Justice Report. The first is a table created by Council staff. It includes the proposed recommendation, a potential edit to the PHED Committee Draft to address the recommendation, and/or an action item that could be added to the Action Appendix, if applicable. In some cases, staff notes existing policies and/or practices in the Draft that address the recommendation.

The second document is a memo prepared by Planning staff that responds to each recommendation in the consultant report. It provides references to text in the Draft related to or addressing the recommendation, it does not suggest edits to the Draft in response to the recommendation. The Planning memo also notes whether a recommendation is currently an item in the Action Appendix or could be added to it.

It is not expected that the Council will have time to review these documents in detail as part of the briefing by Nspiregreen on the recommendations and new racial equity and social justice chapter. They are provided as a suggested path forward, illustrating tangible changes to the PHED Committee Draft in response to the consultant's report.

Attached to this Addendum, on © 1-19, is the Council staff response to the RESJ Report recommendations, and on © 20-37 is the Planning staff response memorandum.

Council Staff Response to Recommendations in the Racial Equity and Social Justice Review Report

General		
Recommendation	Potential Edit to the Draft	Action through Implementation
For all plan chapters, the “How will we evaluate progress?” sections need to include establishing specific targets for equity outcomes - for example: Establish criteria to support black owned businesses recruitment and retention	The PHED Committee Draft includes a list of metrics that may be used to monitor and evaluate progress on the Plan. These lists, at the end of each chapter, are intended as informational and not an exhaustive list of the metrics that will be developed and evaluated on a regular basis.	The Action Appendix currently addresses implementation actions proposed to implement the Plan policies and practices. This Appendix should be updated based on the adopted Plan and include detailed information on metrics and evaluation procedures, including metrics to measure equity outcomes moving forward.
After revising Thrive: Revisit with low-income and BIPOC communities to make sure communities can support the policies before passing the document		Reconnect with low-income and BIPOC communities as well as the focus group members to help revise Implementation/Action Appendix.
Conduct a housing study that will seek to address displacement fears by community, determine how to achieve growth targets, and identify barriers to successful implementation		As part of the Action Appendix review assess the extent to which recent and ongoing work/studies undertaken by the Planning Department include evaluation of displacement, growth targets, and barriers to policy implementation.

<p>Establish working relationships with Communities that prioritize participatory planning and delegate power to vulnerable communities</p>	<p>Edit text in the Introduction on page 9 as follows: “We also must facilitate the integration of neighborhoods by race and income, across all ages. Increasing the share of racially and economically mixed neighborhoods and schools across all parts of the county is critical to ensure that the inequities of the past will not be perpetuated in the future. <u>To this end, planning must establish working, on-going relationships with communities that prioritize participatory planning and must delegate more power to vulnerable communities to bring their voices forward.</u>”</p>	
Compact Growth		
Recommendation	Potential Edit to the Draft	Action through implementation
<p>Focus density near transit stations</p>	<p>No edit necessary, the Plan includes the following:</p> <ul style="list-style-type: none"> • The proposed growth map on page 20 and the explanation of different tiers (on page 21) is all about concentrating density near transit stations. • Page 19: The intensity of development along these corridors should be aligned with the urban, suburban, and rural context and calibrated to account for existing or planned transit and other transportation infrastructure. • Page 22: Under the “Concentrate growth in centers of activity and along corridors through compact, infill development and redevelopment to maximize the efficient use of land” policy is the following practice: <ul style="list-style-type: none"> ○ “Amend land use, design, and zoning regulations, including the Zoning Ordinance and Subdivision Regulations, to support corridor-focused compact development. Appropriate densities will vary but should be sufficient to support, at a minimum, the efficient provision of transit service along these corridors.” 	

<p>When new development comes, efforts need to be made to ensure that the existing community benefits in a significant and meaningful way. Community Benefit Agreements need to have accountability mechanisms and follow up to measure outcomes</p>	<p>Edit text on page 32 as follows: “Specific strategies will be needed to recognize and minimize the negative impacts of gentrification on communities and businesses at risk of displacement, including the recommendations described in the chapter on housing together with policies outside the scope of this plan, such as direct assistance to small and minority-owned businesses <u>and Community Benefit Agreements. It is important to note that these strategies should include accountability mechanisms and metrics to track outcomes.</u>”</p>	
<p>Partner compact growth with social work that helps residents access housing affordability resources</p>		<p>Add to the Action Appendix: Partner with the Department of Housing and Community Affairs and other not-for-profit housing entities to ensure that residents are informed and provided assistance in accessing housing affordability resources.</p>
<p>Create policy framework to ensure that BIPOC businesses are accessing opportunities in new development(s)</p>	<p>Add a practice under the following policy: “Promote and prioritize public investment in infrastructure along growth corridors and leverage it to attract future private investment in a compact form.</p> <ul style="list-style-type: none"> • Establish a policy framework to ensure that BIPOC businesses are accessing opportunities in new development(s).” 	<p>Also add to Action Appendix: Create policy framework to ensure that BIPOC businesses are accessing opportunities in new development(s).</p>
<p>In existing low-income areas, prioritize development of parks, open-space and institutional uses to support improved property values</p>	<p>No edit necessary, the Plan includes the following: Ensure that parks and recreation opportunities are equitably distributed along racial, socioeconomic, and geographic lines.</p> <ul style="list-style-type: none"> • Amend the EPS Plan study area to incorporate a more refined analysis of equity in its methodology. 	

	<ul style="list-style-type: none"> • Expand and improve the use of racial and socioeconomic equity measures in developing capital budgets for park and recreation facilities. • Gather data on – and address – barriers to participation in park and recreation programs. • Improve accessibility of park and recreation facilities via walking, biking and transit. • Ensure that urban, suburban, and rural areas all have access to great parks. 	
<p>If market rate housing is going to be built in areas with naturally occurring affordable housing, strong tools to prevent displacement are needed</p>	<p>Edit practices on page 32 as follows: Prioritize neighborhood-level land use planning as a tool to enhance overall quality of community life and avoid reinforcing outdated land use patterns, <u>with particular attention to preventing displacement.</u></p>	
<p>Design a clear growth management strategy to protect communities of color from displacement and overcrowding</p>	<p>No edit necessary, under the policy “Promote racial and economic diversity and equity in housing in every neighborhood” on page 66, is the practice:</p> <ul style="list-style-type: none"> • Develop targeted strategies to minimize gentrification and displacement while promoting integration and avoiding a concentration of poverty. 	
<p>Neighborhood stabilization and conservation strategies for communities of color</p>	<p>While the Plan has text to this effect and a practice in the Transportation and Communication Networks chapter, a practice under the “Identify and integrate elements needed to complete centers of housing, retail, and office development and plan to make 15-minute living a reality for as many people as possible” policy on page 32 could be added as follows:</p> <ul style="list-style-type: none"> • <u>Support the creation of neighborhood stabilization and conservation strategies for communities of color.</u> 	

Complete Communities		
Recommendation	Potential Edit to the Draft	Action through implementation
Planning must seek to strengthen existing communities to make them complete. Social networks should be leveraged, and institutions strengthened.	Edit a practice under the “Identify and integrate elements needed to complete centers of housing, retail, and office development and plan to make 15-minute living a reality for as many people as possible” policy on page 32 as follows: Adopt planning approaches that prioritize providing more Complete Communities in service to improving the quality of community life throughout the county <u>that also strengthen existing communities through support of social networks and local institutions.</u>	
Work with County to set up incentives for workforce development youth + adult		Add to Action Appendix: Work with County to create incentives for workforce development for youth and adults.
Leverage partnerships to increase education access		Add to Action Appendix: Leverage public and private partnerships to increase education access.
Design, Arts, and Culture		
Recommendation	Potential Edit to the Draft	Action through implementation
Leverage rich diversity in the County, especially in places like Silver Spring, Rockville, Gaithersburg, and Germantown.	Edit a practice under the “Support arts and cultural institutions and programming to educate, connect and build communities that celebrate our diversity and strengthen pride of place” policy on page 40 as follows: <ul style="list-style-type: none"> Promote public art, cultural spaces, and cultural hubs along corridors and in Complete Communities, <u>leveraging the County’s rich cultural and socio-economic diversity.</u> 	

<p>Explore ways to celebrate “Diversity Hubs” in Montgomery County as places to reinforce inclusion.</p>	<p>Add a practice under the “Support arts and cultural institutions and programming to educate, connect and build communities that celebrate our diversity and strengthen pride of place” policy on page 40 as follows:</p> <ul style="list-style-type: none"> • <u>Explore ways to celebrate “Diversity Hubs” in Montgomery County as places to reinforce inclusion.</u> 	
<p>Invest in urban design and architecture that promotes safe communities and civic pride</p>	<p>Add a sub-practice under “Use design-based tools to create attractive places with lasting value that encourage social interaction and reinforce a sense of place and inclusion.</p> <ul style="list-style-type: none"> • Consider changes to codes, design guidelines, and regulatory tools as well as broader use of form-based zoning that focuses on the physical forms of buildings, streets, and spaces to ensure development across the county satisfies the following:” on page 38 as follows: <ul style="list-style-type: none"> • <u>Encourage investment in urban design and architecture that promotes safe communities and civic pride.</u> 	
<p>Consider CPTED or other standards to encourage safe/welcoming public spaces</p>	<p>Add a sub-practice under “Use design-based tools to create attractive places with lasting value that encourage social interaction and reinforce a sense of place and inclusion.</p> <ul style="list-style-type: none"> • Consider changes to codes, design guidelines, and regulatory tools as well as broader use of form-based zoning that focuses on the physical forms of buildings, streets, and spaces to ensure development across the county satisfies the following:” on page 38 as follows: <ul style="list-style-type: none"> • <u>Evaluate the use of Crime Prevention Through Environmental Design (CPTED) or other standards in the development of Design Guidelines to encourage safe/welcoming public spaces.</u> 	

<p>Discourage walls and buffers which keep communities disconnected</p>	<p>Edit a sub-practice under “Use design-based tools to create attractive places with lasting value that encourage social interaction and reinforce a sense of place and inclusion.”</p> <ul style="list-style-type: none"> Consider changes to codes, design guidelines, and regulatory tools as well as broader use of form-based zoning that focuses on the physical forms of buildings, streets, and spaces to ensure development across the county satisfies the following:” on page 39 as follows: <ul style="list-style-type: none"> Link individual architectural projects seamlessly to their surroundings irrespective of style, <u>discouraging walls and buffers that can separate or disconnect communities.</u> Civic buildings and public gathering places must be treated as important sites whose design reinforces community identity and a culture of inclusion and democracy. 	
<p>Create official channels for BIPOC artists, neighbors, and businesses owners to come together to provide input on arts and culture</p>		<p>Add to Action Appendix: Create official channels for BIPOC artists, neighbors, and businesses owners to come together to provide input on arts and culture.</p>
<p>Create training, internship, and jobs programs for local artists, specifically local BIPOC artists, to get jobs in advancing public arts and culture</p>		<p>Add to Action Appendix: Create training, internship, and jobs programs for local artists, specifically local BIPOC artists, to get jobs in advancing public arts and culture.</p>
<p>Prioritize inclusion of racial minorities and immigrants in public placemaking to help nurture a sense of culture which celebrates all residents</p>	<p>Add a practice under the “Support arts and cultural institutions and programming to educate, connect and build communities that celebrate our diversity and strengthen pride of place.” policy as follows:</p> <ul style="list-style-type: none"> <u>Prioritize inclusion of racial minorities and immigrants in public placemaking to help nurture a sense of culture which celebrates all residents.</u> 	

<p>Invest in urban design that allows communities to adapt to climate change and extreme weather patterns. Pair these plans with long-term maintenance plans to detail plans for maintenance, key players involved, and populations impacted by these plans</p>	<p>No edit necessary, under the policy “Promote design strategies and retrofits to make new and existing buildings more sustainable and resilient to disruption and change.” on pages 39-40 are the following practices:</p> <ul style="list-style-type: none"> • Encourage state-of-the-practice sustainability features such as net-zero/carbon-positive buildings, biophilic design and on-site energy generation for new public buildings and large private developments on sites across the county. • Implement policies to ensure that new buildings and parking structures are adaptable to changing technologies and market preferences and are able to mitigate effects of climate change over time. 	<p>In the Action Appendix is the follow suggested action: “Develop guidelines and standards for climate-sensitive design principles and materials for new public and private development projects. Ensure these standards include strategies to maximize greenhouse gas reductions in the built environment, including generating clean renewable energy and reducing heat island effect.”</p>
<p>Sustainable Urban Design needs to be accompanied by formal guidance that ensures equitable use of design technique, sustainable materials, and investment in sustainable infrastructure in all neighborhoods, regardless of the demographic composition of a neighborhood</p>	<p>(See above)</p>	<p>(See above)</p>
<p>Create plans to specifically reuse existing viable buildings to support BIPOC entrepreneurs access affordable spaces for small local businesses</p>	<p>No edit necessary, under the policy “Promote design strategies and retrofits to make new and existing buildings more sustainable and resilient to disruption and change.” on page 39 is the following practice:</p> <ul style="list-style-type: none"> • Promote cost-effective infill and adaptive reuse design strategies to retrofit single-use commercial sites such as retail strips, malls, and office parks into mixed use developments. • Incentivize the reuse of historic buildings and existing structures to accommodate the evolution of communities, maintain building diversity, preserve naturally occurring 	<p>Add to Action Appendix: Create plans to specifically reuse existing viable buildings to support BIPOC entrepreneurs access affordable spaces for small local businesses.</p>

	affordable space, and retain embodied energy of structures.	
Transportation and Communication Networks		
Recommendation	Potential Edit to the Draft	Action through implementation
Improve access to the Ag reserve and urban centers, from neighborhoods through Multi-Modal Transit	<p>Edit a practice under the “Preserve and enhance the Agricultural Reserve and manage it to maintain a rural pattern of development for the benefit of the entire county.” policy on page 23 as follows:</p> <ul style="list-style-type: none"> • “Improve awareness of and <u>multi-modal</u> access to the Agricultural Reserve for the public to experience and directly benefit from this valuable resource for locally grown food, outdoor recreation, and tourism.” 	
Subsidize the cost of shared mobility options for residents with limited access to train stations or bus stops		Add to the Action Appendix: Develop a program to subsidize the cost of shared mobility options for residents with limited access to train stations or bus stops
Encourage mixed-use zoning to integrate a balance of parking options to accommodate car-dependent residents	<p>Edit the following policy and practices on page 50 of the PHED Draft as follows: “Adapt policies to reflect the economic and environmental costs of driving alone, <u>recognizing car-dependent residents and industries remain.</u></p> <ul style="list-style-type: none"> • Employ pricing mechanisms, such as congestion pricing or the collection and allocation of tolls, <u>equitably</u> to support walking, rolling, bicycling, and transit. • Manage parking efficiently <u>and equitably</u> by charging market rates and reducing the supply of public and private parking. 	
Encourage Antiracism, accessibility, and implicit bias training for		Add to the Action Appendix: Encourage Antiracism, accessibility, and implicit

transportation officials, including decision makers, planners, agency leaders, and bus and train conductors.		bias training for transportation officials, including decision makers, planners, agency leaders, and bus and train conductors.
Address issues faced by commuters travelling to/from outside of the County for work through regional collaboration	<p>Edit the following policy, adding a practice related to regional collaboration, <u>“Develop a safe, comfortable and appealing transportation network for walking, biking, and rolling.”</u></p> <ul style="list-style-type: none"> • Support regional collaboration to address challenges faced by commuters travelling to/from outside of the County. 	
Consider exemptions for policies such as congestion pricing and reduced parking for low-income and BIPOC communities	<p>Further edit the following policy and practices on page 50 of the PHED Draft as follows: <u>“Adapt policies to reflect the economic and environmental costs of driving alone, recognizing car-dependent residents and industries will remain.”</u></p> <ul style="list-style-type: none"> • Employ pricing mechanisms, such as congestion pricing or the collection and allocation of tolls, <u>equitably</u> to support walking, rolling, bicycling, and transit. • Manage parking efficiently <u>and equitably</u> by charging market rates and reducing the supply of public and private parking. • <u>Consider exemptions for policies such as congestion pricing and reduced parking for low-income individuals.</u> 	
Look at ways to address the costs of transit		Add to the Action Appendix: Investigate mechanism to reduce the cost of transit.
Consider creating land uses such as lots for essential vehicles		Add to the Action Appendix: Consider creating land uses such as lots for private essential vehicles, such as service trucks and shared use vehicles.

Improve communication to address anxiety over changes		Add to Action Appendix: Develop a communication plan to inform and educate changes in policies and regulations in land use.
Identify strategies and partnerships to help address the “digital divide” bringing free networked resources to vulnerable communities	Add a practice under the following policy on page 51 as follows: “Develop and extend advanced communications networks.” <ul style="list-style-type: none"> Support strategies and partnerships to address the “digital divide” and bring network resources to vulnerable communities. 	Add to the Action Appendix: Identify strategies and partnerships to help address the “digital divide”.
Housing for All		
Recommendation	Potential Edit to the Draft	Action through implementation
Encourage establishment of rent to own programs and create systems to educate homeowners on how to protect and enhance their investments.	No edit necessary, under the policy, “Promote racial and economic diversity and equity in housing in every neighborhood” is the following practice: <ul style="list-style-type: none"> Expand existing programs designed to increase access to homeownership, especially among low-income residents, people of color, and young adults; create new programs and entities such as community land trusts to maintain long term affordable homeownership opportunities. 	Add to Action Appendix: Increase outreach and education to renters on rent to own programs and create or expand educational programs for homeowners on how to protect and enhance their investments.
Make home improvement and maintenance incentives available to low income property owners who spend a certain proportion of their income on housing costs.		Add to the Action Appendix: Expand home improvement and maintenance incentives available to low income property owners who spend a certain proportion of their income on housing costs, including potential modifications to the single-family rehabilitation loan program administered by the Department of Housing and Community Affairs.

<p>Weatherization programs will help with County’s sustainability goals and improve health outcomes for residents. Prioritize making grant dollars and incentives available to low income families to improve their indoor environmental quality and overall resource management.</p>		<p>Add to the Action Appendix: Prioritize incentives available to low income families to improve their indoor environmental quality and overall resource management, including grants and educational resources.</p>
<p>Integrate high-income neighborhoods by identifying a threshold of low-income housing which supports the local economy – enough housing should be provided to ensure that people who work in retail, service and other low wage earning employment sectors have the option not to commute.</p>	<p>Edit a practice under the “Encourage the production of more housing to better match supply with demand” policy as follows:</p> <ul style="list-style-type: none"> • Increase the number of income-restricted affordable housing units, especially for low-income households <u>with particular attention to high-income neighborhoods to ensure that people who work in retail, service and other low wage earning employment sectors have the option not to commute.</u> 	
<p>Develop a zoning and design strategy which allows different housing types to be built and high income (primarily single family) areas that will preserve existing property values through careful design and allow for low income residents to live with dignity.</p>	<p>Edit a practice under the “Plan for a wide range of housing types and sizes to meet diverse needs” policy as follows:</p> <ul style="list-style-type: none"> • Support creative housing options including personal living quarters and/or micro units; “missing middle” housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment buildings; shared housing, cooperative housing, co- housing, and accessory dwelling units (ADUs), to help meet housing needs and diversify housing options <u>throughout the County.”</u> 	
<p>Missing Middle: Based on the observed trend over time of the widening wealth gap between economic elites and the working</p>		<p>Add to Action Appendix: Study the potential for expansion and/changes to the County’s Moderately Priced Dwelling Unit and Workforce Housing Programs.</p>

<p>class, it is doubly important to ensure that future development makes room for the growing low to moderate income class. New development should preserve at least 15 to 20% of units for the lowest income earners, but also set aside at least 20% for low to moderate income households i.e. Workforce housing that people earning standard wage jobs can afford.</p>		
<p>Promote and expand inclusionary zoning with tools such as density bonuses and reduced parking requirements for developers that build affordable housing</p>		<p>Add to Action Appendix: Evaluate the success and/or possible modifications to the current inclusionary zoning tools such a density bonuses and reduced parking requirements.</p>
<p>Develop system for measuring outcomes to ensure that initiatives put in place to help communities of color are having intended outcomes.</p>		<p>Add to Action Appendix: Develop system for measuring outcomes to ensure that initiatives put in place to help communities of color are having intended outcomes.</p>
<p>Increase checks and balances to offset the personal bias that impacts programs meant to help people of color but end up causing problems due to inadequate safeguards.</p>		<p>Add to Action Appendix: As part of the continued implementation of the Racial Equity and Social Justice Act, increase checks and balances to offset the personal bias that impacts programs meant to help people of color but can end up causing harm due to inadequate safeguards.</p>
<p>Reestablish the River Road Growth Corridor to provide opportunities</p>	<p>River Road from the Beltway to Potomac Village was removed in the PHED Committee Draft as a corridor since this portion of River Road does not meet the definition of a corridor. This</p>	

<p>for low-moderate income housing development.</p>	<p>recommendation is focused on housing opportunities. The following policy and revised practice further the goal of more housing in higher-income areas: “Encourage the production of more housing to better match supply with demand” policy as follows:</p> <ul style="list-style-type: none"> • Increase the number of income-restricted affordable housing units, especially for low-income households <u>with particular attention to high-income neighborhoods to ensure that people who work in retail, service and other low wage earning employment sectors have the option not to commute.</u> 	
<p>Identify new mechanisms to provide supportive housing for vulnerable residents, with a special focus on those who may be aging out of youth programs (18-24)</p>	<p>Edit a practice under the “Encourage the production of more housing to better match supply with demand.” policy as follows:</p> <ul style="list-style-type: none"> • As part of the commitment to the Housing First approach, develop strategies to build deeply affordable housing and provide permanent supportive housing, <u>with a special focus on those who may be aging out of youth programs.</u> 	
<p>Advocate on the state and federal level of funding to support development of low-income housing</p>		<p>Add to Action Appendix: Advocate on the state and federal level for funding to support development of low-income housing.</p>
<p>Identify and inventory existing areas that have private restrictive covenants and work with state to address</p>		<p>Montgomery Planning is already working on the <i>Mapping Segregation</i> project to identify racial restrictive covenants. Could add to the Action Appendix an item to address restrictive covenants by homeowners’ associations at the state level.</p>

<p>Work with lenders to make capital available to BIPOC and low-income first-time home buyers to:</p> <ul style="list-style-type: none"> - identify subsidies to support down payment and weatherization and - integrate green systems opportunities (solar, water, etc.) 		<p>Add to Action Appendix: Work with lenders to make capital available to BIPOC and low-income first-time home buyers to:</p> <ul style="list-style-type: none"> - identify subsidies to support down payment and weatherization and - integrate green systems opportunities (solar, water, etc.)
<p>Identify Affordable housing targets and create realistic measures to reach them</p>		<p>N/A: The County supports the Washington Metropolitan Council of Governments’ regional housing targets, including targets for Montgomery County. And the Action Appendix currently includes an action to “Create a Housing Functional Master Plan to provide measurable housing goals and strategies for different market segments in Montgomery County as well as an analysis of affordability gaps and impediments to the housing supply.”</p>
<p>Preserve naturally occurring affordable housing</p>	<p>No edit necessary, under the “Promote racial and economic diversity and equity in housing in every neighborhood” policy on page 65 is the following practice:</p> <ul style="list-style-type: none"> • Refine regulatory tools and financial and other incentives with the goal of avoiding a net loss of market-rate and income-restricted affordable housing stock without erecting disincentives for the construction of additional units. 	
<p>Develop social and cooperative housing</p>	<p>No edit necessary, under the “Plan for a wide range of housing types and sizes to meet diverse needs” policy is the following practice:</p>	

	<ul style="list-style-type: none"> Consider features of other housing models such as social housing that, in addition to providing long-term affordability for low and moderate-income households, emphasizes architectural quality, environmental performance, and social stability. 	
Strengthen strategies to deal with unsheltered populations	<p>Edit the following practice under the “Encourage the production of more housing to better match supply with demand” policy as follows:</p> <ul style="list-style-type: none"> As part of the commitment to the Housing First approach, develop strategies to build deeply affordable housing and provide permanent supportive housing <u>in support of unsheltered populations.</u> 	
Strengthen strategies aimed at foreclosure prevention		Add to Action Appendix: Evaluate and strengthen strategies aimed at foreclosure prevention.
Increase developer impact fees if the economic case can be made		Council is required to review the Growth and Infrastructure Policy on a quadrennial basis which often includes an evaluation of development impact fees. It is not needed in the Action Appendix for the General Plan.
Parks, Recreation, and Natural Resources		
Recommendation	Potential Edit to the Draft	Action through implementation
Establish clear environmental thresholds and targets with a focus on improving access to parks and enhancing environmental quality and resource management in communities of color	<p>No edit necessary, under the “Ensure that parks and recreation opportunities are equitably distributed along racial, socioeconomic, and geographic lines.” are the following two practices:</p> <ul style="list-style-type: none"> Amend the Energized Public Spaces Plan study area to incorporate a more refined analysis of equity in its methodology. 	

	<ul style="list-style-type: none"> Expand and improve the use of racial and socioeconomic equity measures in developing capital budgets for park and recreation facilities. 	
Inventory and establish plan to address environmental justice issues		<p>Two actions already included in the Action Appendix:</p> <ul style="list-style-type: none"> “Develop guidance to conduct a racial equity and social justice impact analysis when planning, designing and budgeting for new community facilities such as libraries, recreation centers, schools, parks, and public infrastructure to determine whether the new amenity will be accessible to nearby residents of all backgrounds and will reduce any existing inequities in access.” “Ensure environmental and sustainability services improve public health, allow for opportunities for nature interpretation and education, and corrects environmental justices within equity and/or densely populated areas.”
Racial Equity and Social Justice		
Recommendation	Potential Edit to the Draft	Action through implementation
Conduct analysis to determine social and economic costs of past discriminatory practices to develop an implementation plan to address the legacies of racism. This should		Add to Action Appendix: however, should be noted that a thorough analysis should include multiple county departments and agencies.

serve as a baseline for determining what reparations might look like.		
Capital Improvement Program should be aligned with Thrive		There is language in the economy chapter recommending the Capital Improvements Program be aligned with Thrive; however, an item could be added to the Action Appendix requiring a systematic review.
Ensure that priority is given to projects that show benefit to vulnerable communities. Address the most serious ‘wounds’ first.		If there is to be a systematic review of the alignment of the CIP with Thrive, use of the Equity Focus Areas (already developed by Planning), and the Community Equity Index (currently being developed) could help with prioritization of project with the most benefit to vulnerable communities.
Protect and preserve historic African American and Indigenous sites	Add a practice under the “Use design-based tools to create attractive places with lasting value that encourage social interaction and reinforce a sense of place and inclusion.” policy as follows: <ul style="list-style-type: none"> • <u>Support the preservation of historic African American and Indigenous cultural sites and resources.</u> 	In the current Action Appendix is the following action item: “Partner with local, statewide, and federal cultural heritage organizations to seek grants that promote and preserve historical and cultural sites county wide.”
Encourage distribution of assets and resources that reflects a prioritization of historically disadvantaged residents, giving them a chance to “catch-up” and level the proverbial playing field.		This would be supported by the earlier recommendation to add a systematic review of the alignment of CIP with Thrive using the Equity Focus Areas and a soon to be complete, Community Equity Index, as tools in the evaluation.
Establish programs and policies which create opportunities for vulnerable groups to participate more fully in business opportunities		Add to Action Appendix for the Executive Branch or MCEDC: Establish programs and policies which create opportunities for vulnerable groups to

		participate more fully in business opportunities.
Look for opportunities to improve outcomes for vulnerable communities through regional partnerships and collaboration		Add to the Action Appendix: Explore opportunities to improve outcomes for vulnerable communities through regional partnerships and collaboration.
Hospitality and Life Sciences cluster - Work to achieve a way in for low-income and minority residents through partnerships and workforce development opportunities		Add to the Action Appendix for the Executive Branch, MCEDC or WorkSource Montgomery: Explore avenues of entry into the Hospitality and Life Science sector for low-income and minority residents; consider partnerships and workforce development opportunities.
Identify opportunities for Capacity Building to increase the capacity for target communities to have meaningful participation - Create pathways into the planning profession for local people of color from diverse communities		Add to Action Appendix: Identify opportunities for Capacity Building to increase the capacity for target communities to have meaningful participation. Currently in the Action Appendix is the following proposed action: "Partner with Montgomery County Public Schools to introduce students to Thrive Montgomery 2050 and local land use planning as a part of the standard educational curriculum."



Montgomery Planning Responses

Recommended Changes to Thrive Montgomery 2050 noted in Consultant Report September 15, 2022

The Montgomery County Planning Department provides the following responses to recommendations for changes to the Planning, Housing and Economic Development Committee (PHED) draft of the Thrive Montgomery 2050 Plan. These recommendations are contained in the Thrive Montgomery 2050 Racial Equity and Social Justice Review Report by Nspiregreen and Public Engagement Associates, consultants to the County Council, on pages 42 to 45 of the report.

The report's recommendations and Montgomery Planning's responses are grouped into three categories:

- 1) Recommendations that duplicate policies or actions that already exist in [Thrive Montgomery's policy chapters](#) or [Actions List](#);
- 2) Recommendations that are more appropriate to be added to the Actions List for Thrive Montgomery rather than in the policy chapters; and
- 3) Recommendations that Montgomery Planning believes are not appropriate for a general land use plan like Thrive Montgomery 2050 and could be addressed elsewhere in county policy.

Please note: all page references in the responses are to the PHED Committee Draft.

I. Recommendations that duplicate existing policies or actions in Thrive Montgomery 2050

Many of the recommended changes in the report are already present in Thrive Montgomery's policy chapters or in the Actions list. Responses to those recommendations, including noting where they currently exist in Thrive Montgomery, follow.

- ***For all plan chapters, the "How will we evaluate progress?" sections need to include establishing specific targets for equity outcomes - for example: Establish criteria to support black owned businesses recruitment and retention.***

Response:

On page 84, Thrive already has three key racial equity and social inclusion metrics. These metrics are somewhat general by design and the document notes that they will be further refined during the subsequent review of the Actions List. In addition, Planning is including a FY24 budget proposal to further refine the Thrive implementation metrics.

- ***Focus density near transit stations.***

Response:

Montgomery Planning Responses to Nspiregreen's Recommended Changes to Thrive Montgomery 2050

This is already a major focus of Thrive and all the recommendations in the document reinforce this idea. The following are a few of the many citations about transit-oriented development in the current draft:

- The proposed growth map on page 20 and the explanation of different tiers (on page 21) is all about concentrating density near transit stations.
- Page 19: The intensity of development along these corridors should be aligned with the urban, suburban, and rural context and calibrated to account for existing or planned transit and other transportation infrastructure.
- Page 22: Amend land use, design, and zoning regulations, including the Zoning Ordinance and Subdivision Regulations, to support corridor-focused compact development. Appropriate densities will vary but should be sufficient to support, at a minimum, the efficient provision of transit service along these corridors.
- ***When new development comes, efforts need to be made to ensure that the existing community benefits in a significant and meaningful way. Community Benefit Agreements need to have accountability mechanisms and follow up to measure outcomes.***

Response:

Thrive already talks about developing policies against displacement and other negative effects of new development. Page 32: *"Specific strategies will be needed to recognize and minimize the negative impacts of gentrification on communities and businesses at risk of displacement, including the recommendations described in the chapter on housing together with policies outside the scope of this plan, such as direct assistance to small and minority-owned businesses."* Community benefit agreements language can be added to the quote on page 32 as another example of a tool to mitigate the negative impacts of new development on existing BIPOC communities. It should be noted that all optional method projects – including almost all projects in the CR family of zones – require public benefits that are negotiated with each project. One of Montgomery Planning's projects in FY23 is to update and improve the public benefit point system. Community benefit agreements can be discussed as a part of this project, and this could be mentioned in the Actions List.

- ***In existing low-income areas, prioritize development of parks, open-space and institutional uses to support improved property values.***

Response:

This recommendation is the same as the recommendation on page 76 of the Thrive PHED draft. Additionally, one of the three main goals of Montgomery Parks Energized Public Spaces Master Plan is to *"Prioritize parks and public spaces for implementation using social equity and other factors."* Because rising property values affect people in different ways, and potentially in ways that reduce social equity, they should not be goals of recommendations. Encouraging investment is a positive externality of park or open space creation, but it's not the end of equity-specific recommendations, in which case equity itself should be the goal.

- ***If market rate housing is going to be built in areas with naturally occurring affordable housing, strong tools to prevent displacement are needed.***

Response:

Montgomery Planning Responses to Nspiregreen's Recommended Changes to Thrive Montgomery 2050

This concern is highlighted in several locations in the plan. See page 25 of the PHED Committee draft, and page 32 – as noted above. In addition, it is important to note that our Neighborhood Change research has provided data that concludes that disinvestment and concentration of poverty are greater threats in Montgomery County than displacement. The data shows that very little naturally occurring affordable housing has actually been removed for new housing.

- ***Design a clear growth management strategy to protect communities of color from displacement and overcrowding.***

Response:

See page 65 of the plan: *Develop targeted strategies to minimize gentrification and displacement while promoting integration and avoiding the concentration of poverty.*

- ***Neighborhood stabilization and conservation strategies for communities of color.***

Response:

Montgomery Planning's Neighborhood Change study demonstrates that most neighborhoods in Montgomery County – unlike other communities such as the District of Columbia – have been stable and have not experienced significant economic changes. More than displacement, Montgomery County's communities of color have suffered from disinvestment. This requires a set of strategies that will allow for reinvestment while maintaining existing housing and community character. Thrive Montgomery includes policies that speak to the need for greater public investment in communities of color, such as the East County.

On page 9, the plan states: *Advancing racial equity through just planning policies and public investments in underserved communities, promoting the racial and economic integration of neighborhoods, and focusing on the potential for the design of communities to help build social trust and inclusion while encouraging civic participation are among the most significant elements of Thrive Montgomery 2050.*

On page 25, the plan states: *The identification of growth corridors in the East County – particularly along Route 29 and the Georgia Avenue corridor along Metrorail's Red Line – is vital to reversing decades of no growth and ensuring that the benefits of growth are more equitably distributed across lines of geography, class, and race. Political opposition to development in the East County – most clearly expressed by the removal of the I-95/Route 29 corridor in the 1993 Refinement of the Wedges and Corridors Plan from the areas identified as appropriate for growth – pushed public and private investment to the west. Subsequent public and private investment was focused along the I-270 corridor because this area appeared to offer the best prospects for growth and success. Meanwhile, the East County became relatively less attractive for employers and residents, feeding a cycle of stagnation.*

On page 50, the plan states: *Focus investment in communications infrastructure and services to connect people and parts of the county that lack convenient access to jobs and educational opportunities.*

- ***Invest in racial equity.***

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Response:

We agree and believe that many of the plan recommendations do just this. The plan – which focuses on land use – makes a specific set of recommendations on page 25 about rebalancing the geographic distribution of opportunity. Further, almost all of the recommendations in the plan, including those aimed specifically at increasing equity, require funding or investment to be implemented.

- ***Leverage rich diversity in the County, especially in places like Silver Spring, Rockville, Gaithersburg, and Germantown.***

Response:

We agree and believe that this is the message communicated throughout the plan. For example, see pages 11 and 12, page 36, and particularly page 38: *“Recalibrate Investments in Arts and Culture with Equity in Mind.”*

- ***Explore ways to celebrate “Diversity Hubs” in Montgomery County as places to reinforce inclusion.***

Response:

Thrive addresses the idea of diversity and inclusion in the following two statements, and diversity and inclusion are a key part of what is envisioned by Complete Communities:

Page 9: *In parallel with steps to reduce inequity in the geographic distribution of resources and opportunities, Montgomery County must work to build a shared sense of purpose that can help strengthen efforts to promote respect for diversity, demonstrate the value of inclusion, and build a foundation for greater trust.*

Page 39: *Link individual architectural projects seamlessly to their surroundings irrespective of style. Civic buildings and public gathering places must be treated as important sites whose design reinforces community identity and a culture of inclusion and democracy.*

- ***Invest in urban design and architecture that promotes safe communities and civic pride.***

Response:

Thrive addresses this on page 9: *“Advancing racial equity through just planning policies and public investments in underserved communities, promoting the racial and economic integration of neighborhoods, and focusing on the potential for the design of communities to help build social trust and inclusion while encouraging civic participation are among the most significant elements of Thrive Montgomery 2050.”*

- ***Discourage walls and buffers which keep communities disconnected.***

Response:

On page 9, Thrive discusses the Impacts of Past Practices, and on page 74, it states: *“Parks conceived*

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as buffers often act as separators rather than gathering places for people."

- **Create training, internship, and jobs programs for local artists, specifically local BIPOC artists, to get jobs in advancing public arts and culture.**

Response:

Action D-13 in the current Actions list states: *"Support the Arts and Humanities Council in creating inclusive arts and culture plans that establish a refreshed vision, set goals, criteria, and priorities for the county's support of the arts and culture sector and addresses how the county's arts and culture resources are allocated."*

- **Prioritize inclusion of racial minorities and immigrants in public placemaking to help nurture a sense of culture which celebrates all residents.**

Response:

Page 40 of the plan has a strong set of recommendations regarding how the County should *"Support arts and cultural institutions and programming to educate, connect and build communities that celebrate our diversity and strengthen pride of place."*

- **Invest in urban design that allows communities to adapt to climate change and extreme weather patterns. Pair these plans with long-term maintenance plans to detail plans for maintenance, key players involved, and populations impacted by these plans.**

Response:

Page 39 of the Draft Plan: *"Encourage state-of-the-practice sustainability features such as net-zero/carbon-positive buildings, biophilic design and on-site energy generation for new public buildings and large private developments on sites across the county."*

Also, Action D-9 states: *"Develop guidelines and standards for climate-sensitive design principles and materials for new public and private development projects. Ensure these standards include strategies to maximize greenhouse gas reductions in the built environment, including generating clean renewable energy and reducing heat island effect."*

- **Sustainable Urban Design needs to be accompanied by formal guidance that ensures equitable use of design technique, sustainable materials, and investment in sustainable infrastructure in all neighborhoods, regardless of the demographic composition of a neighborhood.**

Response:

Area master plans typically have design guidelines, as part of plan document for small area plans and as a separate document for larger areas, that address these issues and apply equally in all areas of the master plan regardless of the demographic composition of the neighborhood.

On page 39, the draft plan states: *"Establish standards for public facilities that align with infill and redevelopment strategies and acknowledge the county's limited land supply and ambitious climate-*

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action goals."

- ***Create plans to specifically reuse existing viable buildings to support BIPOC entrepreneurs access affordable spaces for small local businesses.***

Response:

On Page 39, Thrive states, *"Promote cost-effective infill and adaptive reuse design strategies to retrofit single-use commercial sites such as retail strips, malls, and office parks into mixed use developments. Incentivize the reuse of historic buildings and existing structures to accommodate the evolution of communities, maintain building diversity, preserve naturally occurring affordable space, and retain embodied energy of structures."*

- ***Improve access to the Ag Reserve and urban centers, from neighborhoods through Multi-Modal Transit.***

Response:

The Planning Board Draft had a specific reference to transit access to the Ag Reserve, but it was changed by the PHED Committee to: *"Improve awareness of and access to the Agricultural Reserve for the public to experience and directly benefit from this valuable resource for locally grown food, outdoor recreation, and tourism."* (P. 23).

- ***Subsidize the cost of shared mobility options for residents with limited access to train stations or bus stops.***

Response:

Action T-23 in the current Actions list states: *"Apply pricing mechanisms in Montgomery County to foster equity and distribute revenue to promote walking, bicycling, and transit."*

- ***Encouraged mixed-use zoning to integrate a balance of parking options to accommodate car-dependent residents.***

Response:

Compact growth and Complete Communities are all about mixed use zoning. The County has been a leader in mixed use zoning since the early 1990s. In all of our mixed use areas, there are still parking requirements in new development for individuals who use cars, but the goal is to balance parking and travel by car with other modes. Page 48 of the plan states: *The point of this plan's emphasis on supporting alternatives to automobile travel is not to eliminate driving, but to make short trips around town by bicycle or bus safe and appealing.*

- ***Address issues faced by commuters travelling to/from outside of the County for work through regional collaboration.***

Response:

See page 47 of the plan that addresses this issue. In addition, there are two actions in Thrive's Actions List that address this recommendation:

Action T-16. Form a subregional transportation or transit authority, such as the Northern Virginia Transportation Authority, that would include Montgomery County and Prince George's County,

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among others.

Action T-17. Develop short-term and long-term bus transit plans to extend local and regional bus service to underserved communities in Montgomery County, improve reliability, frequency, and span of service and restructure local and regional bus service to integrate with existing and planned rail and Bus Rapid Transit (BRT).

- ***Consider exemptions for policies such as congestion pricing and reduced parking for low-income and BIPOC communities***

Response:

Action T-23 in the current Actions list states: *"Apply pricing mechanisms in Montgomery County to foster equity and distribute revenue to promote walking, bicycling, and transit."*

- ***Identify opportunities for Capacity Building to increase the capacity for Target communities to have meaningful participation***

Response:

This bullet is similar to the one in the General section at the front of this document. Through our Equity in Planning Agenda, Montgomery Planning is always looking for ways to improve our outreach and engagement with communities that are typically underrepresented in the planning process. As we work on future master plans, we will continue to find creative ways to involve these communities in the planning process.

Action D-20 in the current Actions list states, "Partner with Montgomery County Public Schools to introduce students to Thrive Montgomery 2050 and local land use planning as a part of the standard educational curriculum."

- ***Encourage distribution of assets and resources that reflects a prioritization of historically disadvantaged residents, giving them a chance to "catch-up" and level the proverbial playing field.***

Response:

This language is similar to language Montgomery Planning proposed in a new chapter on Equity that was submitted for consideration by the Council.

- ***Protect and preserve historic African-American and Indigenous sites***

Response:

On page 39, Thrive states: "Preserve, renew, and reuse existing and historic buildings, districts, and landscapes to affirm the continuity and evolution of communities while celebrating local culture and identity."

Action D-19 states: *"Partner with local, statewide, and federal cultural heritage organizations to seek grants that promote and preserve historical and cultural sites county wide."*

- ***Capital Improvement Program should be aligned with Thrive***

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Response:

On Page 7, under “How Thrive Montgomery 2050 addresses economic health”, Thrive states: “Thrive Montgomery 2050 plays an important role in strengthening our economic competitiveness by creating the kind of places where people with diverse choices want to live and work. Its recommendations for land use, transportation, parks, and other public and private infrastructure lay the groundwork for economic development initiatives undertaken by other entities. For example, **the county’s Capital Improvement Program (CIP) should be aligned with Thrive Montgomery 2050’s recommendations** to make our neighborhoods more attractive for private development by providing high quality transit, sidewalks and a walkable grid of streets, great urban parks, and high-performing and racially integrated schools”. (Emphasis added).

- **Inventory and establish plan to address environmental justice issues.**

Response:

Action C-6 states: “Develop guidance to conduct a racial equity and social justice impact analysis when planning, designing and budgeting for new community facilities such as libraries, recreation centers, schools, parks, and public infrastructure to determine whether the new amenity will be accessible to nearby residents of all backgrounds and will reduce any existing inequities in access.”

Action P-27 states: “Ensure environmental and sustainability services improve public health, allow for opportunities for nature interpretation and education, and corrects environmental justices within equity and/or densely populated areas.”

- **Establish clear environmental thresholds and targets with a focus on improving access to parks and enhancing environmental quality and resource management in communities of color.**

Response:

On page 76, Thrive says: “Ensure that parks and recreation opportunities are equitably distributed along racial, socioeconomic, and geographic lines.”

- **Strengthen strategies to deal with unsheltered populations**

Response:

This recommendation is already in Thrive on page 64: “As part of the commitment to the Housing First approach, develop strategies to build deeply affordable housing and provide permanent supportive housing.”

- **Develop social and cooperative housing**

Response:

This recommendation is already in Thrive on page 65:

“Support creative housing options including personal living quarters and/or micro units; “missing middle” housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment

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buildings; shared housing, cooperative housing, co- housing, and accessory dwelling units (ADUs), to help meet housing needs and diversify housing options.”

And “Consider features of other housing models such as social housing that, in addition to providing long-term affordability for low and moderate-income households, emphasizes architectural quality, environmental performance, and social stability”

- **Preserve naturally occurring affordable housing**

Response:

Thrive talks about naturally occurring affordable housing in the following places:

Page 39: *Incentivize the reuse of historic buildings and existing structures to accommodate the evolution of communities, maintain building diversity, preserve naturally occurring affordable space, and retain embodied energy of structures.*

Page 65: – *“Refine regulatory tools and financial and other incentives with the goal of avoiding a net loss of market-rate and income-restricted affordable housing stock without erecting disincentives for the construction of additional units.”*

Page 69: *Preservation of both naturally-occurring and regulated existing affordable units will minimize gentrification and displacement as these communities see future investments in transit infrastructure, schools, and amenities.*

On page 71, one of the measures of evaluating progress is: *“Naturally Occurring Affordable Housing preserved, overall and by area of county.”*

- **Identify Affordable housing targets and create realistic measures to reach them**

Response:

In November, 2019, The County Council adopted a [Resolution](#) to support Metropolitan Washington Council of Governments’ regional housing targets, which included targets for Montgomery County.

(1) Amount: At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

(2) Accessibility: At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

(3) Affordability: At least 75% of new housing should be affordable to low- and middle-income households.

For Montgomery County, the Resolution supported the *“goal of producing 10,000 housing units above the existing forecast, including housing that will be produced in the City of Gaithersburg and City of Rockville.”*

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Action H-19 in the current Actions list states: *"Create a Housing Functional Master Plan to provide measurable housing goals and strategies for different market segments in Montgomery County as well as an analysis of affordability gaps and impediments to the housing supply."*

- ***Identify strategies and partnerships to help address the "digital divide" bringing free networked resources to vulnerable communities.***

Response:

On page 50, Thrive states: *"Focus investment in communications infrastructure and services to connect people and parts of the county that lack convenient access to jobs and educational opportunities."*

- ***Encourage establishment of rent to own programs and create systems to educate homeowners how to protect and enhance their investments***

Response:

Thrive already addresses homeownership programs on page 65: *"Expand existing programs designed to increase access to homeownership, especially among low-income residents, people of color, and young adults; create new programs and entities such as community land trusts to maintain long term affordable homeownership opportunities."* It is important to note that most rent to own programs are predatory, especially for communities of color.

- ***Integrate green systems opportunities (solar, water, etc.)***

Response:

Thrive has a number of recommendations covering all aspects of environmental sustainability, climate change and community resilience.

On page 11, it states: *To effectively reduce greenhouse gas emissions and slow the effects of climate change will require "greening" of our electricity grid through a significant increase in clean energy generation in the County, likely employing both large-scale solar PV projects where feasible and smaller distributed solar PV installations.*

Page 22: *Improve the environmental sustainability of growth by encouraging infill and redevelopment to curb sprawl and bring areas built out in an era with little or no environmental regulations up to robust standards for stormwater management and other state-of-the-practice environmental standards.*

On page 39: *Encourage state-of-the-practice sustainability features such as net-zero/carbon-positive buildings, biophilic design and on-site energy generation for new public buildings and large private developments on sites across the county.*

Action G-9 states: *Evaluate opportunities for siting alternative energy production and storage systems*

Action D-9 states: *Develop guidelines and standards for climate-sensitive design principles and*

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materials for new public and private development projects. Ensure these standards include strategies to maximize greenhouse gas reductions in the built environment, including generating clean renewable energy and reducing heat island effect.

- ***Develop a zoning and design strategy which allows different housing types to be built and [in] high income (primarily single family) areas that will preserve existing property values through careful design and allow for low income residents to live with dignity.***

Response:

Thrive already has language to this effect on Page 65: *“Support creative housing options including personal living quarters and/or micro units; “missing middle” housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment buildings; shared housing, cooperative housing, co- housing, and accessory dwelling units (ADUs), to help meet housing needs and diversify housing options.”*

“Preserv[ing] existing property values” in the context of providing more affordable housing is problematic as there is no evidence that allowing different types of housing or affordable housing has a negative effect on nearby property values according to a [recent study by the Urban Institute of housing mix and property values in the City of Alexandria](#).

- **Missing Middle: Based on the observed trend over time of the widening wealth gap between economic elites and the working class, it is doubly important importance to ensure that future development makes room for the growing low to moderate income class. New development should preserve at least 15 to 20% of units for the lowest income earners, but also set aside at least 20% for low to moderate income households i.e. Workforce housing that people earning standard wage jobs can afford.**

Response:

Missing Middle recommendation is already in Thrive on page 65: *“Support creative housing options including personal living quarters and/or micro units; “missing middle” housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment buildings; shared housing, cooperative housing, co- housing, and accessory dwelling units (ADUs), to help meet housing needs and diversify housing options.”*

- Montgomery Planning closely examined affordability requirements for Missing Middle housing types during Attainable Housing Strategies Study. The set aside of 40% is not economically feasible for smaller, infill missing middle projects (further, it is not feasible for larger projects either without subsidy).
- DHCA already administers a formal Workforce Housing affordable housing program (for 80-120% of AMI)– there are problems with the program currently that make it difficult to administer. Therefore, it is not emphasized in Thrive.
<https://www.montgomerycountymd.gov/DHCA/housing/singlefamily>
- However, workforce housing is already broadly mentioned in Thrive on page 65: *“Calibrate the applicability of the Moderately Priced Dwelling Unit (MPDU) program and other affordable housing programs to provide price-regulated units appropriate for income levels ranging from deeply affordable to workforce.”*

Montgomery Planning Responses to Nspiregreen's Recommended Changes to Thrive Montgomery 2050

- ***Promote and expand inclusionary zoning with tools such as density bonuses and reduced parking requirements for developers that build affordable housing***

Response:

We already extensively use the tools of inclusionary zoning, density bonuses, and reduced parking requirements. We probably have the most generous bonus density policy in the country.

On page 65, Thrive already recommends, “*Calibrate the applicability of the Moderately Priced Dwelling Unit (MPDU) program and other affordable housing programs to provide price-regulated units appropriate for income levels ranging from deeply affordable to workforce.*”

- ***Develop system for measuring outcomes to ensure that initiatives put in place to help communities of color are having intended outcomes.***

Response:

As noted previously, there are already general metrics proposed regarding equity. In addition, Planning is including a FY24 budget proposal to further refine the Thrive implementation metrics and can further consider how to measure outcomes by race. Many of the housing metrics included on page 71 of the plan are disaggregated by race.

- *Number of and proportion of cost-burdened households disaggregated by race*
 - *Combined housing and transportation costs disaggregated by race*
 - *Rent and mortgage payments as a proportion of household income disaggregated by race*
 - *Number and percent of low-income households in a census tract (concentration of poverty)*
 - *Number and percent of low-income households lost in a census tract over a period of time (displacement)*
 - *Racial and income diversity within neighborhoods*
 - *Rates of homeownership by race, income, and area*
 - *Number of affordable units by type, overall and by area of county*
 - *Naturally Occurring Affordable Housing preserved, overall and by area of county*
 - *Number of homeless residents*
- ***Advocate on the state and federal level of funding to support development of low-income housing***

Response:

Similar action already included in Actions list: “*Work with Prince George’s County and the State of Maryland to attain a 9 percent Low Income Housing Tax Credit (LIHTC) set-aside for Montgomery and Prince George’s Counties.*” – page 13 (Actions list). Could rework action about LIHTC set-aside to be broader.

- ***Identify new mechanisms to provide supportive housing for vulnerable residents, with a special focus on those who may be ageing out of youth programs (18-24)***

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Response:

There is already a Housing First policy and policy for supportive housing types like PLQs (aka SROs) in thrive on page 64: *“As part of the commitment to the Housing First approach, develop strategies to build deeply affordable housing and provide permanent supportive housing”*

On page 65, Thrive recommends *“Support creative housing options including personal living quarters and/or micro units; “missing middle” housing types such as tiny houses, cottages, duplexes, multiplexes, and small apartment buildings; shared housing, cooperative housing, co- housing, and accessory dwelling units (ADUs), to help meet housing needs and diversify housing options.”*

- ***Ensure the priority is given to projects that show benefit to vulnerable communities. Address the most serious ‘wounds’ first.***

Response:

The Equity Focus Areas, which are already in place, and the Community Equity Index (currently being developed) allow us to prioritize projects in this way.

- **Reestablish the River Road Growth Corridor to provide opportunities for low-moderate income housing development.**

Response:

The PHED Committee removed the River Road growth corridor from the Planning Board Draft. Planning staff would have no problem if the Council wants to reestablish it.

II. Recommendations that are more appropriate for inclusion in Thrive Montgomery’s Actions List instead of the policy chapters

Some recommended changes are more appropriate additions to the Actions List instead of the high-level policy guidance in Thrive Montgomery 2050.

- ***Partner compact growth with social work that helps residents access housing affordability resources.***

Response:

Compact growth is a fundamental concept of Thrive. We agree that it is essential that other programs under the control of the County Executive – in agencies such as HHS and DHCA – need to be aligned with the overall vision. The County’s DHCA and not-for-profit housing entities can focus on helping residents access housing affordability resources where need is greatest. If a specific statement to that effect in this land use plan would be helpful, it could be added in the Actions List.

- ***Work with County to set up incentives for workforce development youth + adult.***

Response:

This specific reference to workforce development is an item that could be included in the Actions List. However, Thrive already acknowledges the importance of a strong and diverse workforce as

Montgomery Planning Responses to Nspiregreen's Recommended Changes to Thrive Montgomery 2050

stated on page 8 of the document.

- **Look at ways to address the costs of transit.**

Response:

This can be an Action item for the executive branch to consider. Please note that the county is already addressing and prioritizing transit cost reduction. For example, it considered continuing to make Ride-On free after the pandemic, but it was too financial burdensome. The County has decided to reduce fares from the pre-pandemic \$2 to \$1. Increased ridership in higher density areas will bring higher revenues and help the county continue to subsidize transit fares as much as financially feasible.

- **Consider creating land uses such as lots for essential vehicles.**

Response:

This should be an Action item for a comprehensive study as it is a very complicated and controversial issue. It must be separated from any infill and missing middle kind of initiative as it will not only conflict with using street right-of way of off-site parking for duplexes and triplexes in residential zones, but also create questions about the "change of neighborhood's character" issues.

- ***Conduct a housing study that will seek to address displacement fears by community, determine how to achieve growth targets, and identify barriers to successful implementation.***

Response:

In the preparation of Thrive, a number of housing studies were completed including a "[Housing Needs Assessment](#)", and "[Preservation of Affordable Housing Study](#)" which looked at both subsidized affordable housing and naturally occurring affordable housing. These studies informed the policies in Thrive. Additional work on this issue can be an action item to expand on the extensive work Montgomery Planning has already done, such as [The Neighborhood Change Study](#), which explores displacement and concentration of poverty in Montgomery County.

- ***Leverage partnerships to increase education access.***

Response:

This is a detailed action item that may be appropriate for the Actions List.

- ***Identify way to improve access to recreational programming, jobs, and education for young people 16-24.***

Response:

This is a detailed action item that may be appropriate for the Actions List.

- ***Incentives for BIPOC entrepreneurs + pathways to contracts.***

Response:

This is a detailed action time that may be appropriate for the Actions List. The executive branch may

Montgomery Planning Responses to Nspiregreen's Recommended Changes to Thrive Montgomery 2050

want to comment on a number of these action ideas as they have been working in these areas for a number of years.

- ***Consider CPTED or other standards to encourage safe/welcoming public spaces.***

Response:

Mentioning a specific safety review mechanism such as CPTED is too specific for a general plan, but if needed it can be added to the Actions List. Also, CPTED is planning jargon that lay people are not aware of.

- ***Create official channels for BIPOC artists, neighbors, and businesses owners to come together to provide input on arts and culture***

Response:

This could be on an Actions item as a specific idea for the Montgomery County Arts and Humanities Council, which already does much of this.

- ***Create policy framework to ensure that BIPOC businesses are accessing opportunities in new development(s).***

Response:

The County's small business development office already provides this kind of service and if it would be helpful to provide specific direction to the Executive Branch about expanding these efforts, that could be included in the Actions List.

- ***Hospitality and Life Sciences cluster - Work to achieve a way in for low-income and minority residents through partnerships and workforce development opportunities.***

Response:

This could be an Action item for MCEDC, Worksource Montgomery, and the County Executive's office to explore.

- ***Look for opportunities to improve outcomes for vulnerable communities through regional partnerships and collaboration.***

Response:

This could be an Action item for further exploration.

- ***Establish programs and policies which create opportunities for vulnerable groups to participate more fully in business opportunities.***

Response:

This could be an action item for the Executive Branch or MCEDC as they are the lead economic development implementers. The recommendation is too tactical for the General Plan's policy guidance and is outside the authority of Montgomery Planning to implement.

- ***Strengthen strategies aimed at foreclosure prevention***

Montgomery Planning Responses to Nspiregreen's Recommended Changes to Thrive Montgomery 2050

Response:

This could be an action item for the Department of Housing and Community Affairs. Foreclosure has not been a significant issue in the County.

- **Make home improvement and maintenance incentives available to low income property owners who spend a certain proportion of their income on housing costs.**

Response:

This is similar to the current single-family rehabilitation loan program administered by DHCA. If included, it should be an Action item and reworded with an emphasis on potential adjustments/expansion of the existing program.

- **Weatherization programs will help with County's sustainability goals and improve health outcomes for residents. Prioritize making grant dollars and incentives available to low income families to improve their indoor environmental quality and overall resource management.**

Response:

This is too detailed for a general plan. But it can be part of a Housing Functional Master Plan include in the current Actions list (H-19): *"Create a Housing Functional Master Plan to provide measurable housing goals and strategies for different market segments in Montgomery County as well as an analysis of affordability gaps and impediments to the housing supply."*

State also has weatherization program listed on DEP's website:

<https://dhcd.maryland.gov/Residents/Pages/wap/default.asp>

- **Identify and inventory existing areas that have private restrictive covenants and work with state to address**

Response:

Montgomery Planning is already working on the [Mapping Segregation project](#) to identify racial restrictive covenants. There could be a separate Action item to address restrictive covenants by homeowners associations at the state level.

- **Conduct analysis to determine social and economic costs of past discriminatory practices to develop an implementation plan to address the legacies of racism. This should serve as a baseline for determining what reparations might look like.**

Response:

This could be an Action item. We are currently conducting an analysis of racially restrictive covenants in Montgomery County. This is only one component of the legacy of racism, and it's difficult to quantify the lasting impacts. A full accounting would require a significant commitment of staff and resources from both Planning and County agencies.

III. Recommendations that are not appropriate for inclusion in a general plan or are process recommendations

Other recommended changes are beyond the scope of a general land use plan and/or are already present in existing county programs or policies. Some recommendations relate to process changes.

Montgomery Planning Responses to Nspiregreen's Recommended Changes to Thrive Montgomery 2050

Where the recommendation relates to an existing program, it may be more appropriate to revise the suggested addition to reflect an adjustment or expansion of an existing program, instead of establishing a new program with a similar focus.

- ***After revising Thrive: Revisit with low-income and BIPOC communities to make sure communities can support the policies before passing the document.***

Response:

The current schedule calls for Council action by October 25, 2022, due to County Code prohibiting the County Council, during an election year, from acting on a master plan or zoning change after October 31. As the consultants' data shows, there is majority support ranging from 51% to 83% – specifically from BIPOC residents who participated directly in the focus groups – for policies related to Housing, Transportation, Design Arts and Culture, and Parks and Recreation in Thrive. As Thrive is implemented and policies are considered for action, there will be extensive engagement with BIPOC and other residents.

- ***Allow more time and resources to complete drafting RESJ Review language.***

Response:

The Council – after working on Thrive for 1 ½ years - has decided that it wants to act on Thrive by October 25, 2022. Thrive is not an end but rather a beginning for making RESJ issues a part of all planning work going forward. Montgomery Planning is already working on a number of equity related initiatives that will further explore RESJ issues as they pertain to Montgomery County, including its Equity Focus Areas mapping, Mapping Segregation analysis, a statistical study of Neighborhood Change, and a Community Equity Index.

- ***Establish working relationships with Communities that prioritize participatory planning and delegate power to vulnerable communities.***

Response:

Through our Equity in Planning Agenda, Montgomery Planning is always looking for ways to improve our outreach and engagement with communities that are typically underrepresented in the planning process. We have expanded our toolkit of equitable engagement strategies through several recent master plans, such as the Fairland and Briggs Chaney Master Plan currently underway. We also have drafted an Equitable Engagement Guide that will be completed soon. As we work on future master plans, we will continue to find creative ways to involve these communities in the planning process.

- ***Increase developer impact fees if the economic case can be made***

Response:

Montgomery County has some of the highest impact fees in the region. Council periodically reviews the growth policy and makes decisions about impact fees. In the 2020 Growth and Infrastructure Policy, the Council made the decision to “right size” (i.e. decrease) development impact fees. This is a tactical recommendation and not appropriate for a General Plan.

- ***Improve communication to address anxiety over changes.***

Montgomery Planning Responses to Nspiregreen's Recommended Changes to Thrive Montgomery 2050

Response:

This should be part of a broader discussion on how to do better outreach and educate citizens about land use and related topics outside of the implementation of Thrive.

- **Identify subsidies to support down payment and weatherization**

Response:

This is a programmatic recommendation and not appropriate for a General Plan. HOC, the county, and state have down payment assistance programs.

<https://www.hocmc.org/homeownership.html>

<https://www.montgomerycountymd.gov/green/energy/assistance.html>

State also has weatherization program:

<https://dhcd.maryland.gov/Residents/Pages/wap/default.asp>

If it were included as an Action item, it should focus on expanding these programs.

- **Work with lenders to make capital available to BIPOC and low-income first-time home buyers**

Response:

This recommendation addresses work done by DHCA and HOC and is too tactical for a General Plan. HOC has a homeownership program offering qualified buyers home loans and down payment/closing cost assistance: <https://www.hocmc.org/homeownership.html>

- **Increase checks and balances to offset the personal bias that impacts programs meant to help people of color but end up causing problems due to inadequate safeguards.**

Response:

This is an operational recommendation and not appropriate for the General Plan. Certainly, it is a topic that M-NCPPC, Montgomery County, and MCPS should address as part of the continued implementation of the Racial Equity and Social Justice Act.

- **Encourage Antiracism, accessibility, and implicit bias training for transportation officials, including decision makers, planners, agency leaders, and bus and train conductors.**

Response:

This recommendation is operational and not appropriate for a land use general plan. Please note that Montgomery Planning, as part of its Equity in Planning Agenda, already requires ongoing racial equity and social justice training for all of its employees and has an ADA accessibility initiative underway, including training, to improve accessibility to Planning Department materials and community engagement. County agencies are required under the county's Racial Equity law to implement similar initiatives for their employees.

PH 6-17-21 THRIVE MONTGOMERY 2050

5151956

From: [Huda Montemarano <huda.monte@gmail.com>](mailto:Huda.Montemarano@gmail.com)
To: County.council@montgomerycountymd.gov
Subject: Please don't push THRIVE through prematurely..
Date: Monday, September 19, 2022 11:13:42 PM

Dear council members,

I beg all of you, let's take the time and work together, with public input and attention to all of the flaws identified to improve THRIVE. Together, with time and effort, we can accomplish the goals laid out by this program. BUT NOT YET...IT'S NOT RIGHT - LET'S GET IT RIGHT

Sincerely,
H Montemarano M.D.

From: [Caroline Taylor <caroline@mocoalliance.org>](mailto:caroline@mocoalliance.org)
To: [County Council](#)
Subject: Thrive 2050
Date: Friday, September 23, 2022 8:51:27 AM

Dear Council Members,

Over the last several years we have submitted various sets of comments regarding the general plan update. Initially, professional MNCPP planning staff were respectful and collaborative with MCA and other long time public interest non-profits in addressing components of the plan. A public hearing draft of Thrive 2050 emerged. Though not perfect and needing attention to equity deficiencies, the draft was something a number of us could work with. Then, as we understand it, Chair Anderson met with staff and asked for significant revisions, removing whole sections of the original document. The original page number was maintained by the addition of many photos. There was absolutely no call through the **public hearing process** to do so. Moreover, those with concerns about the new Thrive 2050 were derided in various forums by its boosters, including the Chair himself, as NIMBYs or worse. Communication to the Council is largely unaddressed.

Now it appears that this Council, feeling the pressure to get this done, is poised to sign off on a tweaked version. The narrative is that this is a *30,000 foot vision document and the details will be found elsewhere*. No doubt. But this vision guides those details and indeed circumscribes them. If our vision does not include robust conservation of our green infrastructure - our natural resources such as source drinking water, biodiverse forests, productive soils to increase food system resilience- who truly thrives in the decades to come.

The current draft is largely a call for an urban county notably providing for growth centers in areas wholly or largely unserved by WSSC, such as Darnestown and Poolesville, meaning they are served by septic and groundwater. The disregard (and in some cases disdain) through this general plan update for the strength of Montgomery as a diverse set of communities, including longstanding and important future-serving rural areas is stunning. I have heard it said that we have been at this now for several years. Truth. But this has been a process encumbered by a pandemic, social upheaval, and a number of the missteps of process at the planning level. The council inherited a plan rife with issues. We get that. Surely we can and should afford the attention to getting this long term guiding plan right.

Still optimistic,

C

Caroline Taylor, Executive Director
Montgomery Countryside Alliance
P.O. Box 24, Poolesville, Maryland 20837
301-461-9831
<http://mocoalliance.org/>

“Whether we and our politicians know it or not, Nature is party to all our deals and designs, and she has more votes, a larger memory, and a sterner sense of justice than we do.” ~Wendell Berry

5152129

From: lhkirvan@aol.com
To: County.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Friday, September 23, 2022 10:42:00 AM

Stop already!!!! This is a flawed plan that existing residents do not support. Why is there no moderate housing in Montgomery (especially near downtown Bethesda)??? Because developers/home builders buy up everything older than 5 years old and tear it down and put in its place multimillion-dollar housing. Just look at the apartments (low rise, affordable) along Battery Lane. At 3:30 multiple school busses discharge hundreds of school children of all colors, sizes and races along the road and they enter these apartments. Where are they going to be able to live when these older buildings come down replaced with tall multistory apartments? Developers are ruining Montgomery County. Stop Thrive 2050. It needs to be reconsidered and needs to progress on a much slower and considered basis. Get out of the developers' pockets. Support the people who vote for you. Linda Kirvan, 7202 Exfair Road, Bethesda, MD Resident of 48 years (in the same house).

From: [Vince Berg](#)
To: [MC Council](#)
Subject: Fwd: [New post] Yet More Evidence of a Closed Process and that the Fix was In
Date: Saturday, September 24, 2022 8:33:11 AM

Vince Berg
301-257-8362
bergvh@gmail.com
Sent from my iPhone 13

Begin forwarded message:

From: Seventh State <donotreply@wordpress.com>
Date: September 23, 2022 at 1:33:54 PM EDT
To: bergvh@gmail.com
Subject: [New post] Yet More Evidence of a Closed Process and that the Fix was In



Seventh State

Yet More Evidence of a Closed Process and that the Fix was In



David Lublin
Sep 23

It's even worse [than I thought](#).

When the new Thrive chapters were completed, there was no Council press release, no official email notification, and no notice on Council social media. It's as if they didn't want anyone to know about it.

Residents had to directly enquire to learn that the chapters were posted to a website. I know of one resident who found out about the chapters this way on September 16. On September 20, the Council staff packet containing the new chapters for the September 22 work session was posted. This was the first opportunity many had to see the new chapters--two days before the meeting.

Yet the Coalition for Smarter Growth letter sent in by Jane Lyons is dated September 16 and the Greater Greater Washington letter sent in by Dan Reed is dated September 19. These two lobbyists are closely allied with Thrive supporters on the both the Planning Board and the Council with both having privileged access throughout the Thrive's heavily skewed process.

Council staff were not as forthcoming with other residents. When a resident asked Pam Dunn, a Council staffer reviewing the new chapters, when citizens could see them, they were told: "There wont [sic] be a new final draft prior to the first worksession. The new chapters will be included in each staff report for the worksession that will review it (posting 5 days prior to the Council

session).” No mention was made of posting them prior to the work session, consistent with radio silence when they were posted—except to CSG and GGW. The packet only appeared two days before the work session.

When the same person asked if there would be a public hearing, Dunn told her: “There will not be another public hearing.” No mention was made that the resident could nevertheless send in comments despite the lack of a formal hearing.

The Department of Environmental Protection letter on the environment chapter was submitted only September 22—the day of the work session and was not even included in the staff packet or addendum—so residents had no advance chance to see it.

It’s clear that the Council had no interest in anyone weighing in on Thrive who was not fully on board with its pre-determined agenda. This included ignoring numerous comments that were submitted previously but never addressed or discussed by the Council. It also included ignoring even recent comments made to the Council, such as the [letter sent by 32 Montgomery-based communities and organizations](#) (also embedded below).

This process makes a complete mockery of the ideas of transparency and inclusion that should be at the heart of any public process, let alone one where racial equity and social justice have been

placed at the forefront. Expecting clairvoyance about the availability of materials unless you're an insider and ignoring submissions from all except for two lobbyists is the opposite of an open and equitable process.

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<http://www.theseventhstate.com/?p=15892>

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5152195

From: [Guthrie, Lynn](#)
To: [County Council](#)
Subject: FW: Thrive Montgomery 2050
Date: Monday, September 26, 2022 7:24:28 AM

From: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Sent: Friday, September 23, 2022 11:01 AM
To: Council President <Council.President@montgomerycountymd.gov>
Subject: FW: Thrive Montgomery 2050

From: Howard Schoenholtz <howardschoenholtz@gmail.com>
Sent: Friday, September 23, 2022 11:00:29 AM (UTC-05:00) Eastern Time (US & Canada)
To: Councilmember Friedson <councilmember.friedson@mccouncilmd.lmhostediq.com>; Will Jawando <councilmember.jawando@mccouncilmd.lmhostediq.com>; Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>
Subject: Thrive Montgomery 2050

[EXTERNAL EMAIL]

Dear Council President Albornoz, Councilmember Friedson, and members of the Montgomery County Council:

I am reading with growing alarm the published reports concerning the Council's work sessions on the ever-changing Thrive Montgomery 2050.

These reports indicate that Council staff claims that there have only been two formal responses to the latest iteration of Thrive, and that both come from persons or groups that are strong proponents of whatever version of Thrive is currently under consideration. I find it hard to believe that Council staff was not able to find a single differing viewpoint to present to the members. I have read many of these well-thought-out, forward-looking other viewpoints, and the arguments made in them are just as valid now as they were when they were originally submitted.

I am concerned that the Council, in its headlong rush to pass Thrive before the November election, will once again ignore the valid points made by community organizations representing thousands of Montgomery County residents, as well as those made by individuals from all areas of the County. I can only imagine that Casey Anderson is already planning to offer celebratory drinks to all.

The Council owes it to the residents (and voters) of Montgomery County to TRULY consider ALL viewpoints on Thrive. A document that has the potential of affecting the lives and homes of so many of us deserves a thorough and reasoned review that treats the views of ALL stakeholders with equal consideration. 2050 is more than a quarter-century in the future; the Council's taking the time to thoroughly examine Thrive's real-world impact on Montgomery County residents, both current and future, is not an unreasonable

request.

Howard Schoenholtz
Bethesda

--

Howard Schoenholtz



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

From: [Guthrie, Lynn](#)
To: [County Council](#)
Subject: FW: Thrive 2050: A deeply flawed process
Date: Monday, September 26, 2022 1:45:28 PM

From: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Sent: Monday, September 26, 2022 12:32 PM
To: Council President <Council.President@montgomerycountymd.gov>
Subject: FW: Thrive 2050: A deeply flawed process

From: M G <mgurwitz@hotmail.com>
Sent: Monday, September 26, 2022 12:31:34 PM (UTC-05:00) Eastern Time (US & Canada)
To: Albornoz's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>
Cc: Dunn, Pamela <Pamela.Dunn@montgomerycountymd.gov>; Marc Elrich <Marc.Elrich@montgomerycountymd.gov>
Subject: Thrive 2050: A deeply flawed process

[EXTERNAL EMAIL]

Dear Council President Albornoz, and County Council Members,

I am a regular reader of The Seventh State blog and have no reason to doubt that its latest articles on the Thrive 2050 process are accurate. This is truly shameful:

[MONTGOMERY COUNTY COUNCIL, THRIVE 2050](#)

[YET MORE EVIDENCE OF A CLOSED PROCESS AND THAT THE FIX WAS IN](#)

[SEPTEMBER 23, 2022 DAVID LUBLIN](#)

It's even worse [than I thought](#).

When the new Thrive chapters were completed, there was no Council press release, no official email notification, and no notice on Council social media. It's as if they didn't want anyone to know about it.

Residents had to directly enquire to learn that the chapters were posted to a website. I know of one resident who found out about the chapters this way on September 16. On September 20, the Council

staff packet containing the new chapters for the September 22 work session was posted. This was the first opportunity many had to see the new chapters—two days before the meeting.

Yet the Coalition for Smarter Growth letter sent in by Jane Lyons is dated September 16 and the Greater Greater Washington letter sent in by Dan Reed is dated September 19. These two lobbyists are closely allied with Thrive supporters on the both the Planning Board and the Council with both having privileged access throughout the Thrive’s heavily skewed process...

<http://www.theseventhstate.com/?p=15892>

This is the kind of behavior that I would expect from a Republican-led small town local government. Residents of Montgomery County deserve far better.

Sincerely,

Michael Gurwitz
Silver Spring



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152226

PD

From: [cecilplanner <cecilplanner@gmail.com>](mailto:cecilplanner@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Monday, September 26, 2022 6:53:37 PM

As a MoCo resident, a parent, business owner and homeowner, I demand the Council votes FOR Thrive 2050. Don't fold to woke pressures against it.

Mark Cecil
Brookeville MD

Sent from my Verizon, Samsung Galaxy smartphone

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152228

PD

From: [Dave Haley <haleyde1@verizon.net>](mailto:haleyde1@verizon.net)
To: county.council@montgomerycountymd.gov
Subject: reject thrive!
Date: Monday, September 26, 2022 9:02:57 PM

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152236

PD

From: [Ginny Bunke <vp1b@aol.com>](mailto:vp1b@aol.com)
To: county.council@montgomerycountymd.gov
Cc: cloverlycivic@cloverly.net
Subject: Thrive 2050
Date: Tuesday, September 27, 2022 8:15:34 AM
Attachments: [Thrive2050_09_27_2022.pdf](#)

Please see attached letter regarding opposition to Thrive 2050.

Thank you.

Virginia Bunke

Montgomery County Council
Rockville, MD 20850

September 27, 2022

Please vote to disapprove Thrive 2050.

Thank you for your attention.

Signed: *Virginia Bunke*

Address: 2525 Link Road, Silver Spring, MD 20905 vplb@aol.com

Cc: Cloverly Civic Association

5152239

From: melchris@erols.com
To: County.Council@MontgomeryCountyMD.gov
Cc: dale.tibbitts@montgomerycountygov.md
Subject: County Council = time to hit the RESET button on Thrive
Date: Tuesday, September 27, 2022 9:30:49 AM

County Council,

This outraged county resident is waiting for County Council to acknowledge the anti-democratic, imperious manner in which Casey Anderson and the Planning Board have carried out the Thrive effort with complete contempt for public input. This major planning initiative will significantly alter the landscape and yet without any assurances (e.g., subsidies) of affordable housing that will almost certainly end up at market-rate. No public comment period has been offered by our county government, and at this point, it is apparent that the Planning Board and County Council are not interested in hearing any opinions that do not wholly intersect with their own. Why is Council and the Planning Board expending so much effort to keep Thrive from being discussed openly – why all the secrecy?

I will make my comments brief, as I hold out no hope that the elected officials who represent us at the county level are interested in what I have to say. What can a concerned taxpayer do when current County Council look the other way as Thrive excludes input from minority voices and people of color and pretend that the process has been “inclusive”? What can proponents of clean, honest government do when the County Council chooses to do nothing, while the Chair of the Planning Board flagrantly and repeatedly violates **alcohol policy** in a public building, [as reported by WJLA](#) – behavior that otherwise would result in dismissal, as has been done for other county employees?

Excerpts from David Lublin’s **Seventh State** public affairs blog:

When the new Thrive chapters were completed, there was no Council press release, no official email notification, and no notice on Council social media. It’s as if they didn’t want anyone to know about it.

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Dunn, a Council staffer reviewing the new chapters, when citizens could see them, they were told: “There wont [sic] be a new final draft prior to the first worksession. The new chapters will be included in each staff report for the worksession that will review it (posting 5 days prior to the Council session).” No mention was made of posting them prior to the work session, consistent with radio silence when they were posted—except to CSG and GGW. The packet only appeared two days before the work session.

Learn more about Thrive by [clicking on this link](#). Otherwise, where can the public turn for forthright information?

Hoping for a return to more transparent, democratic-leaning local government that listens to all citizens – not just Charles K. Nulsen III and Washington Properties.

Chris Richardson
402 Deerfield Ave.

From: [Guthrie, Lynn](#)
To: [County Council](#)
Subject: FW: Pause Thrive Request from 36 Groups and 209 Residents.
Date: Friday, September 30, 2022 7:25:33 AM
Attachments: [Pause Thrive Letter to Mont Co Council 36 Groups 209 Residents.pdf](#)

From: Alborno's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Sent: Friday, September 30, 2022 7:19 AM
To: Council President <Council.President@montgomerycountymd.gov>
Subject: FW: Pause Thrive Request from 36 Groups and 209 Residents.

From: Diane Cameron <dianecameron60@gmail.com>
Sent: Friday, September 30, 2022 7:18:57 AM (UTC-05:00) Eastern Time (US & Canada)
To: Alborno's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>
Cc: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>; Caroline@mocoalliance.org <Caroline@mocoalliance.org>; kristina@mocoalliance.org <kristina@mocoalliance.org>; Ginny Barnes <ginnybarnes94@gmail.com>; Alan Bowser <alan.bowser@gmail.com>; Amanda Farber <amandafarber@hotmail.com>; carenmadsen@msn.com <carenmadsen@msn.com>; Joseph Horgan <joseph.horgan@gmail.com>; mary reardon <mareardon3@yahoo.com>; Eneshal Miller <essentialnow@icloud.com>; Margaret Schoap <schoapm@aol.com>; Anna Olsson <anna.m.olsson@gmail.com>; Michelle Bailey <takomart@gmail.com>; rg steinman <lifearth@gmail.com>; John Parrish <lifearth@verizon.net>; Sylvia Tognetti <sylvia.tognetti@gmail.com>
Subject: Pause Thrive Request from 36 Groups and 209 Residents.

[EXTERNAL EMAIL]

Dear Council President Alborno,

Attached is a letter signed by 36 organizations and 209 residents requesting that you hit the pause button on Thrive Montgomery 2050.

This is the same letter that we sent to you on September 19th; we have yet to receive a response from you.

As part of the need to pause Thrive discussed in the letter, we ask that you hold a separate hearing on each of the proposed chapters, and extend Thrive's schedule to enable the incoming council to work on Thrive.

We request that you respond within one week, by Friday October 7, to our substantive request to Pause Thrive.

We also request that this be included in the staff packet - at least as an addendum.

Sincerely,

Diane Cameron and Co-Signatories

Council President Gabe Albornoz and Councilmembers
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

September 30, 2022

Dear Council President Albornoz and Councilmembers,

We the undersigned, are 36 organizations and 209 individuals who share concern that the proposed update and remake of the County's General Plan, *Thrive Montgomery 2050*, is fundamentally flawed in both process and substance. **Our request is that you pause Thrive – and allow the Council to produce a product that the residents of Montgomery County deserve.**

The County Council did not produce the Thrive document, nor did it direct this process for these past two years. From its inception at the Planning Board, the process for developing this important plan has disenfranchised many residents and civic groups throughout the county, who initially participated and questioned the approach taken by the Planning Board. This top-down process overlooked affected communities, including residents from low-income neighborhoods in urban and rural areas. These are compelling reasons for the County Council to pause this process, so that a better general plan can be developed for the County.

We see the Thrive document as one that has been rushed through, and during a pandemic when public participation was adversely affected. An example is how developing the Thrive document was not community-based so that racial equity and social justice (RESJ) would be well served. We recommend that a detailed RESJ evaluation take place, allowing for perspective on who will benefit - and who in the community might be disadvantaged by the Thrive proposal.

Housing

The housing crisis in Montgomery County is predicted to worsen under the current Thrive proposals, possibly leading to increased rents for moderate-income and low-income households. One-half of all new households since 2010 in Montgomery County make below \$50,000 annually. In order to not be rent-burdened, these households need affordable rent. The current Thrive 2050 is predicted to increase rents, based on the Thrive-style upzoning in the *Downtown Silver Spring plan area, Missing Middle Housing Market Study*.

Social action groups have called on the Council to enact sorely needed rent stabilization. This should take place before Thrive 2050 is approved. If the Council moves forward to approve Thrive this Fall, land prices and rents will rise higher (e.g. upon expiration of existing leases and the sale of upzoned parcels) and will increase the burden on moderate- and low-income households, partially negating the benefits of any rent stabilization.

Despite Thrive's statements on preserving naturally occurring affordable housing, the document's blanket push for upzoning and higher density will likely override this vision and result in displacement and loss of affordable housing. This is a prime example of the glaring contradictions in the current draft.

Threats to Land Access for Low-Income Communities - and Farmers in the Ag Reserve

Thrive's promotion of widespread urbanization and upzoning of residential areas and many suburban and rural Activity Centers, is predicted to result in land price and rent increases; this is a huge problem. In this current draft, Thrive presents a threat to land access for many low-income communities. Small business owners often require land, commercial, and/or industrial space, in order to establish and grow their businesses. Urban farmers and nursery owners need access to affordable land in suburban and urban areas in order to start up market gardens and greenhouses. In our Ag Reserve, new farmers need access to affordable farmland, in order to establish and grow productive farms – yet Thrive promotes tourism and recreation facilities in the Ag Reserve – a move that would further escalate land prices and drive farmers off the land.

If Montgomery County wants to attract a diversity of people to live and work here now and in the future, then it's essential that we provide ample, diverse natural areas, gardens, farms and green spaces in each part of the County – in addition to providing an adequate supply of affordable housing units. This means we must maintain the affordability and accessibility of these natural and agricultural lands for groups and individuals who most need them and who are seeking to steward them.

Here are a few, selected additional reasons why the Council must pause Thrive 2050:

Climate Change

As we face an unprecedented global climate crisis, it's important that Thrive take a far broader view of climate change impacts, and that it present a detailed set of policies for mitigation and adaptation.

The county is just now beginning a badly needed flood study. We should wait for that study to be completed before updating a plan that will guide land use decisions for the next 30 or so years. This might allow us to determine what water infrastructure might be needed to support the plan and the fiscal impact of providing that infrastructure. We cannot burden water ratepayers with water infrastructure costs. While canvassing for her County Council run, Natali Fani-Gonzalez found that flooding and sewer backups are a tremendous issue in Wheaton, Veirs Mill and Twinbrook. We can expect this to be a major issue for the incoming Council.

Climate assessment must precede decision-making that will be based on Thrive 2050. Another of Thrive's huge gaps related to climate assessment: protecting our drinking water supplies from climate and pollution threats is crucial to providing a healthy and safe future for all residents – yet there is zero mention in Thrive of any drinking water and other water resources – including the Potomac and Patuxent Rivers and the Piedmont Sole Source Aquifer.

So, Thrive should also be subjected to a climate assessment and water resource assessment, and not be grandfathered in (the new climate assessment bill doesn't go into effect until next spring).

Rural Areas and Forests

Maintaining rural areas including the Agricultural Reserve and low-density Residential Wedge with farms, forests and open space, protects clean drinking water supply and is fundamental to the Montgomery County climate response. As written, Thrive threatens the Montgomery County rural land

use pattern, particularly from its “Limited Growth” proposal, with increased groundwater and stream pollution predicted for the rural areas subject to Thrive’s growth policies.

Historic Preservation

Historic Preservation is another consideration that must be reviewed for a better draft of Thrive 2050. This includes not only buildings but also entire landscapes that are key to our quality of life which includes an ability to connect and reckon with our past. Yet Thrive’s proposed urbanization and upzoning / densification and growth policies will harm historic preservation efforts.

Community Discussions on Land Use Planning

We need to create space and time for new community conversations leading to different housing and transportation visions, models and policies. With Thrive being pushed forward through a top-down process, there is no time for useful community explorations of alternative housing and transportation policies. By pausing Thrive, the Council can create the opportunity for these conversations to occur. We need support for grassroots resident-based comprehensive and neighborhood visions, plans and policies - instead of dictates from on high that will benefit deep-pocket speculators and developers at the expense of moderate- and low-income people.

We request:

- that you pause Thrive so that the Council and the community can work on poverty alleviation, equity and affordability – in concert with climate resilience strategies,
- extend the Thrive 2050 schedule, so that the incoming County Council members can participate in development of Thrive 2050, and
- hold a series of public hearings, with separate hearings devoted to each proposed chapter, including but not limited to the expected new chapters on Racial Equity and Social Justice, and on Environmental Protection and the Agricultural Reserve.

We view this matter as urgent. We ask to receive your considered response by October 7th, 2022.

The 36 groups and 209 individual signatories are listed on the four pages below.

Signed – 36 Organizations

- | | |
|---|--|
| Biodiversity for a Livable Planet | North Hills of Sligo Creek Civic Association |
| Cedar Lane Environmental Justice Ministry | Passion to Seed Gardening |
| CHEER | People Committee (COC) |
| Citizens Coordinating Committee on Friendship Heights | Plenty Magazine – Thunder Mountain Publishing |
| Climate Action Coffee Food Forest Team | Progressive Democrats of America,
Maryland Chapter |
| Conservation Montgomery | Progressive Neighbors |
| Daybreak Farm | Seneca Creek Watershed Partners |
| Educational Sustainability Mobilization Inc. | Silver Spring Historical Society |
| Fairbrooke Farm | Sugarloaf Citizens Association |
| Friends of Sligo Creek | Sugarloaf Regional Trails |
| Friends of Ten Mile Creek and Little Seneca Reservoir | TAME Coalition (Transit Alternatives to Mid-
County Highway Extended) |
| Heritage Montgomery | The Bethesda African Cemetery Coalition |
| Maryland Poor People’s Campaign | The Germantown Historical Society |
| Montgomery Clear Vistas | Tiewyan Textiles |
| Montgomery Countryside Alliance | Town of Barnesville |
| Montgomery County Civic Federation | The Germantown Historical Society |
| Montgomery County Green Party | West Montgomery County Citizens Association
(WMCCA) |
| Montgomery Preservation Inc. | Wildlife Aid Brigade |

Signed – 209 Residents

	Martha Bruder
	Joan Bull
Carol Agayoff	Diane M. Cameron
Michele Albornoz	Eric Cathcart
Charles Alexander	Christine Chalk
Susan D. Alexander	Anne Cinque
Anne Ambler	Joan Clement
Karoline Anders	Lisa Cline
Chester W. Anderson	Carolyn Conlan
Sheri Arnell	Sarah Convissor
Darrick Bailey	Diana Conway
Michelle Bailey	Jesse F Copsey
Joyce Bailey	G. Countryman-Mills
Norman Bailey	Sylvia Craig
Ginny Barnes	Victoria Cram
Kenneth Bawer	Sharon Cranford
Sarah Beardmore	Sandra Crowe
Megan Benton	Janet Davies
Carole Bergmann	Nelia Anne Davies
Constance Bevitt	Colleen Davies
Marieke Bier	Dan Dean
Adam Blankinship	Carole Dell
Philip Bogdonoff	Donald Dell
Alan S. Bowser	Michael Delp
James P. Brown	Michael Delp
Barbara Brown	Peggy Dennis
Daniel Thomas Brown	Tom Devine
Marney Bruce	John A. Douglas

Farnaz Edwards	Susan Helm
Karen D. Elrich	De Herman
Marilyn Emery	Mike Hersh
Cynthia Gill Erville	Barbara E. Hoover
John Fay	Joseph P Horgan
John Fedota	Bryan Hunter
Steve Findlay	Lauren Jackson
Theodora Fine	Robert C. Janku
Lorna Phillips Forde	Zena Carmel Jessup
David Forman	Suzanne Johnson
Prudence Foster	Theresa A. Jones
George French	Robert G. Joyce
Shelley Fudge	Suzi Williams Kaplan
Prasad L Gadde	Isaac Kaplan
Kit Gage	Sarah A. Kaplan
Sarah Gagne	Stan M. Kaplan
Ronald Galloway	Hokuma Karimova
Gina Gaspin	Theodore Kingsley
Randall Gibson	Kay Klingman
Paula Glendinning	Jerome Joseph Klobukowski
Robert N Goldberg	Melanie Kurimchak
Josh Goldman	Steven Kurimchak
Ellen Gordon	Krista Kurth
Lauren Greenberger	Stacy Larrabure
Jeffrey Matthew Greene	Sanfred Larson
Jennifer S. Haddon	Susanne Lee
Sandra Heiler	Catherine Cadem Lemp
Peggy O. Heller	Joe Libertelli

Joseph C. Long	Leo F Niederer
Katherine Longbrake	Linda Nishioka
Catherine A. Lowry	Anna M. Olsson
Lillian Luksenburg	Diann K Onsted
Tina Lunson	Patricia Oseroff
Caren Madsen	John Parrish
Sarna Marcus	Donald Pelles
Karen-Marie Mason	Jane Perini
Jerry A. McCoy	Linda Piccinino
Donna McDowell	Vanesa Pinto
Patty McGrath	Irene Polansky
Eileen McGuckian	Sue Present
Lee McNair	Mary Beth Preuss
Stephen Melkisthian	Anna R. Pritchard
Karen Metchis	James F. Putman
Wib Middleton	Mary V Reardon
Eneshal Miller	Richard Renner
Craig Miller	Brian Richmond
Eneshal Miller	Traci Richmond
Jamil Miller	Sarah Rogers
Dolores Milmoie	Abigail Rome
Peter Miovic	Mary Rooker
Christine Morgan	Jamie Rosenthal
Karen Murphy	Samuel Rosenthal
Kim Musheno	Laren Rusin
Jamal M Najjab	Jovan Sanders
Joyce Elizabeth Nalewajk	Leslie Saville
Edna Nemeth	Tom Sawanobori

Donna L C Sawyer	Sylvia Tognetti
Theodora Scarato	Laura Van Etten
Margaret Schoap	Jacquelyn Vok
William Schrump	Jerilyn Weaver
Charles Shore	Linda Weiss
Margie Shultz	Julia Wight
Patrick A. Sidwell	Robert Wilbur
Arthur E Slesinger	Elizabeth Wilbur
Ann Smith	Janet Willen
Janene M. Smith	Brenda Willett
Janice Smith	Nicole Williams
Kathleen Smith	Michele Wolin
Susan Cooke Soderberg	Kit Wood
Tanyaradzwa Spandhla	Naomi Yount
Jeremy and Roseanna Stanton	James Zwiebel
Bette, Steve, Magdalena and Sophia Steckler	
Roberta G (rg) Steinman	
Marcie Stickle	
Robert Alex Stubblefield	
Pamela Lynn Stuckey	
Caroline Taylor	
Jane Thompson	
Bev Thoms	
Richard Thoms	
Mary Elizabeth Thornhill	
Elizabeth Thornton	
Susan J. Tipton	
Leanne Tobias	

From: [Naomi Spinrad <nspinrad@gmail.com>](mailto:nspinrad@gmail.com)
To: [Council President](#); [Councilmember Riemer's Office](#); [Dunn, Pamela](#); [Friedson's Office, Councilmember](#); [Glenn Orlin](#); [Hucker's Office, Councilmember](#); [Michaelson, Marlene](#); [Nancy Navarro](#); councilmember.albornoz@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov
Subject: Restore River Road outside Beltway as transit corridor
Date: Friday, September 30, 2022 8:40:38 AM

Dear Members of the Council:

I'm writing to express my belief that River Road west of the Beltway should be restored as a transit corridor in Thrive Montgomery 2050.

This area is one of the most privileged in Montgomery County, zoned for large properties. Although it is largely White, it also contains Black communities that have been historically underserved (e.g., Tobytown and Scotland). With limited transit, the corridor effectively hinders opportunity for its Black residents. Although a popular cycling route, when it reduces to two lanes it is unsafe for cyclists. It is also unsafe for pedestrians, as it lacks sidewalks. It has limited retail in a small activity center. It is also a commuter route for many and a key means of access to the Agricultural Reserve.

Thrive as written allows this part of the corridor to avoid sharing in the benefits and burdens of future growth, as the rest of the county will have to. Instead, its Black communities will continue to languish and large property owners will not contribute appropriately to the changes Thrive proposes. This is shortsighted and unfair.

Please look at River Road through an equity lens, both for residents along and near the corridor and for the county at large.

Thank you for your consideration.

Naomi Spinrad
Chevy Chase West

From: [Dan Reed <dreed@ggwash.org>](mailto:Dan.Reed@ggwash.org)
To: [Albornoz's Office, Councilmember](#); [Glass's Office, Councilmember](#); [Friedson's Office, Councilmember](#); [Jawando's Office, Councilmember](#); [Rice's Office, Councilmember](#); [Navarro's Office, Councilmember](#); [Katz's Office, Councilmember](#); [Riemer's Office, Councilmember](#); [Hucker's Office, Councilmember](#)
Cc: [Dunn, Pamela](#)
Subject: Comments on Thrive Montgomery 2050 racial equity and social justice chapter
Date: Monday, September 19, 2022 5:13:35 PM
Attachments: [Pages from thrive racial equity chapter draft \(1\).pdf](#)
[Comments on Thrive racial equity chapter.pdf](#)

[EXTERNAL EMAIL]

Dear Council President Albornoz and members of the Montgomery County Council:

My name is Dan Reed and I serve as the Regional Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington.

Please find attached our comments regarding the Racial Equity and Social Justice chapter of Thrive Montgomery 2050, which were presented at the County Council last week, along with a PDF of the chapter for reference. This chapter represents several months of outreach regarding Thrive and includes important insights about residents' concerns, as well as meaningful recommendations to advance racial justice and social equity in the county's general plan. However, we have concerns about portions of this chapter, which mischaracterize recommendations within Thrive, do not accurately reflect the history or current conditions in Montgomery County, or are not sufficiently supported by research. In the subsequent pages you will find footnotes with additional information to support our comments, including references to the current PHED Committee draft.

This chapter will be part of a plan that decisionmakers will use for the next 30 years, and will be referenced by residents for years to come. We support the Council voting on and approving Thrive in October 2022 as currently scheduled, and recognize that there is limited time to make revisions. Our comments are intended to assist the Council in amending this chapter to make it a stronger addition to Thrive and support the county's stated goals to promote racial equity and social justice.

Thank you for your consideration of our comments. I am happy to discuss any questions or concerns you have, and we look forward to working with you to make Thrive the best plan it can be for our county's future.

Sincerely,
Dan

Dan Reed, AICP (he/they)



Regional Policy Director
Greater Greater Washington
<https://ggwash.org>
(202) 256-7238

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Racial Equity and
Social Justice

Plan Chapter

Introduction

Planning for Racial Equity and Social Justice

Urban Planning is the process by which communities build consensus around a shared vision for the future. Planning, like other tools, must be wielded carefully or its use can unintentionally [or intentionally] establish far-reaching consequences that disadvantage those who are not fully considered during the process...

Context

The modern planning profession was born out of social movements like the 'Tenement House Reform' movement which broadly exposed substandard living conditions endured by immigrant and working-class residents in New York City in the late 19th century. The resulting Tenement House Act of 1901 established one of the first laws governing how buildings should be constructed and regulated to account for human health and safety. Since that time, countless academics, organizers, politicians, and agitators alike have contributed to establishing urban planning as the 'epistemological field of study' which informs how so many of the decisions that impact our lives are made. Planning is the tool that the state wields when exercising its 'police power' to regulate and govern the development of land and infrastructure through plans, codes, and ordinances, and their associated administrative processes. As such, planning decisions have significant and cross-cutting impacts; how and where things are built (or not built) directly correlates to the physical quality of place and the quality of life for inhabitants. It is precisely because of the tremendous importance of planning why **who** gets to participate in the planning process matters so much in determining future outcomes.

Historically, there has frequently been an atmosphere of distrust around planning because there are often limited opportunities for everyday citizens to participate and truly be empowered in making the important decisions regarding the future growth and development of their communities. This dynamic is compounded by a legacy of exclusion reinforced through racism and classism. Generally speaking, power and decision-making authority in planning has been reserved for those with either direct political access, or those with privileges associated with wealth, education, race, and/or social status. This imbalance has contributed to a dynamic where the interests of 'capital' have often trumped the interest of the public good. While capitalism's market theory has its merits, one of its flaws is that there is no mechanism by which externalities (like pollution) get paid for. Planning's prescriptions are designed to correct for market failure[s] when the market is not able to correct itself. As such, planning is one of the primary tools available to us to deal with the problems of racial inequities and social injustices, which most often show up in the form of segregation, poverty, and its associated impacts.

This chapter will seek to identify how Montgomery County can improve the overall quality of life for ALL residents, deliberately achieve [more] equitable outcomes, and unwrite past injustices which adversely impact historically disadvantaged and vulnerable communities.

Survey before Plan

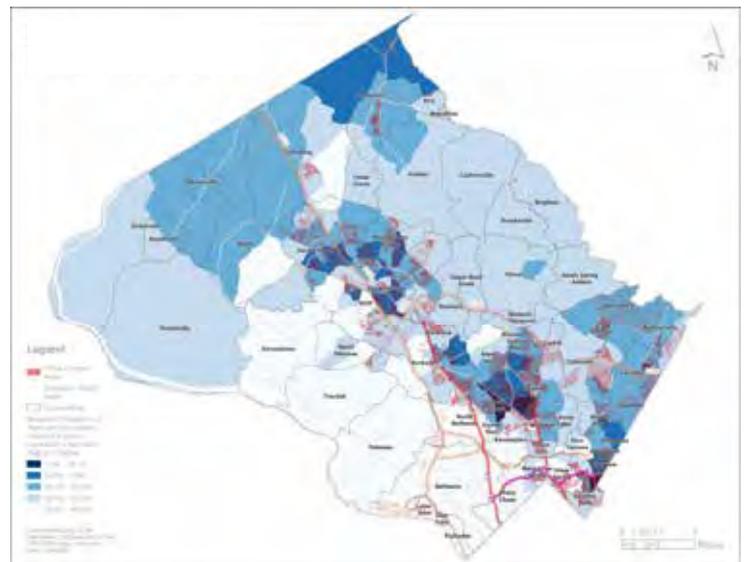
Foundational to planning theory is the work of Patrick Geddes, a planning pioneer, who theorized that you must ‘survey before you plan’. The underlying idea is that before you can apply a prescription, you must thoroughly understand and diagnose the issues. Meaningful public engagement is the prerequisite to building the transparency, trust, and collaborative relationships with communities that are needed to establish the two-way learning process which supports holistic planning solutions. Without careful consultation with the community, it is unlikely that a comprehensive understanding of place can be achieved. John Forester, preeminent urban planning professor who writes on participatory planning processes emphasizes that the ears are the practitioners most useful tool, and that listening [is] the most important planning exercise.

Two Americas

During the Civil Rights Movement, Dr. Martin Luther King, Jr. gave a speech about the “Two Americas” which highlighted the legacy of racial and economic oppression and the plight of poor people and how their lived experiences juxtapose with the promise of America as the land of opportunity, life, liberty, and the pursuit of happiness. Unfortunately, for the decades since this speech was given there are still significant swaths of the black, indigenous and other people of color (BIPOC) communities that continue to be 'stuck' in cyclical poverty. The persistent challenges of social and economic mobility is clearly highlighted in the land use and economic patterns observed in Montgomery County, today.

In 2022, across America, we are still seeing communities of color disproportionately dealing with eroding infrastructure, substandard living conditions, and environmental justice issues like unsafe drinking water. These neighborhoods do not exist by coincidence, they were 'carved out' on the map, years ago, by people who wielded the 'dark side' of planning's power.

Too often, when these communities are finally paid attention, the original residents are displaced and unable to benefit. The cycle of disinvestment and real estate speculation in communities of color has been well documented over time, making 'Gentrification' one of the hottest issues impacting urban America today.



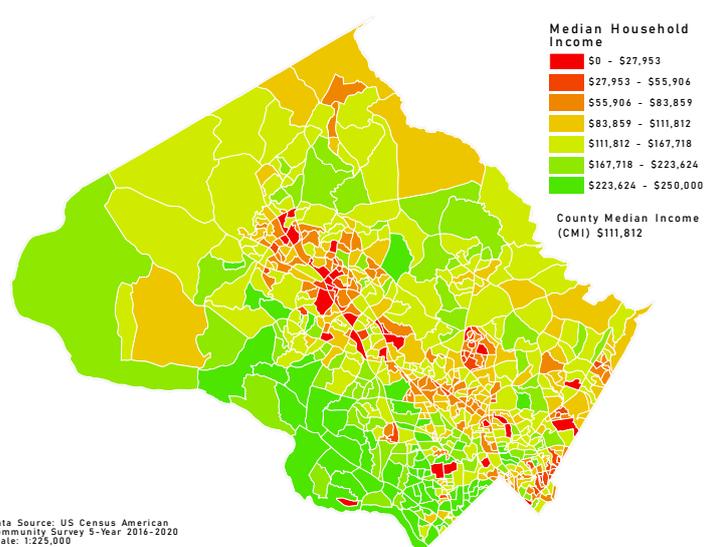
Educational Attainment

This map depicts Educational Attainment by showing, at the census tract level, the percent of the population 25 years and over who has at least obtained a bachelor’s degree.

Census tracts with the low proportions (20.2%-36%) of those holding a bachelor’s degree or higher are concentrated in tracts within Germantown, Montgomery Village, and Gaithersburg.

The Rock Creek, Wheaton, and Oakview communities have tracts with the lowest proportion (1.4%-20.1%) of the population holding a bachelor’s degree or higher.

The tracts with lowest concentrations of educational attainment are also those that overlay the primary and secondary target areas with high concentrations of BIPOC and LMI residents.



Data Source: US Census American Community Survey 5-Year 2016-2020
Scale: 1:225,000

Median Household Income

It is no coincidence that the Median Household Income map “follows” the education attainment map. The highly educated communities in West County far outpace incomes in other parts of the County.

Racial Equity

Racial equity work seeks to **heal**; implementation of its ideals requires an honest and careful examination of history to inform deliberate actions aimed at repairing past injustices which have disproportionately impacted black and indigenous communities in America. The legacy of racist policies, and the land-uses they influenced reverberate throughout the entire spectrum of communities of color with Latin/x, Asian, and other BIPOC communities experiencing different, but familiar challenges as their predecessors. Addressing racial equity requires an honest look at root causes of social problems and recognizing that some form of restitution is required to fix them.

To make planning more equitable we have to acknowledge the systems of racial discrimination and privilege which reinforce disparate outcomes for Montgomery County households. Planning alone cannot end racism and segregation, ~~or prevent the erosion of cultural communities that wish to remain intact~~, it can however be an important tool to begin the work of dismantling long-established systems of privilege.

Social Justice

In a planning sense, wealth affords you the opportunity for exclusion: to live in an environment where you do not have to interact with poor people. However, due to the time value of money, the compound nature of wealth creation, and other factors the wealth gap between 'haves' and 'have-nots' is growing. This imbalance creates a strain on society which makes it unstable.

Social justice is a process by which working class people begin to access the privileges only enjoyed by the historically privileged class[es], to afford healthy lifestyles and to experience education and built environments which inspire them to lead happier and more productive lives. In modern times, this is becoming increasingly important as more and more people are finding it hard to thrive economically. As the County plans for the future, special attention needs to be paid to the hidden costs of poverty and determine ways to design communities to reduce problems associated with public health, crime, housing instability, food insecurity, and segregation.

“Overcoming poverty is not a task of charity, it is an act of justice. Like slavery and apartheid, poverty is not natural. It is man-made and it can be overcome and eradicated by the actions of human beings.” – Nelson Mandela

Justice in Planning

A Right to the City?

The right to the city is far more than the individual liberty to access urban resources: it is a right to change ourselves by changing the city. It is, moreover, a common rather than an individual right since this transformation inevitably depends upon the exercise of a collective power to reshape the processes of urbanization. The freedom to make and remake our cities and ourselves is, I want to argue, one of the most precious yet most neglected of our human rights (Harvey 23).

Property and Pacification

~~Quality of urban life has become a commodity, as has the city itself, in a world where consumerism, tourism, cultural and knowledge-based industries have become major aspects of the urban political economy. The postmodernist penchant for encouraging the formation of market niches—in both consumer habits and cultural forms—surrounds the contemporary urban experience with an aura of freedom of choice, provided you have the money. Shopping malls, multiplexes and box stores proliferate, as do fast food and artisanal market places. We now have, as urban sociologist Sharon Zukin puts it, ‘pacification by cappuccino’ (Harvey 31).~~

Source: David Harvey, *Rebel Cities*

As inflation heats up, 64% of Americans are now living paycheck to paycheck

PUBLISHED TUE, MAR 8 2022 8:40 AM EST
UPDATED TUE, MAR 8 2022 9:30 AM EST

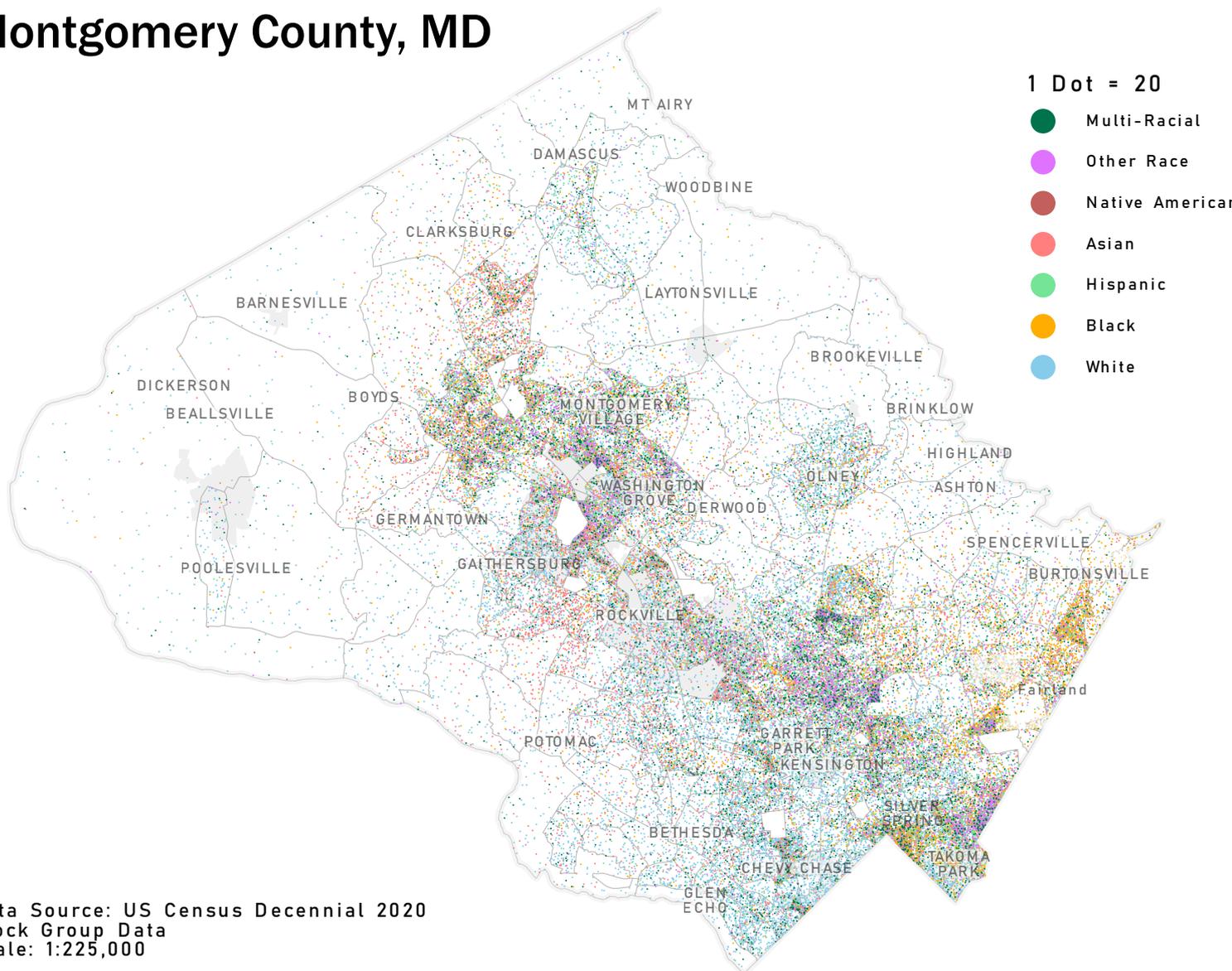
Jessica Dickler
@JDICKLER WATCH LIVE

KEY POINTS

- The increased cost of living is straining households nearly across the board.
- Almost two-thirds of Americans are now living paycheck to paycheck, according to one report.

Source: CNBC, Life Changes

Montgomery County, MD



Data Source: US Census Decennial 2020
 Block Group Data
 Scale: 1:225,000

Race & Ethnicity

This dot density map depicts the racial make-up of Montgomery County through showing the concentration and location of racial groups. The data, retrieved from the latest US Decennial census (2020), is depicted at the block group level with one dot representing twenty individuals. The order of racial groups was organized from least predominant to most predominant to ensure the visibility of less reoccurring dots and the representation of these groups. Some noticeable concentration of individual racial groups includes:

- High representation of Whites in Glen Echo, Chevy Chase and Kensington;
- High representation of Blacks in East Montgomery communities of Burtonsville, Fairland, Calverton, and Colesville;
- High representation of Asians around Rockville, Gaithersburg, Germantown, and Clarksburg;
- High representation of Hispanics around Montgomery Village, Washington Grove, Rockville, and Glenmont.

Areas like Silver Spring, Montgomery Village, Washington Grove, Wheaton, Glenmont, and Takoma Park contain a more diverse and concentrated population.

Areas that have greater density tend to have greater racial and ethnic diversity. In contrast, areas such as Boyds, Clarksburg, and Colesville has a diverse racial and ethnic make-up even at lesser densities.

Areas that have a high concentration of those identifying "Other Race" often also have those of more than one race or "Multi-Racial" close by.

Examining History (From Plan Draft)

After the Civil War, African Americans suffered from all forms of discrimination (social, housing, education, employment, commerce, health, etc.). The resulting alienation led to the creation of self-reliant kinship communities in many parts of Montgomery County in the late 19th century. A significant part of the history of racial injustice and discrimination suffered by African Americans includes the formation and subsequent decline (in some cases, destruction) of kinship communities in the early 20th century.

Over time, these communities suffered from lack of public investment in infrastructure such as new roads, sewer and water, schools, health clinics, and other public amenities and services needed to be viable places to live. Some communities suffered the devastating impacts of urban renewal policies of the 1960s. Others faced pressure to sell their houses or farms to developers for housing subdivisions. These communities declined because of an accumulation of racially-motivated actions paired with social, political, and economic circumstances. The very few of these communities that survived in some way include Ken-Gar in Kensington, Lyttonsville in Silver Spring, River Road in Bethesda, Scotland in Potomac, Stewartown in Gaithersburg, and Tobytown in Travilah.

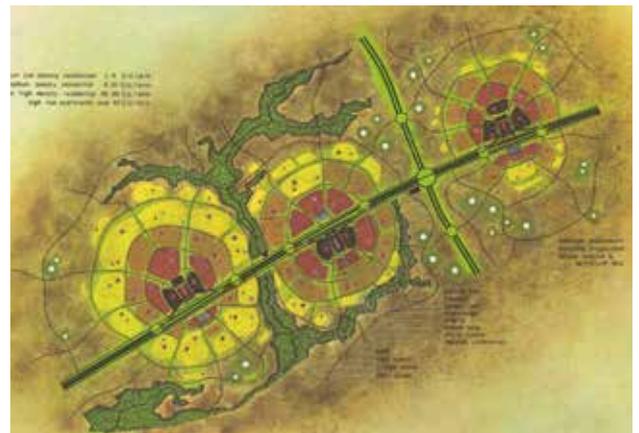
From the 1890s to the 1920s, the first suburban subdivisions in Silver Spring and Chevy Chase used racial covenants prohibiting African Americans and other racial and religious groups from purchasing land or homes. Well into the mid-20th century, these types of covenants were placed in the land records. Even after the passage of the Fair Housing Act of 1968 and the Community Reinvestment Act of 1977 to end these practices, a development pattern of segregation continued. Injustices were evident in unfair banking and lending practices; federal immigration policies; unequal public investment in schools, parks and other public facilities; and siting a disproportionately high number of undesirable uses, such as landfills, near communities of color.

In Montgomery County, the legacy of such discriminatory policies and the exclusionary zoning and other land use controls led to neighborhoods defined by income, race, and housing types. As a result of these practices and other societal factors, a significant quality of life gaps exist for various racial and ethnic groups in the county.

Urban renewal policies which may have been designed to address 'blight' were popularly coined "Negro removal" because the aftermath of efforts resulted in the disbandment of communities and created economic and social losses for African Americans and exacerbated psychological trauma.

On Wedges and Corridors (WAC)

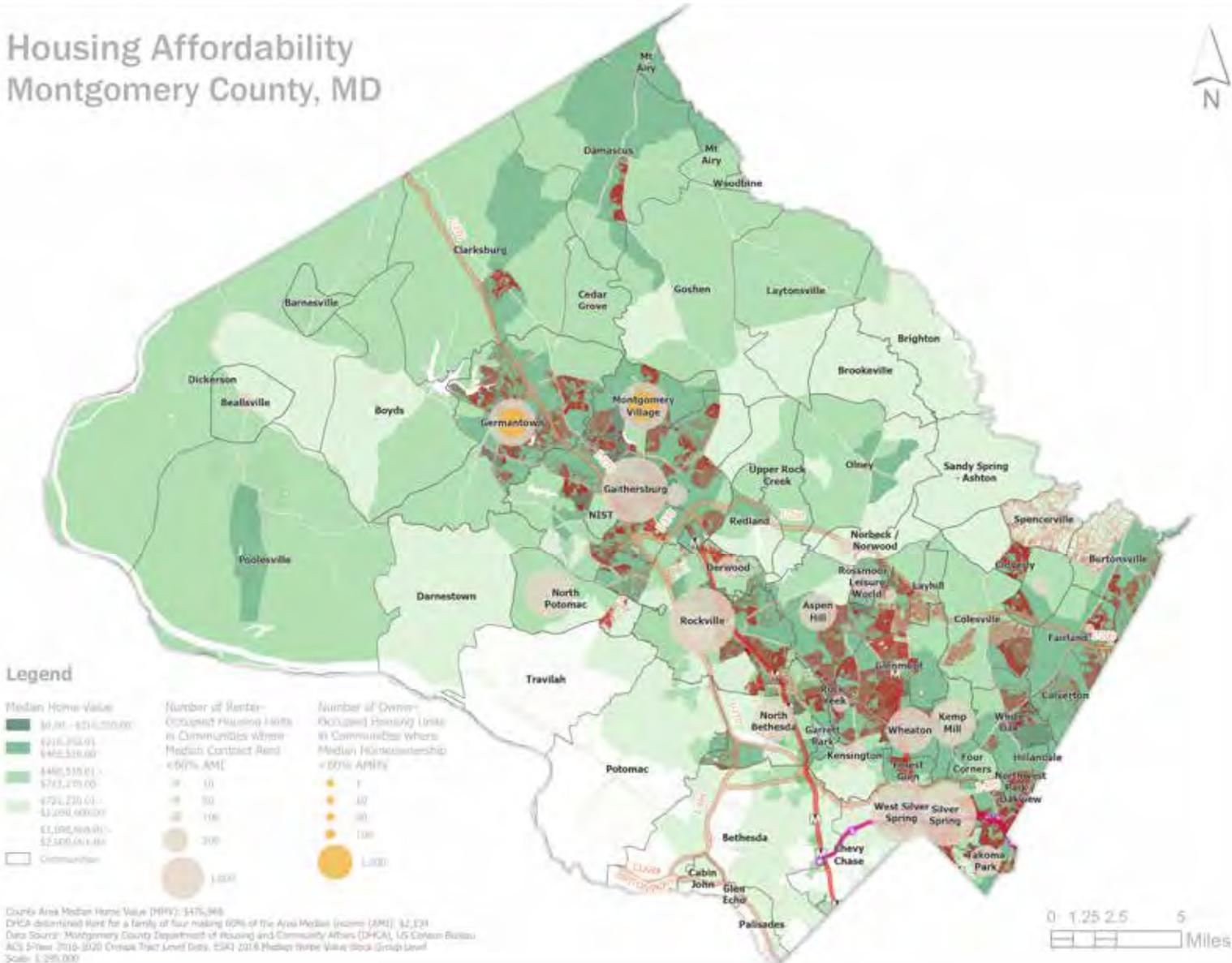
Thrive seeks to "modernize" the old Wedges and Corridors Plan. While it is prudent to not throw the proverbial "baby out with the bathwater," the WAC plan created "land use patterns... which left neighborhoods disconnected and reinforced segregation along racial and economic lines." If the old had plan adverse outcomes for historically disadvantaged groups, how do we address/mitigate its failures? What does "modernization" of the Wedges and Corridors Plan look like?



Wedges and Corridors Plan

To address segregation and economic inequality established in past zoning/land use planning, deliberate mechanisms need to be introduced to create racially and economically inclusive communities. Planning needs to consider social and economic consequences of efforts to integrate. Communities that face historic challenges need special attention paid to community development and stabilization to ensure that existing social networks and institutions are strengthened so that it is not harder for the existing community to survive in the reimagined one, but they feel a central part of it. Conversely, established areas need to create opportunities for less privileged to access the schools, jobs, natural resources, and other benefits through housing opportunity and improved physical access.

Housing Affordability Montgomery County, MD



Housing Affordability

This map depicts various layers including median home values, number of renter-occupied housing units where rent is less than 60-percent of area median income (AMI), and number of owner-occupied housing units where median homeownership is less than 60-percent of area median home value (AMHV). Data from the Department of Housing and Community Development (DHCA) shows \$2,134 as the rent for a family of four making 60% of AMI.

High concentrations of homes with MHVs at or below the County MHV (\$476,966) appears to make up most of the housing stock of census tracts in Gaithersburg, Montgomery Village, and Gaithersburg. Communities in east Montgomery County such as White Oak and Calverton also have MHVs at or below the County MHV (\$476,966).

The availability of affordable rental housing units, shown here as less than 60-percent of AMI, are shown most prominently in Gaithersburg, Rockville, Silver Spring, and West Silver Spring. Each of these communities have over a thousand units where rent is less than 60-percent of AMI.

Owner-occupied Housing Units with an AMHV less than the County AMHV (\$476,966) are only present in Gaithersburg and Montgomery Village.

The data clearly shows that access to affordable housing is going to be one of the biggest challenges faced by Montgomery County in the future. As such, real planning innovation will be required to protect working families from displacement.

Housing

~~Thrive's housing prescriptions to address racial equity and social justice largely center on a strategy to integrate communities with high concentrations of minorities and/or poverty with new development that attracts multi-racial and higher income households into the area. The strategies seek to integrate (gentrify) communities while simultaneously protecting existing residents from displacement. The idea of development without displacement is an exciting one, but these ideas, in practice are often acting in direct opposition of each other. Development without deliberate community and neighborhood conservation efforts will almost certainly result in (some) displacement.~~ So, instead of ignoring this possibility, let's determine where people can go. Undoubtedly, many residents who currently occupy a community where they have historical, cultural, spiritual, and other ties (kinship) will want to remain in their home community. However, there will be some residents who may like to move to a more affluent area. Traditionally, planning documents are written to support **Housing Choice** as a strategic goal for future outcomes. When we juxtapose this idea with regional housing markets, it would seem that in order to balance the integration of low-income neighborhoods, some accommodation for rebalancing should be made to ensure that economic benefits begin to reach historically disadvantaged populations. As such, integration should be a two-way process, by which there should be a parallel strategy of making accommodation for low-income housing in areas which are already wealthy and thus providing new residents who want the choice of living somewhere else to achieve immediate access to communities that have close proximity to jobs, good education, etc. If we are going to promote development in the growth areas with new market-rate housing, there should also be provision of new low-income housing in high income areas to allow for housing choice in different markets.

The justification for this strategy is doubled when you consider that to support economic competitiveness and sustainability Thrive's number one transportation priority is connecting low-income communities to job areas, but the housing strategy should also seek to provide workforce housing locally. Consequently, areas of high wealth and business activity such as Bethesda should also include sufficient workforce and low-income housing to support housing choices for people who work in the area. Future planning should conduct detailed market analysis of labor markets and determine thresholds by which area plans should promote low-income, workforce,

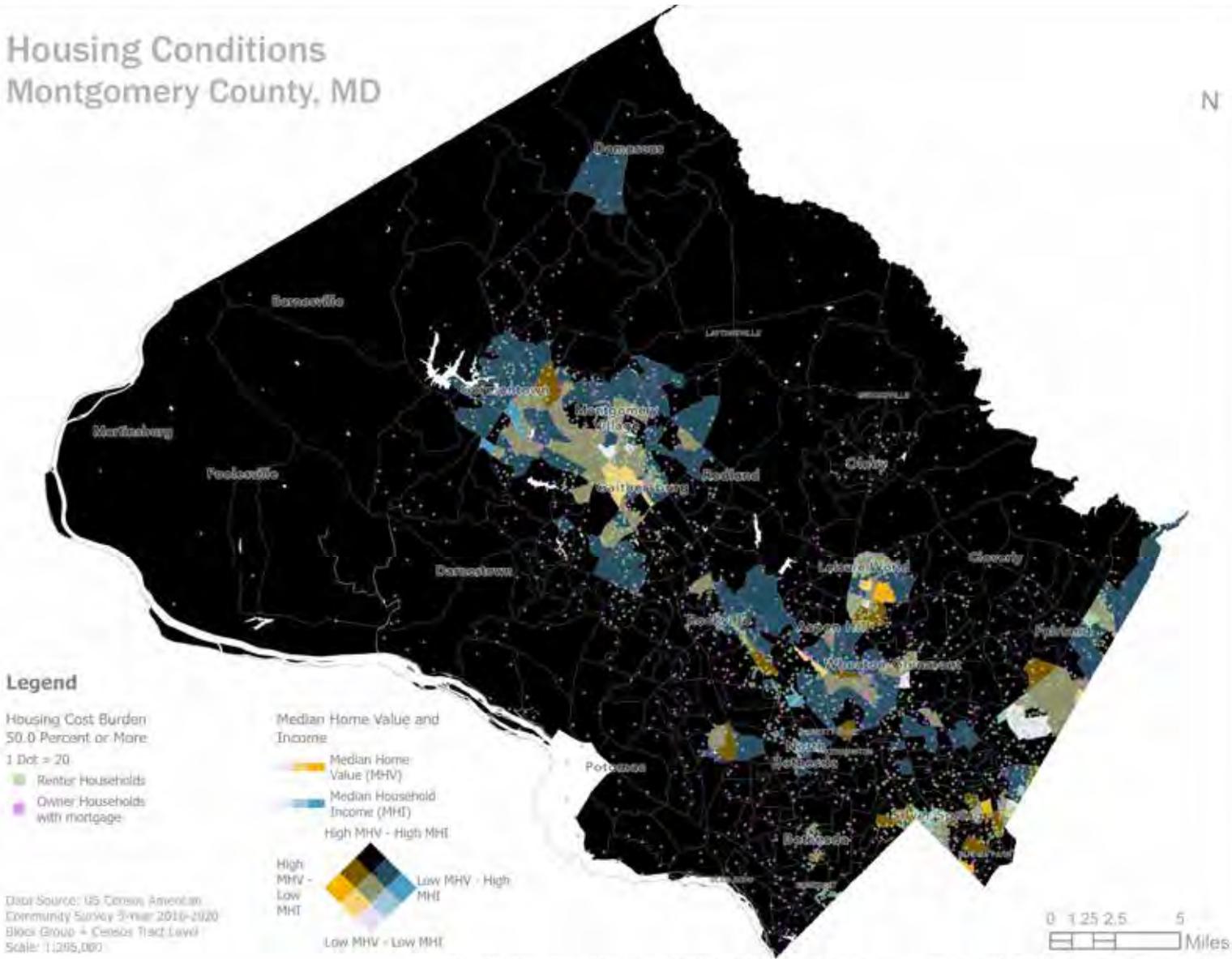
and middle-class housing options to support a truly local community where commuting is "optional" because the mathematical possibility of a local workforce is reflected in the housing availability.

In our first focus group meeting with black and brown residents in East County, we heard a story as old as planning itself: several residents were embroiled in a legal case about their substandard housing conditions and alleged that the building inspector meant to enforce quality controls was being paid off. Almost every conversation we initiated on plan topics somehow found a way to veer off into issues of safety, crime, and feelings of neglect...

Residents of Montgomery County shared lots of challenging stories about their housing experiences. It is clear that many of the mechanisms put in place to help them are being offset by personal bias (racism) in the system or by individual actors. The County will need to be vigilant to seek accountability for all actors. Successfully addressing racism in housing will require deliberate action and systems of checks and balances.

Increase access to safe, affordable housing and promote wealth-building by confronting historical and ongoing harms and disparities caused by structural racism.

Housing Conditions Montgomery County, MD



Housing Conditions

This map shows housing conditions in terms of areas with high-to-low ranges of median home value (MHV) compared to high-to-low median household income (MHI). The map also shows renter and owner households who are experiencing a housing cost burden of 50 percent or more, defined as extremely cost burdened by the Department of Housing and Community Development (DHCA). This means that 50 percent or more of a household’s income is devoted to housing-related costs.

Census tracts that are approaching solid gold color represent high MHV and low MHI, an indicator of unaffordable housing. Tracts in Gaithersburg, Silver Spring, and Leisure World shows signs of this unaffordable housing.

Census tracts showing a light gray color represents low MHV and low MHI, an indicator for low income but also low-cost housing. Even so, households experiencing extreme housing cost burden may also be present in these tracts. Tracts in Montgomery Village, Glenmont, and White Oak exhibit these housing conditions with all of these showing a high incident of renter households experiencing extreme housing cost burden.

More urban areas like Montgomery Village, Gaithersburg, Silver Spring, and Germantown have high concentrations of renter household experiencing extreme housing cost burden.

More rural areas like Damascus, Olney, and Cloverly have higher instances of owner households experiencing extreme housing cost burden.

Compact Growth

Encouraging growth in already developed areas, has ripple effects. Density brings economic opportunity, ~~but it can also degrade the quality of natural resources, parks, schools, and neighborhoods.~~ If the majority of new development will occur in urban areas where existing naturally occurring affordable housing exists, special attention needs to be paid to ensure that as the population density increases, residents maintain equitable access to parks, recreation, natural resources, and high quality places which influence quality of life. Additionally, as density increases, increased consideration needs to be made towards maintenance and operations of public spaces and institutions to ensure that effective stewardship is achieved and maintained.

Environmental Justice

As the County grows, special attention will need to be paid to Environmental Justice issues. Undoubtedly, new residents will put a strain on infrastructure and sustainable practices will need to be implemented to ensure that the County is able to maintain good air and water quality, preserve urban tree canopy, manage stormwater, and invest in renewable sources of energy. **Analysis of environmental quality shows that residents of the Target Areas where the majority of BIPOC and Low-Income residents live are more likely to be exposed to poor environmental conditions and live next to polluting land uses.** As we look towards the future, and grapple with issues like climate change we need to be deliberate in protecting the County's vulnerable residents to ensure they do not have their life challenges compounded by disproportionate exposure to environmental threats.

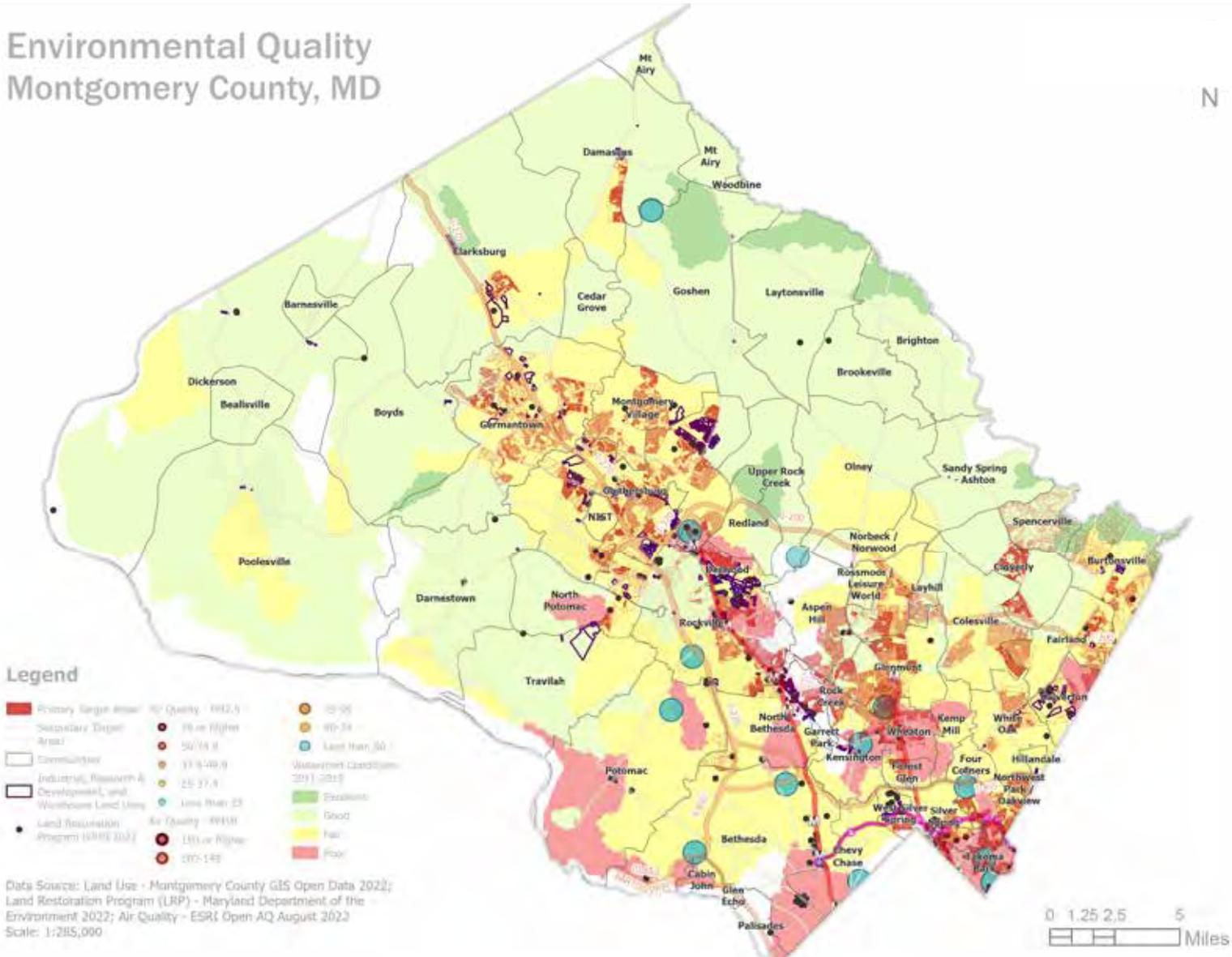
Transportation

~~The plight of the working class and many BIPOC people we talked to felt that the needs of working class families were not considered in the planning themes of Thrive. They felt that many of the "progressive" policies did not consider their current status in life and expressed how proposed changes would adversely impact their quality of life.~~ **Some people showed great resistance to the idea of '15-minute living' because they relied on their work vehicles to take them to different parts of the county where they had access to jobs. Many expressed that they rely on vehicle miles and parking availability to make a living. For some, getting a vehicle represented the possibility of financial independence.** ~~To others, the idea of riding a bike for leisure or to commute was seen as a luxury that comes with a level of economic empowerment they did not have yet.~~ These sentiments are compounded by the long commutes even more traditional workers faced while using locally available transit options. There was a general sentiment that root issues needed to be addressed before new ideas could be successfully implemented.

Instead of welcoming these ideas as positive, they are often seen as a harbinger for gentrification and displacement. Ideas such as congestion pricing and reduced parking requirements that promote "good urbanism" are sometimes outside of the reality for working class people. ~~There is a concern that shifting to this new way of life will make it harder for them to survive and in some instances this is true.~~

~~**"I can't take my ladder on the Purple Line" – Montgomery County Resident**~~

Environmental Quality Montgomery County, MD



Environmental Quality

This map depicts various layers that make up environmental quality conditions within Montgomery County. The layers include watershed conditions taken from 2011 through 2015, air quality measurements of particulate matter 2.5 and particulate matter (PM) 10, industrial land uses, and sites that qualify for the land restoration program (LRP).

A majority of the primary and secondary target areas are located within watersheds that are in fair to poor condition.

Target areas within watersheds experiencing poor conditions, like those in Derwood and Rockville, are adjacent to areas with industrial, research & development, and warehouse land uses. This land use category is associated with the processing of raw materials and hazardous substances, movement of heavy vehicles, and high impervious surfaces; functions that typically contribute to generation of pollutants, run-off, and poor watershed quality.

Target areas are also clustered around Land Restoration Program (LRP) sites, brownfield areas that are identified by the State of Maryland for restoration.

PM_{2.5} and PM₁₀ values, as captured by the air quality monitors stationed throughout the County, show consistently low concentrations of particulate matter regardless of urban and rural typology.

Social Capital

~~In order for a shared sense of purpose to exist, it is not a one-way process. Communities where wealthy white residents are the norm also have to achieve integration and inclusivity.~~ It could be argued that it is in fact more important for these communities to begin to see their communities as having a shared sense of purpose instead of only addressing racial and economic inequality at the "problem" side of the spectrum. Part of the inequality equation is the exclusivity of the wealthy, some of these doors need to start being opened to truly create a shared sense of purpose and belonging for ALL County residents. Exclusivity reinforces the racial and class divides within society.

Cultural Competence

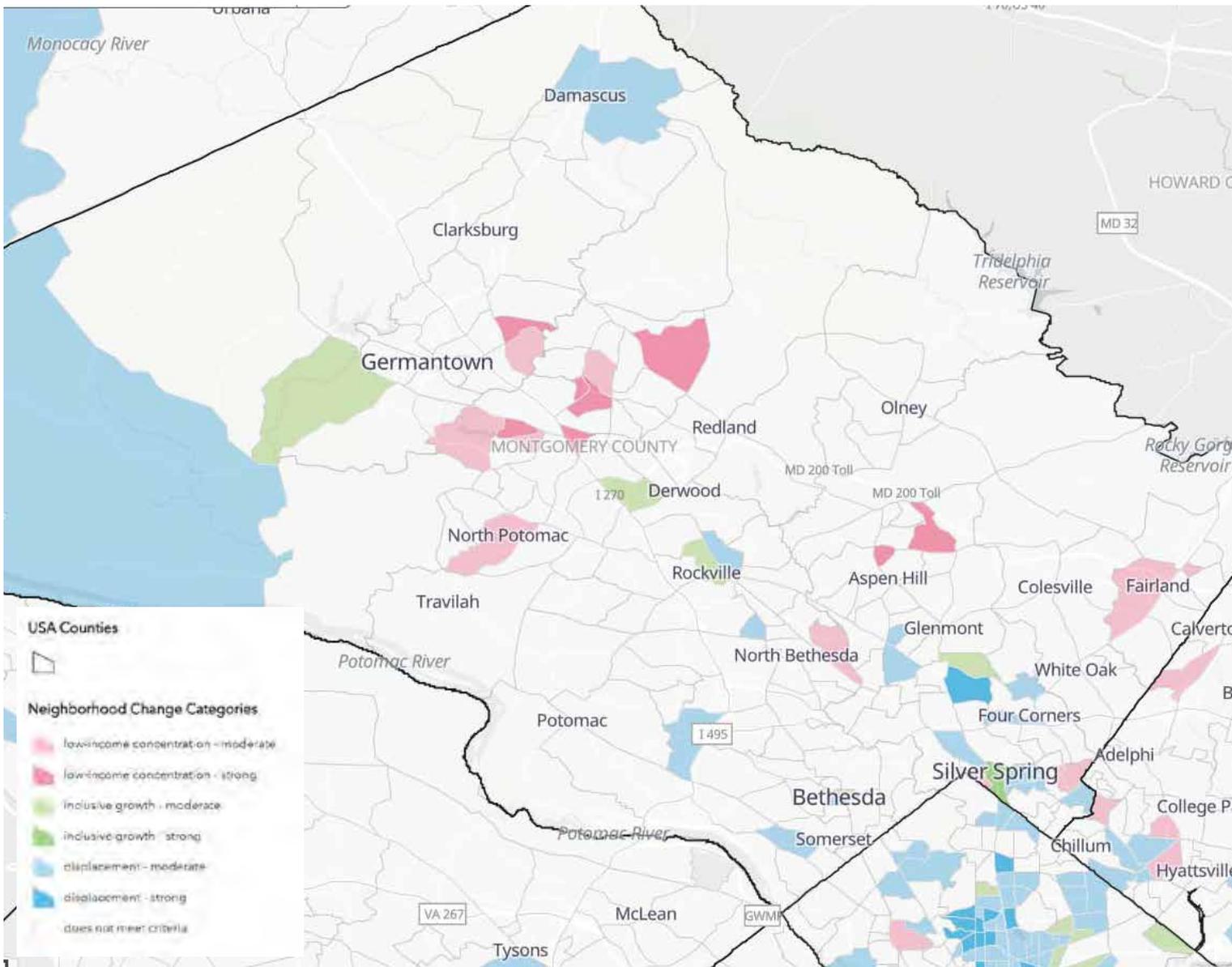
It is vital to have practitioners who can relate to the communities they serve. In executing planning in communities of color, practitioners must lead with deference. Being able to understand cultural cues and nuance plays a large role in comprehension and meaningful engagement. If communities feel that they are not being respected or understood, real conversations will not occur.

Community Development

The County has a tremendous opportunity, with Thrive, to develop partnerships with its communities that it can leverage to rebuild trust, strengthen relationships, and celebrate everthing that is great about the region. **Montgomery County has had success with diversifying by implementing inclusionary zoning in the 70's and 80's.** Now, it is important to do the work to protect the existing communities. Planning should seek to leverage and strengthen the existing social networks and identify opportunities to empower local actors to be directly involved in the work of community development.

Economic Empowerment

Throughout the public engagement process, it was clear that displacement is a big fear for residents with less means, as they are witnessing escalating [home] prices. The vast majority of working class people expressed that they want access to better education and economic opportunity. Most people who struggle to make 'ends meet' prioritize economic advancement as their number one priority and planning for their communities should reflect that reality.



Neighborhood Change and Displacement Risk

The Montgomery County Planning Department is engaged in important work to understand the displacement risk in the County. These types of analysis need to be leveraged to understand how to protect neighborhoods and encourage Inclusive Growth. Across the board, low-income and BIPOC residents are very worried about displacement as a result of new development. More work needs to be put into understanding how to preserve naturally occurring affordable housing and establishing new affordable housing to ensure that Montgomery County doesn't lose the rich diversity, both racial and economic, to make it a complete community. If housing conditions continue on their trajectory, it is quite feasible that Montgomery County will cease to be a bedroom community, but a community that requires commuters from outside the region to staff its businesses. This dynamic would be in opposition to both the Equity and Sustainability goals of Thrive.



Montgomery County Council
Council Office Building
100 Maryland Avenue
Rockville, MD 20850

September 19, 2022

Dear Council President Albornoz and members of the Montgomery County Council:

My name is Dan Reed and I serve as the Regional Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington.

Please find below our comments regarding the Racial Equity and Social Justice chapter of Thrive Montgomery 2050, which were presented at the County Council last week. This chapter represents several months of outreach regarding Thrive and includes important insights about residents' concerns, as well as meaningful recommendations to advance racial justice and social equity in the county's general plan. However, we have concerns about portions of this chapter, which mischaracterize recommendations within Thrive, do not accurately reflect the history or current conditions in Montgomery County, or are not sufficiently supported by research. In the subsequent pages you will find footnotes with additional information to support our comments, including references to the current PHED Committee draft.

This chapter will be part of a plan that decisionmakers will use for the next 30 years, and will be referenced by residents for years to come. We support the Council voting on and approving Thrive in October 2022 as currently scheduled, and recognize that there is limited time to make revisions. Our comments are intended to assist the Council in amending this chapter to make it a stronger addition to Thrive and support the county's stated goals to promote racial equity and social justice.

Thank you for your consideration of our comments. I am happy to discuss any questions or concerns you have, and we look forward to working with you to make Thrive the best plan it can be for our county's future.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed
Regional Policy Director

The Washington, DC region is great  and it can be greater.



Greater Greater Washington's comments on the Thrive Racial Equity and Social Justice chapter:

Global comments:

- This chapter discusses the experiences of African-American residents who have lived in the county for generations, and is an opportunity to expand to conversations about other components of Montgomery County's history—such as Black flight to the county in the late 20th century, the African diaspora, and Asian or Latin American immigration—and how those experiences have also shaped the county's built form.
- This chapter needs to further discuss the history of Wedges and Corridors, the reasons why such a philosophy created a racially and socioeconomically segregated county—including Harland Bartholomew's resistance to apartments in communities like Bethesda¹— and the reasons why Thrive seeks to build on that plan.
- This chapter could include language in the Planning Department Public Hearing draft regarding how “communities have become highly adept at using public process to block new housing.”² This is directly related to racial equity and social justice, as well-resourced communities have used the County's planning process to restrict access to them. This language was removed from later drafts due to opposition from many of those communities and County Executive Marc Elrich.³

Specific comments:

Page (45): *“In 2022, across America, we are still seeing communities of color disproportionately [sp] dealing with eroding infrastructure, substandard living conditions, and environmental justice issues like unsafe drinking water. These neighborhoods do not exist by coincidence, they were 'carved out' on the map, years ago, by people who wielded the 'dark side' of planning's power.*

Too often, when these communities are finally paid attention, the original residents are displaced and unable to benefit. The cycle of disinvestment and real estate speculation in communities of color has been well documented over time, making 'Gentrification' one of the hottest issues impacting Urban America today.”

This paragraph needs to be revised to reflect the on-the-ground conditions in Montgomery County today. Montgomery County is one of the wealthiest communities in the nation and home to some of the few majority Black and majority Latinx Census tracts that are also *affluent* Census tracts in the United States.⁴ Simultaneously, Montgomery Planning's own research shows that gentrification and displacement are happening primarily in a handful of places in the county, and that a more salient phenomenon is the

¹ <https://ggwash.org/view/70408/harland-bartholomew-the-man-who-zoned-washington-dc>

²

<https://montgomeryplanning.org/wp-content/uploads/2020/10/Public-Hearing-Draft-Plan-Thrive-Montgomery-2050-final-10-5.pdf#page=87>

³

https://montgomeryplanningboard.org/wp-content/uploads/2020/09/Item10_Attachment-3-Comments-Received-Since-June-11-2020.pdf#page=86

⁴

<https://ggwash.org/view/79489/prince-georges-countys-belt-of-high-income-majority-black-census-tracts-really-is-unique> (see map)



concentration of poverty and disinvestment⁵. Conditions such as “real estate speculation in communities of color” are not present in the county at the scale in which they’re described in this paragraph.

Page (46): *“Social justice is a process by which working class people begin to access the privileges only enjoyed by the historically privileged class[es], to afford healthy lifestyles and to experience education and built environments which inspire them to lead happier and more productive lives.”*

This is an appropriate place to discuss how Montgomery County has already attempted to address social justice, such as through the MPDU (Moderately Priced Dwelling Unit) program, which has been documented to produce positive results for students from lower-income backgrounds who have access to well-resourced neighborhoods and schools.⁶ This program is briefly discussed on page (54).

Page (46): *“Property and Pacification. Quality of urban life has become a commodity, as has the city itself, in a world where consumerism, tourism, cultural and knowledge-based industries have become major aspects of the urban political economy. The postmodernist penchant for encouraging the formation of market niches—in both consumer habits and cultural forms—surrounds the contemporary urban experience with an aura of freedom of choice, provided you have the money. Shopping malls, multiplexes and box stores proliferate, as do fast-food and artisanal market-places. We now have, as urban sociologist Sharon Zukin puts it, ‘pacification by cappuccino’ (Harvey 31).”*

It is unclear how this quote reflects current conditions in Montgomery County or the concerns expressed by community members in public outreach, including for the Racial Equity and Social Justice chapter. A major complaint in BIPOC communities in the county, such as East County, is that there are not enough retail amenities. Places like Downtown Silver Spring are some of the most diverse gathering places in the region. Meanwhile, the county has two dead, or dying, shopping malls (Lakeforest and White Flint) and is seeking ways to redevelop them. Are the county’s efforts to redevelop these shopping malls, or to create more places like Downtown Silver Spring, “pacification by cappuccino” or providing the amenities that community members have asked for?

Page (50): *“Thrive’s housing prescriptions to address racial equity and social justice largely center on a strategy to integrate communities with high concentrations of minorities and/or poverty with new development that attracts multi-racial and higher income households into the area.”*

This paragraph misrepresents recommendations in the PHED Committee draft of Thrive recommendations regarding “Complete Communities,”⁷ which “include housing suitable for different household types, income levels, and preferences, helping to support racial and socioeconomic integration.” It recommends a variety of locations where more diverse kinds of housing can be built, but is not limited to majority-minority communities as described here. The plan describes Complete Communities as being located throughout

5

<https://montgomeryplanning.org/montgomery-planning-briefs-planning-board-on-neighborhood-change-analysis/>

⁶ <https://tcf.org/content/commentary/housing-policy-is-school-policy/>

7

<https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2021/PHED-CommitteeDraftThrive2050.pdf#page=30>



Montgomery County, including in more affluent or majority-white areas like Bethesda and Potomac as well as less affluent or majority-minority communities. The following paragraph in the Racial Equity chapter alludes to this.

Page (50): *“The strategies seek to integrate (gentrify) communities while simultaneously protecting existing residents from displacement. The idea of development without displacement is an exciting one, but these ideas, in practice are often acting in direct opposition of each other. Development without deliberate community and neighborhood conservation efforts will almost certainly result in (some) displacement.”*

This paragraph conflates two processes—gentrification and integration—which can be related to one another, but are usually described in opposition to one another. There is a growing body of research that shows that development does not automatically lead to gentrification or displacement. A study from NYU and Fannie Mae shows that new development does not increase rents for existing homes⁸. Additionally, research from both George Washington University⁹ and Montgomery Planning has identified downtown Silver Spring¹⁰ as a community where new housing has also occurred alongside increased racial and socioeconomic diversity. Similar to the study of MPDUs in Montgomery County, a paper from the Philadelphia Fed finds that incumbent residents in a community often stay while it experiences an influx of new investment, and can benefit from access to higher-quality amenities.¹¹ However, a piece from Vox notes that a much more common experience for lower-income or BIPOC communities is not gentrification, but concentrated poverty and disinvestment due to a lack of development.¹²

Page (53): *“Density brings economic opportunity, but it can also degrade the quality of natural resources, parks, schools, and neighborhoods.”*

This statement is unsupported. The EPA notes that “conventional housing development,” defined as suburban development on the region’s fringe, consumes significantly more rural land and generates more vehicle miles traveled, contributing to pollution,¹³ while higher-density development can protect water resources by conserving land and preventing development in ecologically sensitive areas¹⁴. The UC Berkeley CoolClimate Map identifies more densely populated, urban parts of the Washington metropolitan area as having the lowest carbon footprint, including Silver Spring and Takoma Park in Montgomery County.¹⁵ It is unclear if there has been research on the connection between density and the quality of parks, schools, or neighborhoods in Montgomery County.

⁸ <https://www.fanniemae.com/research-and-insights/do-new-housing-units-next-door-raise-your-rents>

⁹ <https://scholarspace.library.gwu.edu/work/ww72bc095>

¹⁰

<https://montgomeryplanning.org/montgomery-planning-briefs-planning-board-on-neighborhood-change-analysis/>

¹¹ <https://www.philadelphiafed.org/-/media/frbp/assets/working-papers/2019/wp19-30.pdf?la=en>

¹² <https://www.vox.com/22629826/gentrification-definition-housing-racism-segregation-cities>

¹³ <https://www.epa.gov/smartgrowth/smart-growth-and-affordable-housing>

¹⁴ https://www.epa.gov/sites/default/files/2014-03/documents/protect_water_higher_density1.pdf

¹⁵ <https://coolclimate.berkeley.edu/maps>



Page (53): *“Analysis of environmental quality shows that residents of the Target Areas where the majority of BIPOC and Low-Income residents live are more likely to be exposed to poor environmental conditions and live next to polluting land uses.”*

There is no description of what this analysis is or where it can be found.

Page (53): *“The plight of the working class and many BIPOC people we talked to felt that the needs of working class families were not considered in the planning themes of Thrive. They felt that many of the “progressive” policies did not consider their current status in life and expressed how proposed changes would adversely impact their quality of life. Some people showed great resistance to the idea of '15-minute living' because they relied on their work vehicles to take them to different parts of the county where they had access to jobs. Many expressed that they rely on vehicle miles and parking availability to make a living. For some, getting a vehicle represented the possibility of financial independence. To others, the idea of riding a bike for leisure or to commute was seen as a luxury that comes with a level of economic empowerment they did not have yet.”*

We must acknowledge the very real concerns of Montgomery County residents, particularly those who are working class or BIPOC. It’s also important to acknowledge the role that cars play in people’s lives, particularly in spread-out suburban areas or due to the perceived social status a car can bring. As research from the DC Policy Center found, walking and bicycling rates are lower among Black DC residents and in less-affluent parts of the District farther from jobs and amenities.¹⁶ Not surprisingly, some may perceive active transportation as something for higher-income people, or people who aren’t Black.

At the same time, this section as written undermines the PHED Committee draft, which notes that the county’s current, auto-focused transportation system “limits access to jobs and opportunity, particularly for low-income residents who are more likely to depend on transit and makes our transportation system less adaptable and resilient.”¹⁷ We cannot ignore the role that public transit or active transportation already plays for working class or BIPOC individuals in Montgomery County. A 2020 Office of Legislative Oversight study found that 78% of Ride On patrons are people of color, 42% speak English as a second language, and 47% have an annual household income of less than \$30,000.¹⁸ Fifty-eight percent of Ride On users walk to the service, meaning that many low-income or BIPOC residents walk for at least a portion of their trip.

Meanwhile, 69% of Ride On riders have at least a Bachelor’s degree. While that does not mean transit access causes higher educational outcomes, it does align with findings from a Harvard study that access to transportation is the key indicator of someone’s ability to climb the economic ladder.¹⁹

Page (53): *“There is a concern that shifting to this new way of life will make it harder for them to survive and in some instances this is true.”*

¹⁶ <https://www.dcpolicycenter.org/publications/the-demographics-of-walking-and-biking-to-work/>

¹⁷

<https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2021/PHED-CommitteeDraftThrive2050.pdf#page=47>

¹⁸ <https://www.montgomerycountymd.gov/OLO/Resources/Files/2020%20Reports/OLOReport2020-10.pdf>

¹⁹ <https://www.nytimes.com/2015/05/07/upshot/transportation-emerges-as-crucial-to-escaping-poverty.html>



This comment ignores nearly 60 years of planning policy that supports urbanism in Montgomery County, in addition to the historically urban form of older communities such as Silver Spring, Takoma Park, Gaithersburg, and Rockville, which date to the late 19th and early 20th centuries and were primarily designed around walking and the Metropolitan Branch rail line (today's MARC Brunswick Line). Urbanism is not a new way of life for many Montgomery County residents, including low-income or BIPOC residents. In addition, Thrive does not dictate that everywhere in Montgomery County should be urban, or that should be the only choice for residents.

Page (53): *"I can't take my ladder on the Purple Line" - Montgomery County Resident*

This comment, while reflecting the sentiment of one Montgomery County resident with a specific business need, undermines a project that has been the County's main transportation priority for decades, and should be removed from this document.

Page (55): *"If housing conditions continue on their trajectory, it is quite feasible that Montgomery County will cease to be a bedroom community, but a community that requires commuters from outside the region to staff its businesses."*

This statement is incorrect. Montgomery County is not a bedroom community. It has the largest number of jobs of any county in Maryland, with 450,600 people employed here in March 2022.²⁰ In 2015, 49% of Montgomery County residents worked in the county, while 20% worked in Washington, DC and 9% in Northern Virginia. Meanwhile, just over half of the people employed in Montgomery County commute from somewhere else, with the largest shares coming from Prince George's County, Frederick County, and Washington, DC in that order.²¹

²⁰ https://www.bls.gov/regions/mid-atlantic/news-release/countyemploymentandwages_maryland.htm

²¹

https://mwejobs.maryland.gov/admin/gsipub/htmlarea/uploads/Montgomery_WorkforceRegion_Commuting_Patterns.pdf

From: [Jane Lyons](#)
To: [Friedson's Office, Councilmember](#); [Gibson, Cindy](#); [Rice's Office, Councilmember](#); [Ledner, Sharon](#); [Navarro's Office, Councilmember](#); [Wilson, Craig](#); [Katz's Office, Councilmember](#); [Mandel-Trupp, Lisa](#); [Edberg, Laurie](#); [Hucker's Office, Councilmember](#); [Atwal, Upneet S.](#); [Murillo, Julio](#); [Jawando's Office, Councilmember](#); [Dunn, Pamela](#); [Luckett, Pamela](#); [Thorne, Cecily](#); [Glass's Office, Councilmember](#); [David Lorenzo-Botello](#); [Albornoz's Office, Councilmember](#); [Nurmi, Joy](#); [Riemer's Office, Councilmember](#); [Silverman, Ken](#); [Heyboer, Tommy](#)
Cc: [Stewart Schwartz](#)
Subject: CSG Comments on Thrive 2050 (PHED Draft, RESJ Chapter, Econ Chapter, and Enviro Chapter)
Date: Friday, September 16, 2022 3:10:38 PM
Attachments: [CSG Comments on Current Thrive Draft 2022.09.16.pdf](#)

[EXTERNAL EMAIL]

Good afternoon,

Attached are Coalition for Smarter Growth's comments on the current Thrive 2050 materials, including the PHED committee draft and new chapters on equity, economy, and environment. Please direct any questions to Stewart Schwartz at stewart@smartergrowth.net. Thank you for all of your hard work on this plan. I look forward to its improvement and passage over the next six weeks.

Thank you,
Jane

--

Jane Lyons (she/her) | Maryland Advocacy Manager
Coalition for Smarter Growth
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Washington, DC 20056
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(410) 474-0741 | jane@smartergrowth.net
Your gift helps keep CSG's advocacy going! [Donate today!](#)

September 16, 2022

Montgomery County Council
Council Office Building
100 Maryland Ave, 6th Floor
Rockville, MD 20850

Re: CSG Comments on Thrive Montgomery 2050

Council President Alboroz and Councilmembers:

The Coalition for Smarter Growth supports the Planning, Housing, and Economic Development committee's unanimously approved draft of Thrive 2050 and the addition of the economy, environment, and equity chapters, and we recommend that the Council approve it this fall. Thrive creates a vital framework for future growth and evisions a county that is more affordable, walkable, prosperous, resilient, and racially and economically integrated. The plan recognizes that the best way to achieve is through inclusive smart growth, urbanism, and equitable transit-oriented development. At the same time, we urge you to further strengthen certain areas, as detailed in our comments below.

Because Thrive 2050 is a visionary document, words matter. To turn those words into a reality will be the job of the County Council for the next three decades. Thrive is, at its core, a land use document focused on community development and planning strategies, and should not be expected to act as a substitute for detailed climate action, funding for transit and safer streets and affordable housing, inclusive economic development, or action on inclusion and racial equity. Thrive is a jumping-off point to guide the county into the future — doing so while building off of your and your predecessors' work.

The fingerprints of the original *On Wedges & Corridors* plan can be seen in every land use, transportation, and housing decision in Montgomery County since 1969, for better or worse. Similarly, the decisions you will make in this document will have generational implications for how we live, work, and play. The world in 2050 will be very different no matter what — the question is whether we allow our communities to evolve in order to preserve what we value the most: diversity, sustainability, affordability, prosperity, equity, and social mobility.

We present the following recommendations for your consideration:

PHED COMMITTEE DRAFT:

1 - Introduction:

- **Explain why we're anticipating growth (page 6)**

Most of this plan is predicated on the fact that Montgomery County is projected to add approximately 200,000 people over the next 30 years. When hearing this, many residents ask why we have to accommodate such growth and cannot simply keep the population as-is. Thrive must have a stronger explanation as to why this growth is anticipated and why growth in walkable, transit-oriented communities is an opportunity to jumpstart the county's economy and reduce regional greenhouse gas emissions.

2 - Compact Growth

- **Refine the growth diagram (page 20)**

Generally, we believe the approach adopted by the PHED committee is sufficient, with some minor revisions:

- The centers identified should be a largely exhaustive list of the places where we want to prioritize growth, since one of the main principles of this chapter is to focus growth where there is already existing activity and infrastructure. To this end, Takoma Park should be listed as a large activity center due to its high quality transit infrastructure and central location bordering Washington, DC. Similarly, Long Branch, Takoma-Langley Crossroads, Lyttonsville, and the Connecticut Avenue Purple Line station area should all be listed as medium activity centers, given their proximity to jobs, transit, and amenities.
- We are concerned about listing VIVA White Oak / FDA as a large activity center, given the absence of high-capacity transit access. All other large activity centers are supported by a Metrorail station.

- **Focus primarily on centers, as well as corridors (pages 22, 28)**

We are excited by the new attention given to corridor-focused growth, especially previously disinvested corridors. However, the primary emphasis should continue to be on activity centers. Strong urban centers with clustered destinations are what make urban geometry work. To this end, we recommend the following line edits:

- Page 22: "Focus future land use and public infrastructure planning in activity centers and on growth corridors..."
- Page 22: "Promote and prioritize public investment in infrastructure in activity centers and along growth corridors and leverage..."
- Page 22: "Leverage federal, state and local incentive programs, publicly owned land and land investment opportunities for ~~corridor~~ infill development."
- Page 28: "Amount of infill development/redevelopment in activity centers and along major corridors"

- Page 28: “Proportion of new population, employment and housing within a mile (or half-mile) of activity centers and priority corridors”
- Page 28: “Public and private investment in infrastructure, services, and amenities in activity centers and along corridors...”

3 - Complete Communities - No comments

4 - Design, Arts, and Culture

- This chapter should specifically state the preservation of African-American historical spaces as a policy objective.

5 - Transportation and Communication Networks

- **Prioritize frequent, reliable transit in capital budgets, as well as local street connections**

The draft states on page 53 that the addition of local street connections should be a top priority in both capital budgets and development review. If this priority is going to be explicitly mentioned, then funding frequent, reliable transit service in both the capital and operating budget should be mentioned as well. We must also ensure that new local street connections are complete streets and don't further entrench our reliance on private vehicles.

- **Plan for electric cars and solar**

There is no discussion of the role of electric vehicles in either the draft plan or draft actions plan, and similar a lack of discussion around solar siting. Although shifting to electric vehicles will not change land use or the need to reduce and shorten vehicle trips, we must transition to EVs to eliminate greenhouse gas emissions from transportation, which will require infrastructure upgrades and investments, like charging infrastructure for multi-family housing, that should be incorporated into Thrive. Solar siting will continue to be an issue and should be prioritized on existing rooftops, parking garages, and parking lots.

- **Refine measures of success:**

We recommend adding the following metrics: number of jobs accessible by transit and number of amenities accessible by transit.

6 - Affordable and Attainable Housing

- **Amplify the need for housing those with the lowest incomes**

The chapter is called “Affordable & Attainable Housing: More of Everything,” but spends most of the text explaining the need for more market rate housing and diverse housing types. While this is correct and we are grateful for this focus, we would like to see the chapter go into more detail about the housing needs of those who the market is very likely to still leave cost burdened. To serve those of the lowest incomes, the county will need to beef up its existing affordable housing programs and think more boldly and creatively about new programs. Below are some specific language recommendations:

- “Ensure that every area of the county welcomes an equitable share of income-restricted and social housing, especially in neighborhoods with high incomes, a high concentration of jobs, or high-capacity transit.”
- Add back language from staff working draft: “Continue to promote the policy of mixed-income housing development through the implementation of county policies, programs, regulations, and other tools and incentives.”
- “Identify and allocate additional revenue for the Housing Initiative Fund (HIF), rental assistance program, and other housing programs to meet the needs of low-income households.”
- Under the first goal regarding production of more housing: “As part of the commitment to the Housing First approach, develop strategies to build deeply affordable housing, provide permanent supportive housing, and legal counsel for evictions.”

- **Don’t leave out tenant rights**

We urge you to ensure the importance of strong tenant rights and protections. The county must ensure that all households have safe, healthy housing that meets their needs and are not left behind by land use changes that result in higher property values and increased rents. Below are some specific language recommendations:

- “Enforce and strengthen existing housing code regulations and renter protections to ensure healthy and fair housing.” We’d also support adding back language from the staff draft of the plan: “Protect tenants’ rights, improve living conditions in rental housing, and ensure renters’ contributions to the community are emphasized and valued.”
- Add back language from staff working draft: “Expand housing access through the elimination of fair housing barriers and enforcement of fair housing laws to protect residents from discrimination.”

- **Refine measures of success:**

We concur with JUFJ’s recommendations to add eviction rates and housing cost burden for renters and owners to the metrics section of the chapter. It would be best to see housing cost burden and many of the other currently listed metrics broken down by either planning area or census tract.

7 - Parks and Recreation - No comments

8 - Conclusion

- **Commit to evaluating the plan's progress regularly**

We cannot wait thirty years to determine whether or not the county is successful in Thrive's goals. Each chapter has identified metrics to measure progress, and those should be used to provide a regular report to the county's leaders and decision makers. The working draft recommended an evaluation every five years to track progress in achieving the plan's goals and envisioned outcomes, and the final draft of Thrive should do the same.

What's left out?

- There is no mention of protecting small or local businesses, streamlining development, decarbonizing buildings, or making it easier to add neighborhood retail into residential areas.

NSPIREGREEN RECOMMENDED CHANGES:

We largely agree with the recommended changes, especially those that are already core aspects of Thrive's vision, such as "focus density near transit stations" and "preserve naturally occurring affordable housing."

- *"Encouraged mixed-use zoning to integrate a balance of parking options to accommodate car-dependent residents."* We understand the needs of small contractors, but are concerned that this language could be construed as supporting increased parking at a time when the county is trying to move more residents to walking, biking, and using transit in an effort to meet its ambitious climate goals.
- *"Consider creating land uses such as lots for essential vehicles"* Similar to above, this language is unclear as to what it is proposing. Does "essential vehicles" refer to ambulances, school buses, county vehicles, or private work vehicles?
- It is unclear whether the sixth bullet point under the "Housing for All" section regarding "Missing Middle" is referring to housing typologies or income. We would recommend against including specific provisions regarding set-aside requirements for small and medium-sized multi-family housing often referred to as missing middle.

NSPIREGREEN DRAFT CHAPTER ON RACIAL EQUITY AND SOCIAL JUSTICE:

Throughout the Thrive 2050 drafting and revision process, we have repeatedly called for more and stronger language around racial equity and social justice as it relates to community planning and development. Thus, we are excited to see the new chapter drafted by the Nspiregreen consultants. A dedicated chapter provides the context and time necessary to address such an important topic. Our primary suggestion is to focus less on theory and generalized planning history, and more on the specific community development history of Montgomery County that led today's inequality.

Housing: We strongly agree with its assertion that “integration should be a two-way process,” by providing infrastructure and amenity improvements, more housing options, and protections for existing residents in lower income neighborhoods, and in parallel creating more below market-rate housing in and better transportation connections to higher income neighborhoods. Thrive’s “Housing for All” and “More of Everything” approach is in alignment with this.

Compact Growth and Environmental Justice: This section approaches compact growth with caution, but does not heed the same caution towards sprawling growth, which can also “degrade the quality of natural resources, parks, schools, and neighborhoods.” There is nothing inherent about density bringing degradation, or, as stated in the environmental justice section, that new residents will “undoubtedly” put a strain on infrastructure. Preserving open space through compact growth, such as with the county’s fantastic Agricultural Reserve, and using existing infrastructure over building new infrastructure is the proven more sustainable route, which benefits all residents.

Transportation: We take great issue with the focus of this section being on drivers rather than the stark inequalities in our transportation system, such as the disproportionate rate at which Black and Hispanic pedestrians and cyclists are killed or injured on our roadways or how the bus system, consisting of 80% BIPOC riders, reaches a magnitude less jobs and takes significantly longer than driving. There are a host of inequities in our transportation system to focus on, and it’s disappointing that this section primarily covers parking and accessibility for work vehicles, rather than the potential for something like the Purple Line to bring new connections and access to communities that have long been cut off. Low-income residents and BIPOC residents are less likely to own their own vehicle and thus take advantage of parking-only transportation benefits and provisions. We recommend that this section undergo significant revisions.

NEW ECONOMIC COMPETITIVENESS CHAPTER:

This chapter reads as a defense of Thrive’s strategies rather than context-setting on where our economy is at currently and where it is possible to go with the policies of Thrive. Furthermore, the structure of this chapter, environment chapter, and equity chapter should mirror or parallel

one another. We would also like to see more discussion of how we can grow the economy in a way that ensures prosperity is felt by and opportunities are provided for all.

NEW ENVIRONMENTAL HEALTH AND RESILIENCE CHAPTER:

Similar to the Economic Competitiveness chapter, we would like to see this chapter include more context-setting and data about the current state of environmental health and resilience in Montgomery County. This should also include information regarding the county's adoption of an emergency resolution related to climate change and subsequent target of reducing greenhouse gas emissions 80% by 2027 and 100% by 2035.

We also recommend for this chapter to elaborate on forest and tree protections, waterways and stream protections, green infrastructure, and the importance of the Agricultural Reserve. We defer to our partner organizations for more specific language recommendations on these topics.

Sincerely,

Jane Lyons
Maryland Advocacy Manager
Coalition for Smarter Growth

From: [Guthrie, Lynn](#)
To: [County Council](#)
Subject: FW: The Citizens Coordinating Committee on Friendship Heights supports the MCCF Resolution re Thrive2050
Date: Friday, September 30, 2022 11:46:57 AM
Attachments: [Incoming Attachment 115673_e8e56ae901d8c84e0000007c.eml](#)

From: Gabe Alborno <councilmember.albornoz@mccouncilmd.lmhostediq.com>
Sent: Friday, September 30, 2022 10:55 AM
To: Council President <Council.President@montgomerycountymd.gov>
Subject: FW: The Citizens Coordinating Committee on Friendship Heights supports the MCCF Resolution re Thrive2050

[EXTERNAL EMAIL]

log

----- Forwarded Email -----

From: pdjohnson01@yahoo.com
Sent: Wednesday, September 14, 2022
Subject: The Citizens Coordinating Committee on Friendship Heights supports the MCCF Resolution re Thrive2050

[EXTERNAL EMAIL]

Citizens Coordinating Committee on Friendship Heights

September 14, 2022

At its September 12, 2022 General Meeting the Montgomery County Civic Federation, Inc. passed the following Resolution, calling on the Montgomery County Council to “disapprove” the Thrive Montgomery 2050 draft Plan and enable the new Council to continue work on a General Plan that incorporates important aspects of environmental sustainability, economic development, racial equity and social justice, and community outreach and engagement.

The Citizens Coordinating Committee on Friendship Heights believes that the grounds of the MCCF Resolution are well-founded. We therefore strongly support the Resolution and call on the Montgomery County Council to act on the Resolution. The Council should disapprove the Thrive Montgomery 2050 plan and carry its deliberations over to the new County Council to be seated in December.

David Forman
Chair, Citizens Coordinating Committee on Friendship Heights

CCCFH website: www.cccfhmd.org<<http://www.cccfhmd.org/>>

Representing the Communities of Brookdale, Chevy Chase Village, Chevy Chase West, Drummond, 4800 Chevy Chase Drive Condominium, Kenwood, Kenwood Condominium, Kenwood Forest II, Kenwood House Cooperative, Little Falls Place, Somerset, Somerset House Condominiums, Springfield, Sumner Citizens Association, Village of Friendship Heights, Westbard Mews, Westmoreland, Westwood Mews, and Wood Acres

RESOLUTION OF THE MONTGOMERY COUNTY CIVIC FEDERATION, INC.
THRIVE MONTGOMERY 2050 AND UPZONING

WHEREAS, the Montgomery County Civic Federation, Inc. (hereinafter The Federation), has taken serious interest in the development and drafting of the proposed 30-year General Plan authored by the Montgomery County Planning Board, known as Thrive Montgomery 2050; and

WHEREAS, the Federation has taken note of the many community-based efforts around the County to inform County residents of the goals of the proposed General Plan, and the various problematic issues associated with it; and

WHEREAS, the Federation strongly believes in the value and necessity of general planning which has the support of the broad community and which has allowed for broad-based community input; and

WHEREAS, the Federation has regularly expressed concern about the Montgomery County Council's decision-making timetable for finalization of the draft Plan, as it has stated its goal to complete its deliberations on the draft Plan and to hold a final vote on the draft Plan by the end of October 2022; and

WHEREAS, the Federation delegates believe that there has been grossly inadequate public outreach and community engagement related to the draft Plan, resulting in a lack of community ownership in the draft Plan and its proposed objectives and manner of implementation; and

WHEREAS, the Federation delegates have identified serious shortcomings in the draft Plan under consideration by the Council's Planning, Housing and Economic Development Committee, specifically related to the issues of affordable housing, gentrification, environmental sustainability, economic development and racial justice and social equity; and

WHEREAS, the Federation strongly believes that both the draft Plan and the community engagement process are deeply flawed and require serious revision;

THEREFORE BE IT RESOLVED, THE MONTGOMERY COUNTY CIVIC FEDERATION, INC.

CALLS upon the current Montgomery County Council to disapprove the Thrive Montgomery 2050 plan and to carry these deliberations over to the new County Council to be seated in December 2022; and

CALLS upon the new Montgomery County Council to draft and include new standalone chapters in the draft document pertaining to the environment, economic development, housing, especially affordable housing, and racial equity and social justice issues; and

CALLS upon the new Montgomery County Council to reaffirm a commitment to adequate public consultations about the draft Plan, specifically requesting that the new County Council hold separate public hearings on all new chapters added to the draft Plan, as well as a final public hearing on any revised draft document, developed by Council staff; and

CALLS upon the new Montgomery County Council to reaffirm a commitment to the master-planning process for the implementation of any zoning changes suggested by the draft plan; and

CALLS UPON the new Montgomery County Council and Planning Board to clarify the definition of “limited growth” areas in the new growth map (page 20) and identify the changes in zoning (and master planning) that will result from redefining these formerly suburban and residential areas as “limited growth” areas; and

REMAINS opposed to universal upzoning of all single-family and duplex by-right by zoning text amendments;

CALLS upon the new County Council to include adequate safeguards for this proposed policy to protect against unintended consequences, including 1/ considering an owner occupancy requirement for new multiplex housing; 2/ ensuring adequate public facilities before new development is approved; and 3/ the provision of specific metrics, measures, and methods for success and methods to test effectiveness of the Plan, and

URGES the Montgomery County Council to extend the period for outreach to Montgomery County residents by its consultants regarding racial equity and social justice issues, taking note of the fact that the current study’s organizers have expressed their view that an adequate study in Montgomery County would take at least a year, and not the several weeks as has been requested by the Council; and

CALLS upon its members associations and individuals to convey these important messages to their members and neighbors.

APPROVED THIS 12TH DAY OF SEPTEMBER 2022

KAREN CORDRY, SECRETARY



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152420

PD

From: [Tony Hausner <thausner@gmail.com>](mailto:thausner@gmail.com)
To: [County Council](#)
Subject: Thrive 2050 and Affordable Housing
Date: Friday, September 30, 2022 1:12:04 PM

Councilmembers

I understand that you are in the process of reviewing Thrive 2050. I also understand that several advocates including the County Executive have raised concerns that the plan does adequately address the needs for affordable housing in the county's future. I strongly encourage you to pay attention to these concerns. Please let me know your thoughts on this.

Tony Hausner

--

Tony Hausner, Ph.D.
Founder, Safe Silver Spring
safesilverspring.org
Past Chair,
AII Chapter Leaders Executive Committee
aaii.com
Cell: 301-641-0497

From: [David Barnes <president@edgemoorcitizens.org>](mailto:David.Barnes@edgemoorcitizens.org)
To: County.council@montgomerycountymd.gov
Cc: Pamela.Dunn@montgomerycountymd.gov; Glenn.Orlin@montgomerycountymd.gov
Subject: Thrive Montgomery 2050 Comments
Date: Friday, September 30, 2022 2:30:56 PM

Edgemoor Citizens Association

P.O. Box 30459
Bethesda, MD 20824-0459
www.edgemoorcitizens.org

September 30, 2022

Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Councilmembers:

I'm writing to urge you to disapprove Thrive Montgomery 2050, the draft update to the County's General Plan that was approved by the Planning Board and sent to you for review in April 2021.

Thrive is a fundamentally flawed plan that would be a disaster for Montgomery County. The Planning, Housing, and Economic Development (PHED) Committee revision follows the pattern established in the Planning Board draft - failing to provide evidence-based solutions to the problems identified and touting empty promises of equity and diversity of housing. There is no evidence that Thrive will meet the needs of underserved communities, or that it will avoid overdevelopment, infrastructure overload including in already over-crowded schools, and adverse environmental impacts. It seems proudly to proclaim rampant urbanization and densification as its goal – as if it were a foregone conclusion that densely-packed neighborhoods will magically become affordable neighborhoods and not simply line the pockets of developers and builders.

We cannot afford to have a failed 30-year plan. Yet, the available evidence from other communities that have tried what Thrive proposes casts significant doubt that it can succeed given the unsupported assumptions underlying it. For example:

- One of the few detailed studies of the effect of upzoning found that, in Chicago, “the short-term, local-level impacts...are higher property prices but no additional new housing construction” and “no impacts of the reforms, however, on the number of newly permitted dwellings over five years.” See Urban Affairs Review, 56(3), 758-789, <https://journals.sagepub.com/doi/10.1177/1078087418824672>.
- A study of how upzoning activity was associated with neighborhood

demographic change in New York City between 2000 and 2010 found that it “is positively and significantly associated with the odds of a census tract becoming whiter, suggesting that neighborhood upzonings might accelerate, rather than temper, gentrification pressures in the short term.” See ScienceDirect, Volume 103, April 2021, 105347, <https://doi.org/10.1016/j.landusepol.2021.105347>.

- In a presentation to the Montgomery County Civic Federation (see <https://www.youtube.com/watch?v=Vs29L9nzDKg>), former Minneapolis Planning Commission member Alissa Pier discussed the results after Minneapolis updated their General Plan with an approach to housing similar to Thrive’s. She cautioned that -
 - Density near transit does not mean affordability. It can displace existing residents and new housing units will not necessarily be affordable;
 - So-called “15 min communities” are a myth;
 - Minneapolis did not come close to its modest goals for new affordable housing; and
 - Housing costs did not decrease with increased density. Instead it was a boon for developers.

Throughout the Thrive development process, anyone who criticized Thrive’s approach to housing policy told that the plan had nothing to do with zoning changes. They were accused of being “phony liberals” and racists. Yet, there is no longer any debate that Thrive will pave the way for major zoning changes (and likely one-size-fits-all zoning changes) to accomplish its objectives. In addition, input from the County’s own Office of Legislative Oversight (OLO) and consultants confirms that Thrive was developed in an unjust process. OLO found that the draft plan failed to meet racial equity and social justice needs because it failed to gather meaningful input on plan recommendations from Black, Indigenous, and People of Color (BIPOC) as well as other under-represented communities. The consultant group hired by the Council to conduct a Racial Equity and Social Justice Review of the plan concluded:

Generally, we found a lukewarm reaction to Thrive's policies amongst our target demographic. While we received some positive feedback, many people expressed frustration due to a perceived lack of context-sensitivity in approach that did not go far enough to consider and prioritize the needs of working class communities. Some folks expressed skepticism around successful plan implementation and felt that adverse unintended consequences were likely in their communities if certain safeguards were not reinforced in the methodology. Additionally, there were many who felt that the prior community engagement efforts were not adequate, and that the plan did not reflect a truly participatory process. One thing everyone could agree on, is that [Montgomery] County is doing a great job with their parks, recreation and open space planning.

The group’s report included dozens of recommendations for how to revise Thrive, said that, after making revisions, the Council should conduct additional outreach to low-income BIPOC communities before passing the plan.

Yet, despite this evidence that the plan was developed haphazardly, is incomplete, and still requires substantial revision, the Council appears poised to pass the plan on October 25. In addition, it intends to add 3 new chapters to the plan that the public will have no meaningful opportunity to review, while pro-Thrive lobbyists were apparently given advance notice of those chapters and a unique opportunity to comment not afforded to those critical of Thrive or the general public (see “Yet More Evidence of a Closed Process and that the Fix Was In,” <http://www.theseventhstate.com/?m=202209>). Indeed, notwithstanding criticisms from OLO and the Council’s consultants about the lack of sufficient opportunities for public input in the plan, no effort has been to elicit feedback on these new chapters from the public or from anyone other than lobbyists. Moreover, while the Council solicited and received detailed comments on Thrive over the past year by residents seeking to provide constructive feedback, a new version of Thrive has not been made publicly available since October 2021, leaving residents in the dark about what if anything has been done to address the plan’s many weaknesses. It is inconceivable to me that you would even entertain the idea of voting to approve Thrive under these circumstances.

Montgomery Planning and the County Council have invested a huge amount of effort into Thrive and, of course, that makes it difficult to start over. But, doing anything else will burden the County with a fundamentally flawed 30-year General Plan that does not have sufficient public support. Future Councils and planners will be constrained by that for the next 3 decades. Don’t burden them or the public with this plan.

David Barnes

David Barnes
ECA President

From: [susan or max <sumax@verizon.net>](mailto:susan_or_max<sumax@verizon.net>)
To: [County Council](#)
Cc: [Marc Elrich](#); [Dale Tibbitts](#)
Subject: WHAT IS THE HARM?
Date: Saturday, October 1, 2022 5:08:20 PM

Dear Council Members,

Given the unfinished state of Thrive 2050 and the widespread lack of knowledge in the greater community about it, we strongly urge the Council not to approve it, and instead to allow it to go forward to the next Council for further consideration until it reaches a more completely finished state.

We are certain that the current Council will take great solace and pride knowing they began Thrive 2050 and should feel even better knowing the next Council will have four years to perfect it vs. the current Council's one month.

WHAT IS THE HARM of allowing Thrive 2050 to go forward to the next Council for completion?

We submit there is NO harm.

Sincerely,

Max & Susan Bronstein

From: [Dana Spencer <spenzoo@icloud.com>](mailto:spenzoo@icloud.com)
To: county.council@montgomerycountymd.gov
Subject: Feedback, Thrive
Date: Monday, October 3, 2022 10:49:52 AM

I have shared my concerns about the Thrive Campaign in a previous writing, so I will not review again. I do want to say that I have heard from a reliable source that the council understands the public does not support this effort and plans to "push it through anyway". If true, I find this extremely poor governance and I hope someone's sense of morality and service to the people of the county will surface to prevent a haphazard approval of a potentially disastrous and deeply unpopular plan. I hope the council will take a pause and choose to tackle the challenges the county faces in a manner that is thoughtful, appropriate, respectful and reflective of the views of its constituency. I hope the rumors are not true, but I fear they are.

Dana Spencer
Bethesda, MD

From: Lynne Ford <lford14@gmail.com>
To: County.council@montgomerycountymd.gov
Subject: Pls disapprove THRIVE
Date: Monday, October 3, 2022 10:59:42 AM

Dear Council Members:

I'm writing to urge you to disapprove Thrive Montgomery 2050, the draft update to the County's General Plan that was approved by the Planning Board and sent to you for review in April 2021.

Thrive is a fundamentally flawed plan that would be a disaster for Montgomery County. The Planning, Housing, and Economic Development (PHED) Committee revision follows the pattern established in the Planning Board draft - failing to provide evidence-based solutions to the problems identified and touting empty promises of equity and diversity of housing. There is no evidence that Thrive will meet the needs of underserved communities, or that it will avoid overdevelopment, infrastructure overload including in already overcrowded schools, and adverse environmental impacts. It seems proudly to proclaim rampant urbanization and densification as its goal – as if it were a foregone conclusion that densely-packed neighborhoods will magically become affordable neighborhoods and not simply line the pockets of developers and builders.

We cannot afford to have a failed 30-year plan. Yet, the available evidence from other communities that have tried what Thrive proposes casts significant doubt that it can succeed given the unsupported assumptions underlying it. For example:

- One of the few detailed studies of the effect of upzoning found that, in Chicago, “the short-term, local-level impacts...are higher property prices but no additional new housing construction” and “no impacts of the reforms, however, on the number of newly permitted dwellings over five years.” See Urban Affairs Review, 56(3), 758-789, <https://journals.sagepub.com/doi/10.1177/1078087418824672>.
 - A study of how upzoning activity was associated with neighborhood demographic change in New York City between 2000 and 2010 found that it “is positively and significantly associated with the odds of a census tract becoming whiter, suggesting that neighborhood upzoning might accelerate, rather than temper, gentrification pressures in the short term.” See ScienceDirect, Volume 103, April 2021, 105347, <https://doi.org/10.1016/j.landusepol.2021.105347>.
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- In a presentation to the Montgomery County Civic Federation (see <https://www.youtube.com/watch?v=Vs29L9nzDKg>), former Minneapolis Planning Commission member Alissa Pier discussed the results after Minneapolis updated their General Plan with an approach to housing similar to Thrive's. She cautioned that -

 - Density near transit does not mean affordability. It can displace existing residents and new housing units will not necessarily be affordable;
 - So-called "15 min communities" are a myth;
 - Minneapolis did not come close to its modest goals for new affordable housing; and
 - Housing costs did not decrease with increased density. Instead it was a boon for developers.

Throughout the Thrive development process, anyone who criticized Thrive's approach to housing policy told that the plan had nothing to do with zoning changes. They were accused of being "phony liberals" and racists. Yet, there is no longer any debate that Thrive will pave the way for major zoning changes (and likely one-size-fits-all zoning changes) to accomplish its objectives. In addition, input from the County's own Office of Legislative Oversight (OLO) and consultants confirms that Thrive was developed in an unjust process. OLO found that the draft plan failed to meet racial equity and social justice needs because it failed to gather meaningful input on plan recommendations from Black, Indigenous, and People of Color (BIPOC) as well as other under-represented communities. The consultant group hired by the Council to conduct a Racial Equity and Social Justice Review of the plan concluded:

Generally, we found a lukewarm reaction to Thrive's policies amongst our target demographic. While we received some positive feedback, many people expressed frustration due to a perceived lack of context-sensitivity in approach that did not go far enough to consider and prioritize the needs of working class communities. Some folks expressed skepticism around successful plan implementation and felt that adverse unintended consequences were likely in their communities if certain safeguards were not reinforced in the methodology. Additionally, there were many who felt that the prior community engagement efforts were not adequate, and that the plan did not reflect a truly participatory process. One thing everyone could agree on, is that [Montgomery] County is doing a great job with their parks, recreation and open space planning.

The group's report included dozens of recommendations for how to revise Thrive, said that, after making revisions, the Council should conduct additional outreach to low-income BIPOC communities before passing the plan.

Yet, despite this evidence that the plan was developed haphazardly, is incomplete, and still requires substantial revision, the Council appears poised to pass the plan on October 25. In addition, it intends to add 3 new chapters to the plan that the public will have no meaningful opportunity to review, while pro-Thrive lobbyists were apparently given advance notice of those chapters and a unique opportunity to comment not afforded to those critical of Thrive or the general public (see "Yet More Evidence of a Closed Process and that the Fix Was In," <http://www.theseventhstate.com/?m=202209>). Indeed, notwithstanding criticisms from OLO and the Council's consultants about the lack of sufficient opportunities for public input in the plan, no effort has been to elicit feedback on these new chapters from the public or from anyone other than lobbyists. Moreover, while the Council solicited and received detailed comments on Thrive over the past year by residents seeking to provide constructive feedback, a new version of Thrive has not been made publicly available since October 2021, leaving residents in the dark about what if anything has been done to address the plan's many weaknesses. It is inconceivable to me that you would even entertain the idea of voting to approve Thrive under these circumstances.

Montgomery Planning and the County Council have invested a huge amount of effort into Thrive and, of course, that makes it difficult to start over. But, doing anything else will burden the County with a fundamentally flawed 30-year General Plan that does not have sufficient public support. Future Councils and planners will be constrained by that for the next 3 decades. Don't burden them or the public with this plan.

Sincerely, Lynne Ford

Lynne Ford
5114 Elm Street
Bethesda MD 20814
Sent from my iPhone

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152519

PD

From: [Amy Young <peteramymd91@gmail.com>](mailto:peteramymd91@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: THE THRIVE PLAN
Date: Monday, October 3, 2022 12:10:09 PM

Dear Members of the County Council of Montgomery County,

VOTE NO TO THE ILL-CONCEIVED THRIVE PLAN. EVEN THE NAME IS A SAD MISNOMER!!!!

Amy Young
7112 Exfair Road
Bethesda

LAW OFFICES OF

KNOFF & BROWN

DAVID W. BROWN
SOLE PRACTITIONER
ADMITTED IN D.C. & MD

503 WOODLAND TERRACE
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2022 OCT 3 PM 1:54:27
RECEIVED

October 3, 2022

Gabe Albornoz, President,
Montgomery County Council
Council Office Building Sixth Floor
100 Maryland Avenue
Rockville, Maryland 20850

Re: Adoption of THRIVE Montgomery 2050

Dear President Albornoz:

This firm has been retained by several Countywide citizen organizations highly concerned about the rush to judgment underway by the District Council with respect to replacement of the 1969 General Plan (On Wedges and Corridors) and The Refinement of the General Plan (1993) the with an updated General Plan with the name THRIVE Montgomery 2050 (or the "Plan"). My clients, comprised of lifelong residents of Montgomery County who are stalwart defenders of the quality of life they have enjoyed thanks to decades of sound planning and zoning decisions by County officials, are greatly fearful of foreseeable changes in the *status quo* should the Council decide to approve THRIVE Montgomery 2050 under the present approval voting schedule (October 25, 2022).

My purpose in writing is not to itemize their many and varied fears and concerns about the Plan. They have testified on the record why the well-intentioned goals of the Plan are poorly aligned with the means to achieve them envisioned in the Plan, such that the Plan will yield regrettable outcomes that it will take decades to overcome. Overall, their skepticism might best be likened to the public's reaction, during the Vietnam Era, to an Army officer's explanation to journalist Peter Arnett, "We had to burn the village down in order to save it."

SUMMARY

This letter is not addressed to the substance of the Plan. I write to provide two reasons for you to give pause to the current Plan approval timetable, even assuming you believe the Plan has a great deal of merit. **First**, the Plan should not be approved absent, at the least, a second public hearing by the District Council. Preferably, and arguably legally necessary, this second Council public hearing should be preceded by submission of the much-revised Plan back to the Planning Board to follow its statutorily mandated master plan development process again, this time focused on the Plan that the Council has targeted for adoption. **Second**, in several significant respects, Council approval of the Plan in its currently anticipated final form violates planning mandates set forth in State law. If these defects do not deter the Council from adoption of the Plan in the few

weeks left in the current timetable, such disregard for State law will surely come back to haunt the Council, upending the entire THRIVE 2050 framework: **all future rezonings are prohibited, and any subsequent development proposal grounded in or contingent upon a rezoning is subject to being voided in a court challenge to the rezoning by any aggrieved party.**

DISCUSSION

1. At a Minimum, a Second District Council Public Hearing Should Be Held

My clients' concerns, expressed widely and in detail before the Planning Board and the Council, remain all but ignored in the Planning Board Draft and in the subsequent PHED Committee Draft of the Plan. Now, in a rush to address deficiencies in the plan before the October 31, 2022 deadline for action by the Council as currently constituted, voluminous amounts of new text are being added. This is happening more than a year after the Council's public hearings in June 2021 on the earlier Planning Board Draft, which itself differs materially from the draft on which the Board held its public hearing. All of these changes and additions are being made with no further public hearing contemplated under the existing review and approval schedule.

Chapter 33A of the Montgomery County Code sets forth the required review and approval process for updating the General Plan. A Council public hearing is required within 105 days of transmittal of the Board draft to the Council. § 33A-8. This deadline was met, but Council action on the Plan was nominally required within 240 days of transmittal of the Board Draft, or, in this case, December 16, 2021. But with the substantial revision of the Board Draft in the PHED Committee Draft of October 25, 2021, the Council lawfully extended this December deadline with a series of 60-day extensions, the latest of which expires November 15, 2022. In the extension period, the Council held "listening sessions" on the Plan, and the Regional Service Center Advisory Boards hosted Plan discussions with citizens.

Further, the Council decided in June 2022 to retain a consultant to provide an equity analysis of the Plan. Less than a week ago, the consultant delivered its report to the Council ("Report"). The Report included a proposed Plan chapter on racial equity and social justice, which legislative staff proposed including as a new chapter in the Plan, but also suggested further amending it at a later date. The Report also provides over 60 recommendations for change throughout the text of the Plan. A number of these propose additional work and outreach—not simply text revisions—before the Plan is adopted by Council. Finally, apart from the Report, legislative staff has prepared drafts of new Plan chapters on the economy and the environment for inclusion in the final Plan. Those chapters are less than a week old and presumably headed for approval this month with no citizen input sought (or, apparently to my clients, wanted).

I recount this sequence of events without expressing any view on whether the revision/addition process to date since the Planning Board Draft transmittal will make for a better Plan. But what must not be lost sight of is that if the Plan is approved with all of these changes to the Planning Board Draft, including eleventh-hour changes still underway, it will have been preceded by the requisite Council public hearing on a Plan significantly different from the one finally approved. Particularly telling is the absence of a Board or Council public hearing for

comment on the many cogent recommendations in the Report for further pre-adoption work and outreach and changes to the text of the Plan.

Perhaps some Councilmembers believe that the public hearing requirement of § 33A-8(a) has already been met (with the June 2021 hearing), but the spirit of that requirement has been eviscerated if the current review and approval process results in a Council-adopted plan without further public hearing, especially considering the major significance for the future of the County that the Plan itself envisions. As to the new and different Plan that has emerged, the role of the Planning Board specified in §§ 33A-5, 6 & 7 to initiate, receive public input on and revise the Plan for submission to the Council has been completely circumvented. Particularly as to the newly drafted parts of the Plan, it should be up to the Board in the first instance to evaluate those proposed additions, revise the Plan as deemed necessary, hold a hearing on it, and finalize it for submission to the Council. This process is important for all master plans, but especially so for a general plan, because the Plan sets the policy for all future area and sector master plan amendments, as well as basic policies against which major development projects will be assessed for substantial conformity with the Plan. This emasculation of the Planning Board's statutory role cannot be defended, particularly if the "defense" is merely that the current Council would like to complete work on the Plan before its statutory deadline for action—October 31, 2022. But even apart from the question of legality, as a gesture of good faith toward the new Council that will be elected in November, and in furtherance of public acceptance of the contorted process to date, the Council should hold a public hearing on the much-changed Plan, once all of the behind-closed-doors additions, amendments and modifications are finalized.

2. The Plan Violates State Law Mandates for Revision of the General Plan

A. Plan Elements

THRIVE Montgomery 2050 is intended to completely replace the current General Plan, as amended. As such, it must meet the requirements in Maryland law for General Plans, which are found in the Land Use Article. As applicable to Montgomery County, those requirements are set forth in Title 21, the "Regional District Plan." Those requirements include particular detail in the "Elements" section, 21-104. This section, among other requirements, specifies that "[t]he general plan and any amendment to the general plan shall contain ... (3) the elements required under Title 1, Subtitle 4 of this Article." § 21-104(a)(3).

Turning then to Title 1, Subtitle 4, five "required elements" are specified in § 1-406(a)(1):

- (i) a development regulations element;
- (ii) a housing element;
- (iii) a sensitive areas element;
- (iv) a transportation element;
- (v) a water resources element;

and a sixth element is found in § 1-406(a)(2): "[i]f current geological information is available ... a mineral resources element."

Each of the six elements is spelled out in greater detail in the ensuing six sections of Subtitle 4, and discussed below, as follows

§1-407. Development regulations element

This “element shall include the planning commission’s recommendation for land development regulations to implement the plan.” § 1-407(a).

Discussion

The Plan addresses this required element in several ways, as set forth in the first three Chapters of the Plan, pages 16-44. While no claim of compliance with §1-407 is made in the Plan text, such compliance can reasonably be inferred from these Chapters’ substantive content.

§1-407.1. Housing element

This “element shall address the need for affordable housing within the county, including (1) workforce housing; and (2) low-income housing.” § 1-407(c).

Discussion

The Plan focuses on this element in the “Housing for All” Chapter, pages 56-72. While no claim of compliance with §1-407.1 is made in the Plan text, such compliance can reasonably be inferred from the Chapter’s substantive content.

§ 1-408. Sensitive areas element

This “element shall include the goals, objective, principles, policies and standards designed to protect sensitive areas from the adverse effects of development.” §1-408(a). In addition, before the plan is adopted, this element must be reviewed by the State Department of the Environment and the State Department of Natural Resources “to determine whether the proposed plan is consistent with the programs and goals of the departments.” §1-408(b).

Discussion

There is no sensitive areas element in the Plan, and necessarily, no pre-adoption review of a sensitive areas element by the requisite State Departments. To date, discussion of environmental issues in the Plan is derivative of the Plan’s overarching claim that the reordering of how growth in the County will occur in the future--with heavier reliance on non-auto modes of travel, and compact and complete communities—will enhance environmental stewardship. These claims, however cogent, are not the equivalent of the specific policies and standards required by this element, and no claim is made in the Plan text that the Plan meets the requirements of § 1-408(a).

Quite astonishingly, Appendix A to the Plan makes the following observation:

In Montgomery County, the sensitive area element was satisfied by the Planning Board's approval of the Guidelines for Environmental Management of Development in Montgomery County (the Guidelines). The Guidelines are a compilation of policies and guidelines that affect the protection of sensitive resources during the development review process.

The second sentence is correct, and has been correct at least since 2001 when the prior version of the Environmental Guidelines was promulgated by the Planning Board. It is also correct for the Board's July 2021 revision to the Guidelines. But the first sentence is and always has been fiction. The Guidelines are purely a Planning Board publication; they have never gone through the Chapter 33A master plan review and approval process so as to "satisfy" the "sensitive area element" of the General Plan. Indeed, on their face the Guidelines do not claim to have the status of an element of the General Plan. In over twenty years of appearances before the Planning Board, expressly including litigated disputes about proper application of the Guidelines, no Board member or employee has ever suggested to me that the Guidelines have master plan status by serving as the sensitive area element of the General Plan or otherwise.

Perhaps the latest draft of the Plan could be amended to state that the current Guidelines are to be incorporated by reference into the Plan in order to satisfy § 1-408(a), but this would require, before adoption, the Guidelines-based sensitive area element to be evaluated for consistency with the programs and goals of two State Departments: Environment and Natural Resources. Finally, even this "fix" should, in all fairness to the citizens concerned about the Plan, be completed before the above-recommended second District Council public hearing, so that the adequacy of this patchwork on the Plan can be subjected to public scrutiny.

§ 1-409. Transportation element

This "element shall (1) propose, on a schedule that extends as far into the future as is reasonable, the most appropriate and desirable patterns for: (i) the general location, character, and extent of channels, routes, and terminals for transportation facilities; and (ii) the circulation of individuals and goods; (2) provide for bicycle and pedestrian access and travelways; and (3) include an estimate of the use of any proposed improvement."

Discussion

The Plan focuses on this element in the Chapter on Transportation and Communications Networks, pages 44-55. No claim of compliance with § 1-409 is set forth in the Plan text. At best, a plausible inference of such compliance could be drawn.

§ 1-410. Water resources element

This "element shall identify (1) drinking water and other water resources that will be adequate for the needs of existing and future development proposed in the land use

element of the plan; and (2) suitable receiving waters and land areas to meet stormwater management and wastewater treatment and disposal needs of existing and future development proposed in the land use element of the plan.” §1-410(a). In addition, the State Department of the Environment “shall . . . review [this] element to determine whether the proposed plan is consistent with the programs and goals of the Department . . .” §1-410(b)(2).

Discussion

There is no chapter in the Plan devoted to this topic, and matters required to be identified in the Plan are not so identified. The Plan could perhaps be amended to specifically adopt by reference the County’s 2010 Water Resources Functional Plan, but that 12-year old plan should be reviewed by the Department of the Environment as required by § 1-410(b) as suitable for Plan adoption in 2022. There is no indication in the Plan text that any such imprimatur has been sought or obtained. Moreover, adoption of this change, as with the sensitive areas element, ought to precede a second public hearing.

§1-411. Mineral resources element

This “element shall identify (1) undeveloped land that should be kept in its undeveloped state until the land can be used to assist in providing a continuous supply of minerals . . . and (2) appropriate post-excavation uses for the land that are consistent with the county’s land planning process.” §1-411(a). In addition, “[b]efore the plan is adopted, the Department of the Environment shall review [this] element to determine whether the proposed plan is consistent with the programs and goals of the Department.” § 1-411(c).

Discussion

Of the six elements, this is the only one mentioned by name in the Plan. That reference is set out in Appendix A to the Plan, which goes on to discuss application of this element to Montgomery County. The statements in the Appendix do not directly address the two requirements set forth in §1-411(a), nor does it appear that this discussion has yet been reviewed for consistency with Department of the Environment goals, as also required before adoption. In addition, as explained in more detail below, the Appendix is not an appropriate location for inclusion of a required Plan element.

Conclusion as to Plan Elements

Although the Plan almost completely ignores the obligation under State law to include six specific elements in the Plan, each to be addressed in a manner specified by law, the Plan may be legally adequate as to two or three of those elements (development regulations, housing and transportation). Of the other three (sensitive areas, water resources and mineral resources), none of them indicate the required regulatory approval at the State level if they exist at all, which is uncertain as to two. The third,

sensitive areas, is grounded in what can only in the most charitable sense be viewed as a mistaken representation about its existence as an element of the Plan.

The absence of even one statutory plan element in the Plan, however, is hugely consequential. Under Land Use Article § 1-418, the County’s failure to include in the Plan “any plan element that is required under Part II of this subtitle,” (i.e., those discussed above), § 1-418(a), means that the County “**may not change the zoning classification of a property until [the County] has complied with this section.**” § 1-418(c)(emphasis added). Simply put, none of the future rezonings integral to and contemplated by the Plan can lawfully move forward. Further, any development plan grounded in or contingent upon any such future rezoning under the deficient Plan may be voided upon judicial review sought by an aggrieved party. § 21-104 (b) (4) & (5).

B. State Planning Act Visions

Discussion of the legal deficiencies in the Plan would not be complete without mention of § 1-201 of the Land Use Article, enacted in 2009 to require a planning commission to implement twelve specific “Visions” through the locality’s comprehensive or general plan. The general plan requirements in § 1-406 (a), incorporated into the Montgomery County general plan requirements by § 21-104(a)(3), include the requirement that the general plan “include the Visions under § 1-201 of this title . . .”

The current General Plan, adopted well before the Maryland General Assembly adopted the Visions requirement and made it applicable to Montgomery County, could not have mentioned the twelve Visions. The 2009 State Planning Act also made clear that charter counties must periodically review and amend their general plans, at least once every six years, to ensure the implementation, *inter alia*, of the Visions in § 1-201. § 1-417(a). If this was done in Montgomery County, there is no evidence of it in the documentation leading to the complete revision of the General Plan in THRIVE Montgomery 2050. But putting to one side the question of whether the current General Plan is deficient in this respect, the revision process is one where any lingering deficiency regarding the implementation of the Visions should be cured.

The Planning Board Draft of the Plan makes no mention of the Visions in the main text of the Plan; a brief discussion of them is relegated to Appendix A, denominated “Compliance with state law requirements.” This is an unfortunate subordination of the Visions, inconsistent with the intent of State law. As a practical matter, master plan appendices are little noticed following plan adoption and soon forgotten, perhaps even more quickly than the lives of deceased Vice-Presidents of the United States who never became President. In contrast to the six plan elements discussed above, however, State law is not as categorically clear on what is necessary to satisfy the requirement that the Visions be “included” in the General Plan. At the very least, however, there should be express recognition—in the Plan text—of the Visions, as well as fulsome explanation of how they are going to be implemented through the General Plan. There is no such discussion in the text of the Plan.

The subordination of the Visions by the Planning Board Draft to Appendix A was in no way ameliorated by the promulgation of the PHED Committee Draft. Like the Planning Board Draft, the text does not make any mention of the Visions. It does attempt to include the Appendix A discussion of the Visions exactly as compiled by the Planning Board. This effort failed, and did so in a way that is quite revealing. Specifically, in the on-line version of the PHED Committee Draft, which is surely the version that has been widely circulated, downloaded and reviewed, a careless attempt to replicate the Board Appendix A has resulted in a PHED Committee Draft version that cuts off (in mid-sentence) much of the discussion of Visions 1, 5 and 9. This typographical defect can obviously be cured in the final publication, but its presence in the Draft, which has apparently gone uncorrected for nearly a year, says a great deal about how little attention has been paid all along in the THRIVE Montgomery 2050 creation and adoption process to meeting State law requirements.

C. Growth Tiers Map

Land Use Article § 1-509(a) requires the County's Growth Tiers Map to either be incorporated into the Plan or made an element of the Plan. Similar to the Plan's relegation of the Visions to the Appendix, the County's Growth Tiers and Map are unmentioned in the Plan text. Instead, in the least accessible way possible, yet still arguably in compliance with § 1-509(a), Appendix A incorporates by reference the Growth Tiers Map, stating that it may be found on the Planning Board website.

CONCLUSION

In light of the deficiencies in the PHED Committee Draft identified above, and the self-evident need for additional work and public hearings, my clients urge the Council to revise its unrealistic timetable for final action on THRIVE Montgomery 2050 to include resubmission of the PHED Committee Draft, complete with its last-minute revisions, to the Planning Board for review, revision and another Board hearing, pursuant to § 33A-5, 6 & 7, followed by another Council public hearing pursuant to § 33A-8. By its very name, the new Plan is intended to be a guide to future development in the County with a time horizon of nearly 30 years. That is an ambitious goal, and to achieve it, the process leading to adoption must be thorough and complete. As of now, that is simply not so.

Very truly yours,



David W. Brown

Counsel for:

The Montgomery County Taxpayers League

The Montgomery Countryside Alliance

Aspen Hill Advocates

Aspen Hill Community Organization

Citizens Coordinating Committee on Friendship Heights

cc. All Councilmembers
County Executive Marc Elrich
State Department of the Environment
State Department of Natural Resources

From: [Denisse Guitarra <denisse.guitarra@anshome.org>](mailto:denisse.guitarra@anshome.org)
To: County.Council@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; [Gaebl, Jill](#)
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Subject: Audubon Naturalist Society's Thrive 2050 comments
Date: Monday, October 3, 2022 2:19:08 PM
Attachments: [image001.png](#)
[Thrive 2050 - ANS OCT 2022 comments.pdf](#)

Dear Montgomery County Council,

Please find attached Audubon Naturalist Society's Thrive 2050 comments ahead of tomorrow's worksession. Should you have any questions, please don't hesitate to contact me.

Thank you for your time and consideration,

Denisse Guitarra

MD Conservation Advocate

Audubon Naturalist Society

Denisse Guitarra

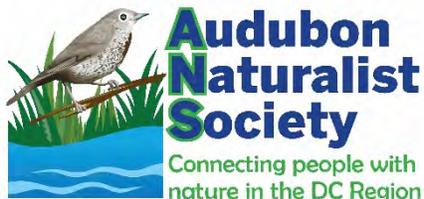
She/Ella

MD Conservation Advocate

Audubon Naturalist Society

240-630-4703





October 3, 2022

Written Comments on the Planning, Housing, and Economic Development (PHED) Committee Draft plan of Thrive 2050 and additional chapters¹

Submitted by: Denisse Guitarra, Maryland Conservation Advocate, Audubon Naturalist Society

Dear Montgomery County Council,

For 125 years, Audubon Naturalist Society has inspired people to enjoy, learn about and protect nature. ANS has directly engaged in the Thrive 2050 process since its inception: by hosting virtually and in person, webinars, and discussion with representatives of local government agencies, nonprofits, BIPOC groups, watershed groups and more.²³ We thank the County Council for the opportunity to provide additional comments on the Planning, Housing, and Economic Development (PHED) Committee Draft plan of Thrive 2050, the additional environmental chapter⁴ and the Racial Equity and Social Justice Review Report.⁵

ANS recommends Council move forward and pass Thrive 2050 to allow for future and pending legislation(s) and land use policies to be updated to the new and improved standards. Some of the areas ANS has identified and suggests Council to incorporate into the final Thrive 2050 Plan version to make it even stronger are listed as follows:

- **Forests and Trees:** Forests ecosystems are critical natural infrastructure that has multiple co-benefits. Forests purify our air, water, reduce urban heat, serve as habitats for wildlife, reduce stormwater run-off, reduce stress levels, connect communities, and do so much

¹ Planning, Housing, and Economic Development (PHED) Committee Draft plan of Thrive 2050. Available at: <https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2021/PHED-CommitteeDraftThrive2050.pdf>

² ANS's Thrive outreach, testimonies, and work since 2020. Available at: <https://conservationblog.anshome.org/tag/thrive-2050/>

³ Opinion: Thrive Montgomery's vision for county's future is strong but can be improved. Bethesda Beat. Feb 2022. Available at: <https://bethesdamagazine.com/2022/02/05/opinion-thrive-montgomerys-vision-for-countys-future-is-strong-but-can-be-improved/>

⁴ Environmental Health and Resilience Chapter. Thrive 2050. Available at: [https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2022/Environmental Resilience Chapter - 9_13_22 KL Edits.pdf](https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2022/Environmental%20Resilience%20Chapter-9_13_22%20KL%20Edits.pdf)

⁵ Racial Equity and Social Justice Review on Thrive 2050. Nspiregreen 2022. Available at: [https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2022/Thrive Final Report.pdf](https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2022/Thrive_Final_Report.pdf)

Woodend Sanctuary | 8940 Jones Mill Road, Chevy Chase, Maryland 20815 | 301-652-9188

Rust Sanctuary | 802 Childrens Center Road, Leesburg, Virginia 20175 | 703-669-0000

anshome.org

more. For climate change and the wellbeing of people and wildlife forests and trees need higher protections now more than ever. Thrive needs to mention the urgent need to protect existing forests and trees in the county to reach “no net loss” (no more cutting down trees) and “net gain” (planting more trees). It will also take updating our three existing forest and tree laws to provide the full protection our county’s trees and forests need.

- **Outreach to Underrepresented Communities:** As the Racial Equity and Social Justice Review on Thrive 2050 reported, the plan could have done more work on ensuring that early and meaningful outreach was conducted, that more working-class priorities were incorporated into the Plan, and ensuring more investment opportunities are available in historically underserved communities. Policies and legislations must be created post passing Thrive to ensure racial equity and social justice components in Thrive and other planning processes are expanded and improved.
- **Watershed Protection:** Thrive needs to include more language on watershed and waterways protections, especially for stormwater management and green infrastructure, to mitigate the impacts of climate change that will bring more frequent and larger storms causing more flooding in the county. Thrive needs to describe this effort as a continued collaborative between county, state, and regional agencies all focused on local and Bay-wide restoration efforts.
- **Climate Change and Environmental Justice:** The final draft of Thrive includes mention of both these critical issues but needs to incorporate more environmental justice and climate change actions front and center across the plan, not only in the environmental chapter. Thrive should mirror the top-level goals of the Climate Action Plan and incorporate check points to ensure coordination between the two plans is in place. It would also be helpful to explicitly incorporate Thrive – Climate Action Plan by references among the two plans.

On behalf of ANS and our 28,000 members and supporters, ANS asks Council to include our recommendations into the final Thrive version and then pass Thrive 2050. Without Thrive in place now, we won’t have a strong foundation from which we can build up the policies, actions, and legislations that we need to truly create a more resilient, diverse, and welcoming county now and into the future.

Sincerely,

Denisse Guitarra

MD Conservation Advocate

Audubon Naturalist Society

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From: [brenda_freeman <brenda_freeman2002@yahoo.com>](mailto:brenda_freeman2002@yahoo.com)
To: [Councilmember Hucker](#); [Councilmember Nancy Navarro](#); [Albornoz Gabe](#); [Andrew Friedson](#); councilmember.rice@montgomerycountymd.gov; [Evan Glass](#); councilmember.riemer@montgomerycountymd.gov; [Will Jawando](#); county.council@montgomerycountymd.gov
Cc: [brenda_freeman](#); [Meredith Wellington](#); Tiffany.Ward@montgomerycountymd.gov; [Naomi Spinrad](#)
Subject: Stop Thrive
Date: Monday, October 3, 2022 4:32:39 PM

Dear Council Members:

This email was written in haste. So please excuse typos. My view of Thrive is clear.

Thrive's planning and implementation is driven by powerful special interest groups, developers and paid lobbyists who have successfully blocked effective citizen participation. By citizen participation I mean those residents who objected to Thrive from the outset in 2020 over the poor quality of planning documents, outreach and above all the County Council's willingness to disregard views they do not like.

The County also turned a blind eye to personal attacks by realtor interests on residents, to individuals like me who were doxxed by Thrive supporters one of whom Sebastian Smoot doxxed me last year following a comment I made in a public meeting. Smoot also contributes to the Greater Greater Washington blog .

Thrive characterizes seniors as "being overly housed" and living in "exclusionary single family zoning areas" a designation which the County use for all housing in single family zoned residential areas. Thrive accused us of living in formerly discriminatory areas which were subject to covenant to racial restrictions that were dropped 70 years ago, a neighborhood like Woodside Park that I, a black woman, have lived in over 30 years.,

Most residents' opinions don't appear in WAMU's DCist, or realtor blogs such as Greater Greater Washington, or expensive supporter testimonials like the Smarter Growth Coalition.

In fact the input of groups opposed to Thrive that were submitted to the Council Council recently reportedly were not included in a report of documents submitted to the Council. Further, the Council and the Planning Board even ignored the findings of its own Racial Justice and Equity study published in April 2022 which identified the need to address racial disparities in Montgomery County. The intent of the recommendations was to provide greater outreach to minority communities, among others. Now it appears the study was merely a check the box exercise unintended for action.

On October 4, 2022 the County will no doubt ignore the flaws and the objections of many residents and vote to approve Thrive. Thrive will be a disaster for the County and put total control of our future in the hands of developers and let us taxpayer finance them.

Thrive must be stopped.

Brenda Freeman

1220 Dale Drive

Silver Spring, MD 20910

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152547

PD
CC

From: [Moco Citizens <mococitizens32@yahoo.com>](mailto:mococitizens32@yahoo.com)
To: [Councilmember Albornoz's Office; councilmember.glass@montgomerycountymd.gov; Councilmember Friedson's Office; councilmember.hucker@montgomerycountymd.gov; Councilmember Jawando's Office; Councilmember Katz's Office; Councilmember Navarro's Office; councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; county.council@montgomerycountymd.gov](mailto:councilmember.glass@montgomerycountymd.gov)
Subject: Petition: MoCo Council: Fix Planning Board, Parks, Planning & Reject Thrive
Date: Monday, October 3, 2022 11:13:02 PM
Attachments: [Petition · MoCo Council · Fix Planning Board, Parks, Planning & Reject Thrive · Change.org.pdf](#)

Dear Members of the Montgomery County Council:

Attached please find a PDF of a petition calling for you to fix the Planning Board and Parks and Planning, and reject Thrive Montgomery 2050. As you can see on the attachment, more than 800 people have signed it. The petition is directed to current and past county residents, workers, and property owners, including those who may currently be living elsewhere, like students away at school and people with job assignments in other cities and countries. You can see the petition and related material at <https://www.change.org/p/moco-council-fix-planning-board-parks-planning-delay-thrive>.

Thrive is emblematic of the dysfunction at the Planning Board and the Parks and Planning Departments. It is imperative that you, with your oversight authority, restore integrity, transparency, and public accountability. By rejecting Thrive, or approving another extension into the new Council's term, you can ensure there is adequate time and effort to do Thrive properly.

The petition will remain available for additional signatures and you'll get periodic updates.

Thank you for your attention.

Respectfully,
mococitizens32
mococitizens32@yahoo.com



At 1,000 signatures, this petition is more likely to be featured in recommendations!



MoCo Council: Fix Planning Board, Parks, Planning & Reject Thrive

861 have signed. Let's get to 1,000!



At 1,000 signatures, this petition is more likely to be featured in recommendations!



mococitizens32@yahoo.com [citizens32](#) started this petition

Residents of Montgomery County, Maryland have lost confidence in the members of the Planning Board, their ability to appropriately carry out their responsibilities, and the entire parks and planning system the Board oversees. This Council and the next have a unique opportunity to reset the process. The Council can restore *mutual respect, transparency, accountability, and partnership* between the Planning Board, Parks, Planning, and residents. This can be done if this Council and the next take appropriate care and time with upcoming appointments and stop the rush to approve Thrive

Our planning and parks institutions are broken. They must be fixed. The actions listed below will do that.

- **The position of Planning Board Chair will become vacant by June 2023. The County Council must not appoint as Chair any current member of the Planning Board.** Under the direction of the current Chair, the Board has repeatedly violated the Open Meetings Act, failed to require the registration of lobbyists, and actively favored some organizations and individuals over others. Some members (and some staff) have shared the current Chair's derogatory characterizations of residents who did not share his views. This must not be rewarded or allowed to continue.
- **The positions of Planning Director and possibly Parks Director also will be vacated in the next several months. As a key part of oversight of the Planning Board, the Council must direct the Planning Board that no current member of the Planning Board be appointed as director of Parks or Planning and the Council should encourage a nationwide search for new directors.** Both departments need new leadership open to community input, respectful of the law, and mindful of the need to balance various constituencies.
- **The Council must fully engage in its oversight role in regard to the ethics and accountability of the Planning Board and the Planning and Parks Departments.** This includes but is not limited to closer oversight of the department work plans and budget requests. If additional legislation is needed to ensure full transparency and accountability, including clear ethics regulations and enforcement mechanisms, the Council must work with our state delegation to develop and pass such legislation. Laws and regulations should apply to appointees and employees and include explicit requirements that commissioners and staff must function as advisors, not advocates.
- **The Council must get Thrive Montgomery 2050 done right rather than done fast.** Although some may argue there has been plenty of outreach and time spent on Thrive, most of it has been attempts to make up for the Planning Board's mismanagement of the process, The Council has made a good faith effort with the hiring of a consultant to broaden outreach and more fully address racial equity and social justice issues. But there is simply not enough time to do that plus other necessary changes, including a full RE/SJ review of the final document, before the deadline for the current Council to vote. **To that end, the Council should vote to reject Thrive Montgomery 2050 in order that the major shortcomings identified by Nspiregreen, citizen groups, and the Council itself can be properly addressed and corrected.**

In the longer term, we recommend that our elected officials examine restructuring the overall parks and planning system, including measures to restore the norms of public input and confidence that have been undermined in recent years. The steps described above are absolutely necessary to begin that process.

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152582

PD

From: [Joanne Balkovich](mailto:Joanne.Balkovich@actionnetwork.org)
To: [<info@email.actionnetwork.org>](mailto:info@email.actionnetwork.org)
Subject: County.Council@montgomerycountymd.gov
Date: It's time to pass Thrive 2050
Tuesday, October 4, 2022 3:23:47 PM

Montgomery County Council,

Pass Thrive 2050 for future generations. It is time!

Joanne Balkovich
joanne.balkovich@gmail.com
1615-C Piccard Dr
Rockville, Maryland 20850

From: [susan or max <sumax@verizon.net>](mailto:susan_or_max<sumax@verizon.net>)
To: [County Council](#)
Cc: [Marc Elrich](#); [Dale Tibbitts](#)
Subject: Overlooked in Thrive discussion
Date: Tuesday, October 4, 2022 4:28:05 PM

Dear Councilmembers,

Do not fail to consider that 17% of the county is 65 & older. This portion of our county contains many unable to walk to services of many types. A large part will drive or be driven to fulfill their needs. Also, the handicapped fall into this category. In line with this topic is the Bicycle Master Plan which serves 6/10th of 1% of commuters but is slated to cost \$3 to 6 billion or more over the term of Thrive. This is far out of line with spending to maintain roads for vehicles which are the major means of transportation in the county.

Also, people of color make up 57% of the county's population & a very large percentage are in occupations which place them in the low end of the income scale. Further, many are in the health care field & are grossly underpaid. In view of the emphasis on Racial Equity & Social Justice there is a need for legislation & plans to correct these imbalances. Plus, higher pay will draw more people to this health care field, which is a desired goal.

The current minimum wage in the county results in yearly earnings of about \$32,000. A single person may be able to get along on this amount & live in the county. But, change the circumstances, with marriage & children etc, & you get the picture. So, the wealth factor must be considered as you plan for future housing & also what our fiscal plans will be as to taxation & the like.

Another observation from a 22 year long civic activist: The bulk of those able to watch Council sessions & Thrive worksessions are the retired, plus a number from the developer/land use field. If you feel that the majority of our residents know about Thrive, you are incorrect. I've repeatedly asked many bright people about Thrive & they are mostly unaware of it. When Thrive began, I did a survey & 1 of 3 realtors & 1 of 3 land use attorneys knew about Thrive in depth. The general population knew nothing about it. Since the time Thrive began & up until now perhaps 5% more people know about it, but that's it. When the Council sessions & Committee meetings take place the great majority of people are at work & are unable to watch sessions online or on TV & too busy to read the lengthy & ever changing Thrive documents. Sorry folks, those are the facts.

Max Bronstein

From: [Jason Doran](#)
To: county.council@montgomerycountymd.gov
Cc: president@edgemoorcitizens.org
Subject: Fwd: [EC-Net: 3254] Thrive Montgomery 2050
Date: Wednesday, October 5, 2022 5:40:27 PM
Attachments: [ECA Letter to County Council Thrive 9-30-22.docx](#)

Dear Montgomery County Councilmembers,

I am an Edgemoor homeowner and support the attached letter from Edgemoor Citizens President, David Barnes.

Jason Doran

jason.p.doran@gmail.com

cell: +1-305-632-7198



[Schedule a call with me.](#)

[Blog](#)

Sent with [Mixmax](#)

Edgemoor Citizens Association

P.O. Box 30459
Bethesda, MD 20824-0459
www.edgemoorcitizens.org

September 30, 2022

Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Councilmembers:

I'm writing to urge you to disapprove Thrive Montgomery 2050, the draft update to the County's General Plan that was approved by the Planning Board and sent to you for review in April 2021.

Thrive is a fundamentally flawed plan that would be a disaster for Montgomery County. The Planning, Housing, and Economic Development (PHED) Committee revision follows the pattern established in the Planning Board draft - failing to provide evidence-based solutions to the problems identified and touting empty promises of equity and diversity of housing. There is no evidence that Thrive will meet the needs of underserved communities, or that it will avoid overdevelopment, infrastructure overload including in already over-crowded schools, and adverse environmental impacts. It seems proudly to proclaim rampant urbanization and densification as its goal – as if it were a foregone conclusion that densely-packed neighborhoods will magically become affordable neighborhoods and not simply line the pockets of developers and builders.

We cannot afford to have a failed 30-year plan. Yet, the available evidence from other communities that have tried what Thrive proposes casts significant doubt that it can succeed given the unsupported assumptions underlying it. For example:

- One of the few detailed studies of the effect of upzoning found that, in Chicago, “the short-term, local-level impacts...are higher property prices but no additional new housing construction” and “no impacts of the reforms, however, on the number of newly permitted dwellings over five years.” See *Urban Affairs Review*, 56(3), 758-789, <https://journals.sagepub.com/doi/10.1177/1078087418824672>.
- A study of how upzoning activity was associated with neighborhood demographic change in New York City between 2000 and 2010 found that it “is positively and significantly associated with the odds of a census tract becoming whiter, suggesting that neighborhood upzonings might accelerate, rather than temper, gentrification pressures in the short term.” See *ScienceDirect*, Volume 103, April 2021, 105347, <https://doi.org/10.1016/j.landusepol.2021.105347>.
- In a presentation to the Montgomery County Civic Federation (see <https://www.youtube.com/watch?v=Vs29L9nzDKg>), former Minneapolis Planning

Commission member Alissa Pier discussed the results after Minneapolis updated their General Plan with an approach to housing similar to Thrive's. She cautioned that -

- Density near transit does not mean affordability. It can displace existing residents and new housing units will not necessarily be affordable;
- So-called “15 min communities” are a myth;
- Minneapolis did not come close to its modest goals for new affordable housing; and
- Housing costs did not decrease with increased density. Instead it was a boon for developers.

Throughout the Thrive development process, anyone who criticized Thrive's approach to housing policy told that the plan had nothing to do with zoning changes. They were accused of being “phony liberals” and racists. Yet, there is no longer any debate that Thrive will pave the way for major zoning changes (and likely one-size-fits-all zoning changes) to accomplish its objectives. In addition, input from the County's own Office of Legislative Oversight (OLO) and consultants confirms that Thrive was developed in an unjust process. OLO found that the draft plan failed to meet racial equity and social justice needs because it failed to gather meaningful input on plan recommendations from Black, Indigenous, and People of Color (BIPOC) as well as other under-represented communities. The consultant group hired by the Council to conduct a Racial Equity and Social Justice Review of the plan concluded:

Generally, we found a lukewarm reaction to Thrive's policies amongst our target demographic. While we received some positive feedback, many people expressed frustration due to a perceived lack of context-sensitivity in approach that did not go far enough to consider and prioritize the needs of working class communities. Some folks expressed skepticism around successful plan implementation and felt that adverse unintended consequences were likely in their communities if certain safeguards were not reinforced in the methodology. Additionally, there were many who felt that the prior community engagement efforts were not adequate, and that the plan did not reflect a truly participatory process. One thing everyone could agree on, is that [Montgomery] County is doing a great job with their parks, recreation and open space planning.

The group's report included dozens of recommendations for how to revise Thrive, said that, after making revisions, the Council should conduct additional outreach to low-income BIPOC communities before passing the plan.

Yet, despite this evidence that the plan was developed haphazardly, is incomplete, and still requires substantial revision, the Council appears poised to pass the plan on October 25. In addition, it intends to add 3 new chapters to the plan that the public will have no meaningful opportunity to review, while pro-Thrive lobbyists were apparently given advance notice of those chapters and a unique opportunity to comment not afforded to those critical of Thrive or the general public (see “Yet More Evidence of a Closed Process and that the Fix Was In,” <http://www.theseventhstate.com/?m=202209>). Indeed, notwithstanding criticisms from OLO and the Council's consultants about the lack of sufficient opportunities for public input in the plan, no effort has been to elicit feedback on these new chapters from the public or from

anyone other than lobbyists. Moreover, while the Council solicited and received detailed comments on Thrive over the past year by residents seeking to provide constructive feedback, a new version of Thrive has not been made publicly available since October 2021, leaving residents in the dark about what if anything has been done to address the plan's many weaknesses. It is inconceivable to me that you would even entertain the idea of voting to approve Thrive under these circumstances.

Montgomery Planning and the County Council have invested a huge amount of effort into Thrive and, of course, that makes it difficult to start over. But, doing anything else will burden the County with a fundamentally flawed 30-year General Plan that does not have sufficient public support. Future Councils and planners will be constrained by that for the next 3 decades. Don't burden them or the public with this plan.

David Barnes

David Barnes
ECA President

From: [MICHAEL SALZBERG](#)
To: [Gabe Albornoz](#); [Councilmember Friedson's Office](#); councilmember.navarro@montgomerycountymd.gov;
[Montgomery Council](#)
Subject: Fwd: Fall News Thrive 2050
Date: Thursday, October 6, 2022 1:27:46 PM

Sent from my iPhone

Begin forwarded message:

From: MICHAEL SALZBERG <michaelsal@verizon.net>
Date: October 4, 2022 at 1:12:29 PM EDT
To: councilmember.navarro@montgomerycountymd.gov
Subject: Re: Fall News Thrive 2050

Sent from my iPhone

On Oct 1, 2022, at 10:01 AM, MICHAEL SALZBERG
<michaelsal@verizon.net> wrote:

Please respond

Sent from my iPhone

Begin forwarded message:

From: MICHAEL SALZBERG
<michaelsal@verizon.net>
Date: September 27, 2022 at 7:13:53 PM EDT
To:
councilmember.navarro@montgomerycountymd.gov
Subject: Fall News Thrive 2050

Can you provide a concise if of what this plan does what zoning changes it proposes and how this will impact especially moderate income neighborhoods in Rockville, Takoma Park, Betheada and North Bethesda, Gaithersburg, White Oak, Wheaton, Silver Spring, Darnestown, etc around transportation hubs metro and bus

Have the BIPOC, Latinx and Asian and other minority communities approved this plan . Have they even been notified about the proposed disruptions to their neighborhoods? Surely you must know by now
Sent from my iPhone

On Sep 27, 2022, at 4:38 PM,
Councilmember Nancy Navarro
<councilmember.navarro@montgomerycountymd.gov>
wrote:



Councilmember Nancy Navarro | District 4



Dear Friends,

Below are a few updates I wanted to share with you as the Council is back for its fall session. The first is about a construction project that many of you played an important role advocating for: the new Odessa Shannon Middle School. I had the opportunity to tour this school in early September. With the start of the school year, this new school offers a warm and inspiring welcoming space to more than 800 students walking its halls. A state-of-the-art facility equipped for 21st century education, I was proud to have been able to secure funding for it during the FY19-24 Capital Improvement Plan budget cycle. This would not have been successful without your support and advocacy. September is also a time of celebration at the Council as we commemorate both, African Heritage and Hispanic Heritage Months. Lastly, Happy Rosh Hashana to those celebrating.

As always, please feel free to reach out to my office with any questions you may have or for assistance navigating County services.

Odessa Shannon Middle School



In 2018 I toured the school,

formerly named Col. E. Brooke Lee, at a time when the school was facing proposed delays for building upgrades. After advocating throughout the FY19-24 CIP budget cycle for a resolution, I was proud that the full Council supported my proposal to put these facility upgrades back on schedule.

I sent a letter to then Superintendent of Schools, Dr. Smith, and Board President Shebra Evans, requesting that the Board of Education rename Col. E Brooke Lee Middle School given the disturbing racist history of Colonel Lee. After a community engagement process, the school system announced the new name selection. Odessa Shannon could not have been a more fitting leader to name this school after. She was a trailblazer and an inspiring leader whose long-lasting legacy will continue to live in the lives of the students. [Watch the video coverage of this tour here.](#) Para ver la [versión en español sobre la cobertura del recorrido por esta nueva escuela darle clic aquí.](#)

Thrive 2050



With the Council back in session, we have resumed our work on the Thrive Montgomery 2050 plan, an update to Montgomery County's leading planning policy document, the [General Plan](#). The last time this plan was updated was in 1993. Responding to resident feedback, Thrive 2050 now features draft chapters on the economy, the environment, and racial equity and social justice. These chapters are now under review by the Council. The chapter on the economy provides an overview of the strengths and challenges of the local economy, while the chapter on the environment examines the challenges associated with climate change and how the policies in Thrive can help mitigate these challenges. The chapter on racial equity and social justice was drafted by [NSpiregreen](#), a consulting firm hired by the Council to perform targeted outreach to BIPOC (Black, Indigenous, and People Of Color) communities on recommendations in the Plan. Nspiregreen spent most of this past summer conducting focus groups, community forums, and engaging residents with pop-up events and questionnaires so that the Council ensure all members in the community can have a voice in this pivotal discussion on the direction of the County's future development. We will resume our review of Thrive 2050 at our next Council meeting on October 4th, 2022. In the meantime, you can read the newly drafted chapters here: [Thrive 2050's new chapters](#).

African Heritage Month



The Council celebrated its second annual African Heritage Month commemoration by highlighting the region's rich African diversity and cultural traditions. Montgomery County is home to a large African population, making up 15 percent of the overall immigrant population in our community. The theme for this year was "The African Influence in Montgomery County and the U.S.," which focused on African art, dance, food, fashion and music. Each day I am reminded how fortunate we are to live in a County with so

much cultural
wealth and
diversity!

You're Invited: Hispanic Heritage Month



Happy Rosh Hashana



Stay Up to Date on COVID-19 and Vaccines

Vaccines for Children Ages 5-11:

<https://www.montgomerycountymd.gov/covid19/vaccine/children.html>

Information on availability and distribution.

Third Dose/Booster Shot Information Page:

<https://montgomerycountymd.gov/covid19/vaccine/additional-doses.html>

Get information on eligibility and availability, as well as answers to frequently asked questions.

Montgomery County COVID-19 Portal:

<https://www.montgomerycountymd.gov/covid19/>

Sign up to receive the latest updates from the County, view Montgomery County specific COVID-19 data, find information on how to get vaccinated, and more.

COVIDLink:

<https://covidlink.maryland.gov/content/>

Latest information from the State of Maryland on statewide data, vaccine, and testing information.

Maryland's Vaccination Support Center- 1-855-MDGOVAX (1-855-634-6829), 7am-10pm seven days a week.

Montgomery County Testing Information:

<https://www.montgomerycountymd.gov/covid19/testing.html>

Testing is free for all residents, and you can find the complete schedule for upcoming County-run testing clinics online.

Food Resources/Recursos

Alimenticios:

<https://www.montgomerycountymd.gov/covid19/get-help/food.html>

Or call the Food Access Call Center at 311

Service Consolidation Hubs:

<https://www.montgomerycountymd.gov/covid19/get-help/food.html#hubs>

Councilmember
Nancy Navarro
100 Maryland
Avenue,
Rockville, MD
20852
240-777-7968

Councilmember Nancy Navarro
100 Maryland Avenue
Rockville, MD 20904

[Unsubscribe michaelsal@verizon.net](mailto:unsubscribe_michaelsal@verizon.net)

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Sent by
councilmember.navarro@montgomerycountymd.gov
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PH 6-17-21 THRIVE
MONTGOMERY 2050

5152687

PD

From: [Judith McGuire](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, October 6, 2022 4:30:26 PM

It's time to pause Thrive 2050 until the new County Council comes in and until the public has had a chance to read and comment on the newest draft (which we haven't heard about until recently). It looks now like an insider job with the lobbying group Coalition for Smarter Growth. Don't ignore your constituents.

Don't ram this through as lame ducks.

Judith McGuire
Chevy Chase

From: [Laura O'Brien](#)
To: County.Council@montgomerycountymd.gov
Subject: It's time to pass Thrive 2050
Date: Friday, October 7, 2022 9:35:47 AM

Montgomery County Council,

Good morning councilmember,

I'm writing to urge you to pass Thrive 2050 so that we can all get to work on implementing the vision. As a citizen concerned both about the alarming climate crisis and the need to care for all people who live in the county, there is no time to waste in making this vision a reality. Like all plans, there should be continuous review, learning, and adapting as we go. Do not let perfect be the enemy of the good. Please pass the plan soon!

Laura O'Brien
lauritaob310@gmail.com
8710 Reading Rd
Silver Spring, Maryland 20901

From: [Catherine Omenitsch](mailto:Catherine.Omenitsch@montgomerycountymd.gov)
To: County.Council@montgomerycountymd.gov
Subject: It's time to pass Thrive 2050
Date: Friday, October 7, 2022 10:03:44 AM

Montgomery County Council,

Montgomery County should be at the forefront of climate mitigation and updated city planning to keep our county beautiful, balanced, and green. Please pass Thrive 2050!

Catherine Omenitsch
Foojicat@yahoo.com
14214 Plum Run Way
Silver Spring, Maryland 20906-_____

From: [Carol Amburgey](#)
To: County.Council@montgomerycountymd.gov
Subject: It's time to pass Thrive 2050
Date: Friday, October 7, 2022 10:07:27 AM

Montgomery County Council,

Hello,

I'm asking you to pass the Thrive act because Montgomery County needs to lead as an example for its inclusivity to all of our residents and its protection of our beautiful environment. The wisdom to preserve our county as a wonderful place for all must be enhanced by Thrive 2050.

Thank you,
Carol Amburgey

Carol Amburgey
carol_amburgey@yahoo.com
14300 Gaines Avenue
Rockville , Maryland 20853

5152725

From: [Daniel Marcin](#)
To: County.Council@montgomerycountymd.gov
Subject: It's time to pass Thrive 2050
Date: Friday, October 7, 2022 12:20:40 PM

Montgomery County Council,

Just do it already

Daniel Marcin
dsmarcin@gmail.com
1910 Westchester Drive
Silver Spring, Maryland 20902

From: [brenda.freeman](#)
To: [Albornoz Gabe](#); [Andrew Friedson](#); [Councilmember Hucker](#); councilmember.rice@montgomerycountymd.gov; councilmember.riemer@montgomerycountymd.gov; [Evan Glass](#); [Will Jawando](#); [Councilmember Nancy Navarro](#); county.council@montgomerycountymd.gov
Cc: [Meredith Wellington](#); pamela.dunn@montgomerycountymd.gov
Subject: PHED Thrive Meeting
Date: Friday, October 7, 2022 4:18:27 PM

Dear County Council Member"

I attended the Council PHED meeting October 4th. Its purpose was to fast track Thrive and to ignore the objections and concerns many people who live, work or own small businesses in Silver Spring.

Riemer's remark about the benefits of greater density was classically counter-intuitive and incorrect. He asked to remove the word "urban" from Thrive's reference to "urban heat islands" as if that word wasn't significant. To support his claim he cited a comment made to him by Tom DiLiberto. DiLiberto has written articles about urban heat islands and his writings and his ted talk included that specific phrase "urban heat island".

Riemer likely couldn't think of anything thing else to justify his support for higher buildings in Downtown Silver Spring, which density-loving developers prefer because they get more money from density. His claim that areas other than urban areas are heat islands isn't accurate in most situations. He ignored factual evidence to suit his purpose. Trees cool the environment more than taller apartment buildings and have the additional benefits of providing beauty to the environment, shade and purifying the air.

Again after attending the session, I am convinced that it was a pro-forma event to approve the goals of Montgomery County's our developer-first County Council regardless of lack of support or actual benefits to residents, small businesses or the County itself.

However, I detected an interest in concerns expressed by

Councilmember Rice because his wife who has a small business and is disadvantaged by a difficult parking situation when carrying materials to her business or by Councilmember Albornoz who understands the importance of a car when running errands on week-ends with his family.

The Thrive vote would be an actual democratic process if other concerns raised by residents received the same consideration.

Sincerely,

Brenda Freeman
1220 Dale Drive
Silver Spring, MD 20910

From: [Juanita Hendriks](#)
To: County.Council@montgomerycountymd.gov
Subject: It's time to pass Thrive 2050
Date: Saturday, October 8, 2022 9:34:24 AM

Montgomery County Council,

Dear Council Members,

Change is hard, and for many older people who have lived in their neighborhoods, change can be anxiety producing.

However, these changes that must be made in a generational way, should not halt because of older, entrenched residents.

I am an older resident living in 20816 and encounter this mindset from like aged people. Enough is enough. Pass Thrive 2050. If you really want to get buy in from all the cranky older neighbors, try setting up YEAR LONG citizen work groups that look at these issues, and have open zoom transmissions of those workshops. As has been shown in France and Ireland when people use these types of citizen groups that meet regularly, over a weekend, in a hotel, for a long time (a year), people come to have deep, nuanced opinions. Not 'snap judgments'. The world is not black and white: recognizing that our decision making process can reflect this is important, and would go a long way to draw in many NIMBY folks.

Please pass THRIVE2050 now. If not now, when? If not YOU, who?

Juanita Hendriks
juanita202@hotmail.com
5421 Wehawken Rd
Bethesda, Maryland 20816

5152751

From: [Dorothy Broadman](#)
To: County.Council@montgomerycountymd.gov
Subject: It's time to pass Thrive 2050
Date: Saturday, October 8, 2022 11:48:07 AM

Montgomery County Council,

Dear Councilmember,

Please pass "Thrive 2050" so implementation can begin.

Thank-you,

Dorothy Broadman
Bethesda

Dorothy Broadman
dbroadman@gmail.com
6620 Michaels Drive
Bethesda, Maryland 20817-2218

From: [Pia Iolster](#)
To: County.Council@montgomerycountymd.gov
Subject: It's time to pass Thrive 2050
Date: Saturday, October 8, 2022 5:27:37 PM

Montgomery County Council,

Dear members of the County Council,

As a county resident I applaud the county's effort to provide updated guidance on land use plans through Thrive 2050. I do think the plan needs to be stronger regarding the following issues: better incorporate the needs of underrepresented communities, improved recommendations that address forest loss and tree protection, a stronger emphasis on stormwater management; and better address the impacts of the changing climate making communities more resilient to increased flooding and extreme heat events.

Thanks for taking my comments into consideration,

Pia Iolster-Izquierdo
8713 Hempstead Ave
Bethesda MD 20817

Pia Iolster
piaiolster@gmail.com
8713 Hempstead Ave
BETHESDA, Maryland 20817

From: [Susan Drilea](mailto:Susan_Drilea@montgomerycountymd.gov)
To: County.Council@montgomerycountymd.gov
Subject: It's time to pass Thrive 2050
Date: Sunday, October 9, 2022 8:16:27 AM

Montgomery County Council,

I recommend that the County Council incorporate the following points, as proposed by the Audubon Naturalist Society:

Forests and Trees: Thrive should include stronger recommendations to protect existing forests and trees in the county. The plan should specify a goal of “no net loss” (no more cutting down trees) and “net gain” (planting more trees) to mitigate climate change, improve water and air quality, and enhance health and wellbeing benefits. We want more forest and tree protections in Thrive 2050, but we recognize that Thrive alone will not enact policies to protect our trees. That’s why we are also strongly encouraging Council to pass a new Bill 25-22 to improve the Forest Conservation Law, right now!

Outreach to Underrepresented Communities: As the Racial Equity and Social Justice Review reported, the planning process should have included earlier and more meaningful outreach to diverse and working-class communities. The Planning, Housing, and Economic Development Committee should conduct a careful review to ensure that more working-class priorities are incorporated into the Plan and that investment opportunities increase in historically underserved communities over time. We acknowledge that when it comes to master planning, Thrive represents an unprecedented attempt at outreach to diverse audiences. We believe that early stumbles should not prevent passage of Thrive at this stage. Those early missteps should provide a critical source of lessons learned for all future policies and outreach efforts.

Watershed Protection: Thrive should include more language on watershed and waterways protection, especially for stormwater management and green infrastructure. We need this protection to mitigate the impacts of climate change is bringing more frequent, intense, and larger storms and flooding to the county. Beyond Thrive, we are advocating for strong clean water policies in the County by watchdogging the County’s development regulations, state Clean Water Act permits, green building codes, and other arenas where ANS has been and continues to be active in pursuing policy improvements.

Climate Change & Environmental Justice: The final draft of Thrive should expand and incorporate more environmental justice and climate change actions throughout the plan, not only in the re-added environmental chapter. We do support Thrive’s vision that would allow more housing types around transit corridors in already-developed parts of the county. Improving and adding housing near transit is one of the most impactful things we can do to fight climate change in the suburbs.

Susan Drilea
drilea@verizon.net

14305 Platinum Dr, North Potomac, MD
North Potomac, Maryland 20878

From: [Mary Ward](#)
To: County.Council@montgomerycountymd.gov
Subject: It's time to pass Thrive 2050
Date: Monday, October 10, 2022 8:18:06 AM

Montgomery County Council,

I am writing in support of Thrive's vision that would allow more housing types around transit corridors in already- developed parts of the county while being considerate of existing housing. Improving and adding housing near transit is one of the most impactful things we can do to fight climate change in the suburbs. That balance is essential to creating a sustainable future.

Mary Ward

Mary Ward
marhward@hotmail.com
10916 Wickshire Way
Rockville, Maryland 20852

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152794

From: [Kathleen Samiy](#)
To: [County Council](#); [Gabe Albornoz](#); [Tom Hucker](#); [Evan Glass](#); [Andrew Friedson](#); [Sydney Katz](#); [Nancy Navarro](#); [Craig Rice](#); [Cindy Gibson](#); [Joy Nurmi](#); [Julio Murillo](#); [Will Jawando](#); [#CCLConfidentialAides](#)
Subject: Who's in Charge of mncppc
Date: Monday, October 10, 2022 10:20:20 AM

Where does the buck stop, who is in charge of the mncppc? Is it one Council member, 3 Council Members, all Council members?
Is it Hans?

(From what I've observed he's a friend of and with paid lobbyists and mncppc board members they all parrot urbanism, power over people, environment, citizens. They have a philosophy and come he'll or high water they want you to buy all of it hook line and sinker)

Please read to the end, there are several practical Actions Council can do today to set a better future course.

Mncppc, is supposed to be an 'independent' State agency, instead it's an autocratic, unchecked free wheeling agency drunk on it's own power.

Take off your rose colored tainted glasses, implicit biases are lurking and blinding decisions, responsibilities that are messy, uncomfortable, and dirty business that reveal one's character, strength and weakness.

As a citizen, I'm disgusted. Your not professionally managing this State Agency, nor are the State Legislature! They keep telling me to talk to Council, we'll Council is overwhelmed and frozen in its tracks because land use is hard, complicated, and few want to understand it, they pass the buck. It's sucking your time and mine unnecessarily. The buck is bucking and the riders are falling off, and the Council keeps putting them back on the horse to finish a race that is not urgent. Do not tolerating the mess, because you'd rather not be the rider. It's in your power to stop and slow down the zealots who are pushing to finish the race no matter how crippled the rider or the horse., or the sick of watching it all spectator citizens.

Everyone in Council wants to be 'clean' and hands off, so they look good. That's what politicians seem to do. I know you have grit, I know you care, I know you are disgusted too, I know you have ethics, morals, please go to your inner resources and use the tough stuff of your soul.

Get rid of the Fox of developer lobbyists and their mncppc and Council puppets that are in the hen house, eating the Chickens to fatten itself on seeing Thrive over the finish line. Enough is enough.

Scandal after scandal, ethical violation after violation. Zero Tolerance is just a buzz word. Sure it's easy to blame, but point the finger at yourselves, you all have failed the citizens, and failed us in this rush of the Thrive process, and Planning Board power plays are bursting at the seams, disrespecting citizens.

Citizens like me feel you have failed your responsibilities as leaders. All The leadership and Board of mncppc must go. All Council staff with long relationships with current mncppc board and senior leaders must go. We citizens deserve a clean slate of ethical leaders in the Council chambers, in senior staff positions, and on the Board of mncppc. CLEAN SLATE.

Immediate Action

Pause and Stop Thrive, and Stop, all mncppc business, put it on slow simmer. Get an ethical independent investigator, a real leader, to sort out the 'cancer' and start over. Bring back Royce Hanson, hire Al Carr- let them take on emergency triage and sort out and fix this mess. Yes, the mess this current Council has swept under the rug for way too long.

Other Actions

Action 1: Please Do This, today

Nancy Floreen created State House Bill 652 in 2015, you all voted to pass it. Nancy lined up State House legislature to enact it. It was a special favor to Casey, so he could remain in leadership on the mncppc Commission for up to 12 years. That is way too long. When it used to be a cap of 8 years. **You just need to repeal it** - on this Thursday, in 3 days, on **October 13** at the State house. **Only one state legislator needs to do is enter local bill saying 'I support repealing bill 652 of 2015.'** Will this Council introduce it and get a State Legislature to support it and enact it. Your emergency actions will speak louder than words.

Action 2

Lower the salary of the Chair. Ms. Francois Carrier was only paid \$130k, she had an education and job experience as an urban planner. Casey had none! Yet you all voted to increase his salary to \$200K. That's a tantalizing sum, no wonder Partnap wants to be elevated to Chair, he'd get an 8-12 year stint and \$200 grand, and he's got no Education or job experience as an urban planning professional.

Have citizens evaluate the Mncppc performance plan.

Hire a professional, ethical, independent Chair, Commissioners, and Planning Directors (Gwen Wright and Mike Riley). do not elevate any current insiders, do not hire or put Hans or a current Councilmember in the Commission.

Action 3

Please be smart, professional do the hard, the right thing. Pause Thrive, Clean Slate- clean up mncppc leadership of Commissioners and Chair and leadership of mncppc, and please change the reporting structure, and the oversight laws of how the Agency is governed so there are checks and balances and not this autocratic free for all mess.

Action 4

Oh, and hire a professional Environmental Scientist to Direct the MNCPPC. Council is on the precipice of failing to reach CAP goals of 80% carbon reduction in 5 years if you keep the Urbanists and Road guys in charge.

You capable and professional Actions will speak louder than these very unfortunate words, that I'm very sorry to write in hopes it will wake up a few hearts and minds.

Kathleen Samiy
Silver Spring

From: [Hawksford, Jacqueline "Jackie"](#)
To: [County Council](#)
Cc: [Dunn, Pamela](#); [Wellington, Meredith](#)
Subject: Urgent Memo for Council President, Council Session October 11, Item #2
Date: Monday, October 10, 2022 3:27:11 PM
Attachments: [Albornoz Memo Thrive 2050 October 2022.docx](#)

Attached is a Memo for the Council President, please deliver ASAP for tomorrow's Session, item #2.

Thank you

Jackie

Jackie Hawksford
Senior Executive Administrative Aide to the Director of
The Department of Housing and Community Affairs
240-777-3605, cell: 240-597-6165



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<https://www.montgomerycountymd.gov/cybersecurity>



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich
County Executive

Aseem K. Nigam
Director

MEMORANDUM

October 10, 2022

TO: Gabe Albornoz, Council President
Montgomery County Council

FROM: Aseem Nigam, Director *AKN*
Department of Housing and Community Affairs

SUBJECT: DHCA Comments on Thrive 2050 - October 11, 2022 Draft

Attached for your consideration are DHCA's comments on Thrive 2050 as revised to be presented to Council October 11, 2022. Council staff has addressed our comments dated September 27, 2022, however we have two follow-up suggestions and an additional comment.

- **Remove bullet point 4 at the bottom of Circle 123 that has recently been amended to include "minimizing displacement."**

~~Refine regulator tools and financial and other incentives with the goal of minimizing displacement and avoiding a net loss of market rate and income restricted affordable housing stock, without creating disincentives for the construction of additional units.~~

In response to DHCA's request to add more specific recommendations to address displacement, staff added "minimizing displacement" as a goal to the last bullet point on circle 124. DHCA would like to remove that bullet point entirely. While avoiding displacement should be a goal, putting it in this location words it so that displacement must be balanced against creating disincentives for construction. This could lead to problems in the future where construction will be weighed against displacement. Displacement is sufficiently addressed in the previous bullet points. Staff has also addressed the concern for stronger language against displacement elsewhere in their suggested language changes, specifically on circle 63 in the Racial Equity and Social Justice chapter.

- **Rewrite bullet 5 on Circle 125 to include rent stabilization.**

Evaluate methods to maintain affordability in rental housing throughout the County, including rent stabilization.

Office of the Director

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3791 FAX • www.montgomerycountymd.gov/dhca

DHCA would like to reiterate their suggestion to call out rent stabilization as one of the methods to evaluate and would like that language added into the policy guideline. The wording of the bullet point still maintains that rent stabilization is only one of the many options that could be considered. The importance of including it is to highlight that it is a possible solution.

- Re-evaluation of programs to generate new housing stock – That point has been addressed. DHCA has no comments to add.

Cc: Pam Dunn
Meredith Wellington

From: [Michael Dutka](mailto:Michael.Dutka@montgomerycountymd.gov)
To: County.Council@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov;
Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov;
Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov
Subject: Pass Thrive 2050
Date: Monday, October 10, 2022 8:11:07 PM

Dear Councilmembers,

Thrive 2050 sets the stage for future actions on land use reform in the county. We have a number of urgent problems in the county that need to be addressed via land use reform (climate change, ongoing neighborhood level segregation, transportation woes and economic development) and we're operating under a general plan that was passed in 1964. We need an update and we need to realize this is like step 0 for adopting more equitable zoning policy. More discussion and debate on Thrive will accomplish very little. We need to move on to implementation, which will also have ample opportunity for discussion and debate. There's no such thing as a perfect document, pass Thrive and start moving the county forward!

-Mike Dutka

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152824

PD

From: [Madeline Amalphy](#)
To: County.Council@montgomerycountymd.gov
Subject: Pass Thrive 2050 Now!
Date: Monday, October 10, 2022 10:52:47 PM

Montgomery County Council,

As a Gaithersburg resident who is extremely concerned about the climate crisis, I strongly urge the Montgomery County Council to pass Thrive 2050 now!

Madeline Amalphy
radchic05@gmail.com
651 Saybrooke Oaks Boulevard
Gaithersburg, Maryland 20877

From: [Elaine Roecklein](#)
To: Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; [Council President](#)
Subject: Planning Board scandals/ County Council Integrity at risk/ THRIVE 2050 Sham process
Date: Tuesday, October 11, 2022 7:26:46 AM

I am writing to you urgently as a Montgomery County resident of 22 years. I am concerned about the County Council vote on THRIVE 2050 given the recent scandals at Parks & Planning.

It appears as if the Council had the opportunity to do "the right thing" and table the current THRIVE document until an overhaul of the Planning board is complete and start over with integrity and dignity.

Here are my sentiments exactly on recent events, the Council and THRIVE 2050:

Concerning Thrive from the Bethesda Magazine story: Quoting Albornoz: "This has been a process that's that has been underway for years and while we are deeply troubled and disappointed in what has transpired these last several weeks, it does not counter all of the hard work and the community engagement and the committee sessions and the public hearings that we have had over the years, deliberating and discussing this critically important And so I do not anticipate that the disruption in leadership in the short term will impact our ability to be able to move Thrive forward," he said.

Gabe Albornoz is a Montgomery County politician trying desperately to 'shift' spotlight back onto his and Council colleagues' goal of pushing through 'THRIVE 2050' Agenda despite 'implosion' of a Planning Board leadership in charge of its preparation and design of its improbable content. Albornoz discusses only Planning Director's firing - NOT Planning Board's scandals (Council hires and replaces the Commissioners). Albornoz assured public a Deputy Planning Director thrust into an acting role will stabilize the entire Planning Department with ease.

Bethesda Beat article (if accurate) reveals Albornoz' gambit is to 'GASLIGHT' our public gaze away from Planning Board's collapse by 'puzzling over' Planning Board vote to fire their Planning Director - supposed to retire by end of 2022. This means Albornoz wants to refocus on Council's most urgent concern: their priority to quickly vote and pass 'THRIVE' document he claims was thoroughly vetted by Council over 2 years(?) and 'ready' for final approval. Council members are worried that time soon runs out for Thrive draft and for a majority approval vote by current County Council.

As Albornoz seeks to divert News Media attention to the 'Firing'... What was 'Closed Council Personnel meeting' about today? No answer. His media statement comes across as "Too Clever by Half". The 'Veil' has already been lifted revealing a dysfunctional Planning Board and a rogue Planning Board Chair, Casey Anderson- literally caught in the act! With masks ripped off, they emerge as 'Zombie' Commissioners! Hard to imagine County Council performing a thorough review of 'Thrive2050' without Planning Board Chair's participation and/or just-fired Planning Director's presence to explain Thrive to them.

Elaine Roecklein
9466 Georgia Avenue #60
Silver Spring, MD 20910
202-531-6486

Do the right thing and please hit the "pause" button. Thrive will have no dignity in it's current form under this current veil of scandal and suspicion.

From: [Roberta Faul-Zeitler](mailto:Roberta.Faul-Zeitler@montgomerycountymd.gov)
To: county.council@montgomerycountymd.gov; council.president@montgomerycountymd.gov;
councilmember.albornoz@mccouncilmd.lmhostediq.com; councilmember.riemer@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov;
councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov;
councilmember.katz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov;
councilmember.glass@montgomerycountymd.gov
Cc: joy.nurmi@montgomerycountymd.gov; marlene.michaelson@montgomerycountymd.gov
Subject: Letter on Thrive October 11 2022
Date: Tuesday, October 11, 2022 9:54:28 AM

October 11, 2022

TO: Council President Gabe Albornoz and Members of the County Council

I have attempted for over two years to follow the flawed path of the Thrive 2050 countywide general plan and cannot support your effort to wrap this up and put a bow on it before the November election. I urge each of you to agree to disapprove the plan **now** and resume work on it in 2023 -- with a new Planning Board Chair, a new Planning Director and revitalized Planning Department staff.

Let's consider why the Planning Board Chair took the draft Thrive Plan home over a weekend and complete rewrote it, removing key chapters -- after there had been a public hearing and testimony on the version presented to the Board by the planning staff.

Why were the economic development and environmental chapters willfully removed from the plan and only recently a so-called new version of those chapters -- written by Council staff -- appears for your approval. Minus of course a public hearing and public participation.

Why did the Planning Department embark on -- and confuse the public with --multiple plans and initiatives at the same time: Thrive, the Downtown Silver Spring Plan and Attainable Housing Initiative, plus two ZTAs thrown in for study at a time when the entire county was locked down in Covid, with minimal public access to staff, truncated public testimony (2 minute testimony). and abbreviated public participation.

This is a backdoor approach to County planning that was crafted and influenced by a few people and lobbyists -- not an inclusive community approach and roadmap to success for the next 20-30 years.

Please consider it a success if you return Thrive to Montgomery Planning -- *and to the community* -- to make a Countywide general plan that works for all people !

Thank you for the opportunity to submit this letter.

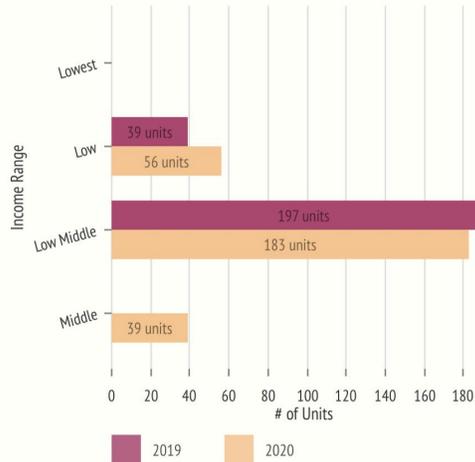
Roberta Faul-Zeitler
Woodside Park Resident (27 years)
Tel (301) 565-0965

Arlington County

Policy Status

- Housing Priority
- Inclusionary Housing
- Housing Trust Fund
- Property tax, Impact fee, Tax or Fee abatements or Exemptions
- Public Land

Housing Outcomes by units produced

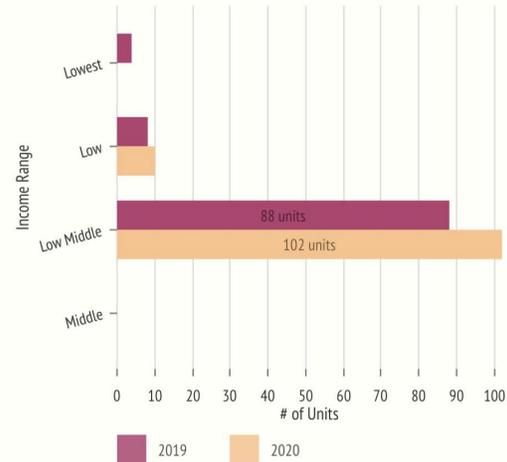


City of Alexandria

Policy Status

- Housing Priority
- Inclusionary Housing
- Housing Trust Fund
- Property tax, Impact fee, Tax or Fee abatements or Exemptions
- Public Land

Housing Outcomes by units produced



Other jurisdictions publish housing production by income range by area. It isn't clear how much affordable housing is being produced in higher income areas in MoCo.

DC analyzes and reports data on where affordable units are being added. As of January 2021, DC was halfway to meeting its target for production of affordable units by 2025. <https://dc.urbaninf.com/articles/blog/dc-is-nearly-halfway-to-meeting-mayors-housing-production-goals/1786/>

It would be helpful to have a dashboard like DC has that shows housing production and affordable units by different areas of the County.

Planning Area	Total Units Produced	Affordable Units Produced	% of Units Produced Affordable	Total Affordable Production Goal	Progress to Affordable Production Goal
Lower Anacostia Waterfront and Near SW	4,850	167	3.4%	850	19.6%
Mid-City	2,266	237	10.5%	1,010	23.5%
Upper Northeast	1,869	221	11.8%	1,350	16.4%
Central	1,607	60	3.7%	1,040	5.8%
Capitol Hill	1,184	125	10.6%	1,400	8.9%
Far Southeast and Southwest	828	665	80.3%	1,120	59.4%
Near Northwest	718	51	7.1%	1,250	4.1%
Rock Creek East	650	346	53.2%	1,500	23.1%
Rock Creek West	273	0	0.0%	1,990	0.0%
Far Northeast and Southeast	159	156	98.1%	490	31.8%

Image 2 of 2

CLOSE X

<https://open.dc.gov/26000by2024/>

In addition, as you have incorporated by reference the Planning Department's report on Neighborhood change that concludes gentrification is not a big concern in MoCo, it would also be helpful to incorporate other work they and consultants have done on affordable housing such as the HR&A report on preservation of affordable housing presented to the PHED committee in November 2000. HR&A mentioned they have models that can show how much increasing supply impacts downward price pressure in MoCo. This type of analysis can help Moco identify and develop targeted policies to promote affordable housing, attainable housing and socio-economic integration.

If MoCo is truly committed to equity and integration, these are key metrics to monitor our progress toward achieving these goals and should be included in Thrive.

Respectfully,
Stacy R. Kabrick
Bethesda MD

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152869

From: [Elaine Roecklein](mailto:Elaine.Roecklein@montgomerycountymd.gov)
To: Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; [Council President](#)
Subject: Re: Planning Board scandals/ County Council Integrity at risk/ THRIVE 2050 Sham process/Tainted process/ Flawed leadership
Date: Tuesday, October 11, 2022 4:39:32 PM

It's not too late for the County Council to hit the PAUSE button and take a breather. If you pass THRIVE under the cloud of suspicion that is already in place in our County you will be doing a great disservice to our Citizens. THIS DOCUMENT IS TAINTED WITH SCANDAL.

The Montgomery County Council will move ahead with a **controversial** long-term growth plan as the county's planning agency faces turmoil at the top, the council's president said Tuesday.

"It is our intent to continue to go forward," council President Gabe Albornoz (D-At Large) said at the council's final work session on the plan, known as Thrive 2050.

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The council is expected to approve the plan Oct. 25.

Some opponents have said on social media that Thrive 2050, which will guide growth in the county for the next 30 years, should be put on hold amid upheaval in the Montgomery planning department's leadership.

[Montgomery planning board fires planning agency chief](#)

On Friday, the county's planning board **fired director Gwen Wright** without citing a reason, three months before she was set to retire. Wright, who had led the agency since mid-2013, said in an interview that she was fired for publicly defending the board's chair, Casey Anderson.

Anderson was recently [docked](#) a month's pay after an [investigation found](#) that he had kept and served alcohol in his agency office. Anderson, who had apologized for the alcohol, recused himself from the vote about Wright's termination.

[*Montgomery official apologizes for keeping alcohol in his government office*](#)

The council, which appoints the planning board, held a closed-door meeting about Wright's firing Monday afternoon.

At its Tuesday morning work session, Albornoz began the discussion by saying, "I'm just going to address the elephant in the room."

Wright, who had been listed on the agenda as an "expected attendee," was not there. In her place was acting planning director Tanya Stern, along with Anderson.

"The council has been asked whether we should continue moving forward with Thrive 2050 in light of what has transpired over the last few weeks" at the planning department, Albornoz said.

The plan, which has been in the works since mid-2019, had involved a "record" amount of public communication, Albornoz said, referring to multiple council meetings and a consultant being hired to increase outreach to lower-income residents and communities of color.

"This document is long overdue, and it will never be perfect in the eyes of everyone in the public," Albornoz said. "We have done our best to strike a responsible balance based on the feedback and input we have heard. What has occurred within the planning department, in our opinion at this time, does not impact our ability to wrap up this important document."

[*Single-family zoning preserves century-old segregation, planners say*](#)

County planners and supporters say the plan will increase the amount of housing for residents at all income levels. They say it also will help the county grow and attract economic development in an environmentally sustainable way by focusing growth in “activity centers” and along transit lines.

Opponents say some of the policies in the plan would undermine the quality of life in their suburban neighborhoods by encouraging too much dense development, which would add to traffic congestion, school crowding and flooding from storm water runoff.

From: Elaine Roecklein

Sent: Tuesday, October 11, 2022 7:26 AM

To: Councilmember.Albornoz@montgomerycountymd.gov

<Councilmember.Albornoz@montgomerycountymd.gov>;

Councilmember.Friedson@montgomerycountymd.gov

<Councilmember.Friedson@montgomerycountymd.gov>;

Councilmember.Glass@montgomerycountymd.gov

<Councilmember.Glass@montgomerycountymd.gov>;

Councilmember.Hucker@montgomerycountymd.gov

<Councilmember.Hucker@montgomerycountymd.gov>;

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<Councilmember.Navarro@montgomerycountymd.gov>;

Councilmember.Rice@montgomerycountymd.gov

<Councilmember.Rice@montgomerycountymd.gov>;

Councilmember.Riemer@montgomerycountymd.gov

<Councilmember.Riemer@montgomerycountymd.gov>; Council President

<county.council@montgomerycountymd.gov>

Subject: Planning Board scandals/ County Council Integrity at risk/ THRIVE 2050 Sham process

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already been lifted revealing a dysfunctional Planning Board and a rogue Planning Board Chair, Casey Anderson- literally caught in the act! With masks ripped off, they emerge as 'Zombie' Commissioners! Hard to imagine County Council performing a thorough review of 'Thrive2050' without Planning Board Chair's participation and/or just-fired Planning Director's presence to explain Thrive to them.

Elaine Roecklein
9466 Georgia Avenue #60
Silver Spring, MD 20910
202-531-6486

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From: [Guthrie, Lynn](#)
To: [County Council](#)
Subject: FW: Letter on Thrive October 11 2022
Date: Wednesday, October 12, 2022 7:37:36 AM

From: Roberta Faul-Zeitler <faulzeitler@verizon.net>
Sent: Tuesday, October 11, 2022 9:54 AM
To: County Council <County.Council@montgomerycountymd.gov>; Council President <Council.President@montgomerycountymd.gov>; councilmember.albornoz@mccouncilmd.lmhostediq.com; Riemer's Office, Councilmember <Councilmember.Riemer@montgomerycountymd.gov>; Hucker's Office, Councilmember <Councilmember.Hucker@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>; Navarro's Office, Councilmember <Councilmember.Navarro@montgomerycountymd.gov>; Rice's Office, Councilmember <Councilmember.Rice@montgomerycountymd.gov>; Katz's Office, Councilmember <Councilmember.Katz@montgomerycountymd.gov>; Friedson's Office, Councilmember <Councilmember.Friedson@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>
Cc: Nurmi, Joy <Joy.Nurmi@montgomerycountymd.gov>; Michaelson, Marlene <Marlene.Michaelson@montgomerycountymd.gov>
Subject: Letter on Thrive October 11 2022

[EXTERNAL EMAIL]

October 11, 2022

TO: Council President Gabe Albornoz and Members of the County Council

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Please consider it a success if you return Thrive to Montgomery Planning -- *and to the community* -- to make a Countywide general plan that works for all people !

Thank you for the opportunity to submit this letter.

Roberta Faul-Zeitler
Woodside Park Resident (27 years)
Tel (301) 565-0965



For more helpful Cybersecurity Resources, visit:
<https://www.montgomerycountymd.gov/cybersecurity>

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152896

From: [Laura Hambleton](mailto:Laura.Hambleton@montgomerycountymd.gov)
To: County.Council@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
councilmember.friedson@montgomerycountymd.gov; councilmember.glass@montgomerycountymd.gov;
councilmember.hucker@montgomerycountymd.gov; councilmember.jawando@montgomerycountymd.gov; [Katz, Steven](mailto:Katz.Steven@montgomerycountymd.gov); [Nancy Navarro](mailto:Nancy.Navarro@montgomerycountymd.gov); [Mary Rice](mailto:Mary.Rice@montgomerycountymd.gov); councilmember.reimer@montgomerycountymd.gov
Subject: Now Is Not the Time to Consider THRIVE
Date: Wednesday, October 12, 2022 10:08:21 AM

Council members,

Thank you for your service, and thank you for your work on a new THRIVE Montgomery 2050.

The county needs a sound vision to help residents and the government navigate challenging times, ensuring resilience and sustainability.

With the planning board in disarray, now is NOT the time to vote on such a monumental plan for the county. I am referring to the [Washington Post article](#) and other reporting. The chaos on the board is not new either. The lack of leadership and cronyism have been long-term problems.

Please delay your vote on THRIVE to regain the faith of county taxpayers and voters.

Thank you.

Laura Hambleton
4616 Hunt Ave
Chevy Chase

From: [Michael Salzberg](#)
To: [Gabe Albornoz](#); [Montgomery Council](#); [Councilmember Glass's Office](#); [Councilmember Friedson](#); councilmember.navarro@montgomerycountymd.gov; [Councilmember Jawando's Office](#); [Marc Elrich](#)
Subject: [The Washington Post] Montgomery growth plan to move forward amid planning agency turmoil
Date: Wednesday, October 12, 2022 10:23:33 AM

It is really mind boggeling this council has decided to move forward with this plan. First place it is racist your own consultants have said you haven't engaged African americas ,Latinx and other minting and disadvantaged groups who will be affected by your crazy idea of what they need. Members of the council who ran in this program lost their elections just a few months ago . The plans upsets 35 years of promises to county residents you haven't informed residents individually of the economic impact on their neighborhoods as you morally should and must do, your planning commission is in disarray and this has compromised the totality of their research,

This proposal should be voted down and taken up by the next council who might be more considerate of the views of the people The communities most impact

Like Rockville, Garrett park,Gaithersburg ,silver Spring ,Wheaton ,North Bethesda simply have not agreed with your thinking

But a year ago everyone was saying the council will ignore the people and ram through this plan no matter how bad it is and this now appears to have been true confirming all our fears of decent representative government in todays age

Montgomery growth plan to move forward amid planning agency turmoil

Montgomery County Council President Gabe Albornoz (D) says the Thrive 2050 plan will move ahead amid scrutiny of the county planning agency's leadership.

By Katherine Shaver

<https://www.washingtonpost.com/transportation/2022/10/11/montgomery-thrive-2050-council-vote/>

Download [The Washington Post app](#).

Sent from my iPhone

LAW OFFICES OF

KNOPF & BROWN

DAVID W. BROWN
SOLE PRACTITIONER
ADMITTED IN D.C. & MD

503 WOODLAND TERRACE
ALEXANDRIA, VIRGINIA 22302
(301) 335-5646

EMAIL: BROWN@KNOPF-BROWN.COM

October 11, 2022

Gabe Alborno, President,
Montgomery County Council
Council Office Building Sixth Floor
100 Maryland Avenue
Rockville, Maryland 20850

Re: Adoption of THRIVE Montgomery 2050

Dear President Alborno:

RECEIVED
2022 OCT 12 PM 10:27:49

This letter is a brief follow-up to my letter to you of October 3, 2022, on behalf of a number of Countywide citizen organizations who urged the District Council to pause the current timetable for adoption of THRIVE Montgomery 2050 (the "Plan"). A principal reason for that request is the prospect that future rezonings may be subject to court challenge on the grounds that the Plan does not meet State planning law requirements, as detailed in my prior letter. At your worksession on October 11, 2022, staff advised that the Maryland Planning Commission ("MPC") had favorably reviewed an earlier version of the Plan, as evidenced by an October 15, 2021 letter from MPC staff to County Executive Elrich. I write to explain why that letter provides no substantial basis for disregarding the concerns I previously raised. This explanation is made necessary due to the fact that when staff presented the State planning law compliance issue at the worksession today, none of the following limitations on the MPC staff letter were mentioned.

First, the MPC has no formal adjudicative role for determining compliance of the Plan with State law, including State planning law.

Second, in the letter, the MPC did not express any such compliance opinion in any event.

Third, the views expressed in the MPC staff letter were those of the staff, not the Commission itself.

Fourth, even MPC staff declined to offer any overarching legal opinion on compliance with State planning law for the draft of the Plan it reviewed, which was significantly different from the Plan draft that has been under review by the District Council in October 2022.

Fifth, the MPC staff letter and my prior letter are in basic agreement as to the legal criteria to be applied in determining whether the Plan meets State planning law requirements.

Sixth, the details of the MPC staff letter reveal that MPC staff observed deficiencies in the draft of the Plan MPC it did review.

Seventh, the MPC staff letter and my letter were in basic agreement on compliance with State planning law in many, but not all, respects. As to those matters where we differed, the MPC letter does not discuss the specific deficiencies I noted.

Eighth, if the Plan is adopted as anticipated on October 25, 2022, without addressing the deficiencies identified, and the incompleteness of the Plan is later raised in the context of a court challenge to a rezoning, it will be the court's appraisal of the issue, not the MPC staff letter, that will control. Indeed, in any such court adjudication, the MPC staff letter may be afforded no credence whatsoever.

My clients continue to urge the District Council to refrain from adopting the Plan until its areas of noncompliance with State planning law are addressed and resolved, to the satisfaction of your own legal staff.

Very truly yours,


David W. Brown

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152923

From: [Caren Madsen](#)
To: gabe.albornoz@montgomerycountymd.gov; evan.glass@montgomerycountymd.gov;
county.council@montgomerycountymd.gov
Subject: PAUSE Thrive 2050 -- to do otherwise would be irresponsible.
Date: Wednesday, October 12, 2022 2:47:16 PM

Dear Council Members:

Now, more than ever, there is sound reasoning for putting the brakes on Thrive 2050. In 1993, the County passed a General Master Plan that was an excellent plan. It should have been updated, rather than scrapped, at the will of former Planning Board Chair Casey Anderson.

There should be no Council vote on Thrive 2050 on October 25th given the scandal and upheaval at the Planning Department. Are county residents supposed to have faith in a new master plan conceived by a Planning Board Chair who has shown extremely poor judgement, hostility toward employees, and a dismissive attitude toward county residents who don't agree with his actions?

Not since [Ruthan Aron](#) was on the Planning Board have we had such strange and unprofessional behavior on the part of the Chair and Planning Commissioners. And to rush to put a new Chair and group of Commissioners in place would also be a mistake.

Please slow down and think long and hard before voting on Thrive 2050. Perhaps go back and look at the previous master plan and bring a plan with credibility up to date to serve the county as it is today.

Thank you for considering this request.

Sincerely,
Caren Madsen

Montgomery County Council will move swiftly to select new Planning Board

ROCKVILLE, Md., Oct. 12, 2022—The Montgomery County Council has accepted the resignations of Montgomery County Planning Board Chair Casey Anderson, Vice Chair Partap Verma and Commissioners Gerald Cichy, Tina Patterson and Carol Rubin. These resignations are effective immediately.

"The Montgomery County Council is united in taking the steps necessary to ensure that the Montgomery County Planning Board can serve its critical functions and oversee the Planning and Parks Departments' important work for our community," said Council President Gabe Albornoz. "The Council has lost confidence in the Montgomery County Planning Board and accepted these resignations to reset operations. We are acting with deliberate speed to appoint new commissioners to move Montgomery County forward. We thank the commissioners for their service to our County."

"The Council is confident that the Planning Department's newly appointed Acting Director Tanya Stern will provide steady leadership in the weeks ahead. The Council also appreciates and supports Park and Planning staff."

The Council is scheduled to select new temporary acting Planning Board commissioners on Oct. 25 and is immediately seeking individuals with expertise in land use, planning, economic

development, transportation, and environmental and park issues. Montgomery County residents who are interested in filling these temporary acting positions should apply to the Council by Oct. 18 at 5 p.m. More information about this process can be found on the Council's webpage [here](#). The Council will separately conduct a formal application process for individuals wishing to be appointed to serve out the terms of the officially vacant seats.

Montgomery County Planning Board commissioners are Council appointments and generally serve four-year terms. The Planning Board serves as the Council's principal adviser on land use planning and community planning. Additionally, Planning Board members serve as commissioners of the Maryland-National Capital Park and Planning Commission.

###

Caren Madsen
Conservation Montgomery Board Chair
ConservationMontgomery.org



5152940

From: [Laura Hambleton](mailto:Laura.Hambleton@montgomerycountymd.gov)
To: County.Council@montgomerycountymd.gov; [Katz, Steven](mailto:Katz.Steven@montgomerycountymd.gov); [Mary Rice](mailto:Mary.Rice@montgomerycountymd.gov); [Nancy Navarro](mailto:Nancy.Navarro@montgomerycountymd.gov);
councilmember.albornoz@montgomerycountymd.gov; councilmember.friedson@montgomerycountymd.gov;
councilmember.glass@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov;
councilmember.jawando@montgomerycountymd.gov; councilmember.reimer@montgomerycountymd.gov
Subject: Re: Now Is Not the Time to Consider THRIVE
Date: Wednesday, October 12, 2022 5:13:45 PM

Even more important now to hold on THRIVE with the resignation of the planning board. Voters have no confidence in the process to arrive at THRIVE nor what's in it.

On Wed, Oct 12, 2022 at 10:07 AM Laura Hambleton <hambleton.laura@gmail.com> wrote:

Council members,

Thank you for your service, and thank you for your work on a new THRIVE Montgomery 2050.

The county needs a sound vision to help residents and the government navigate challenging times, ensuring resilience and sustainability.

With the planning board in disarray, now is NOT the time to vote on such a monumental plan for the county. I am referring to the [Washington Post article](#) and other reporting. The chaos on the board is not new either. The lack of leadership and cronyism have been long-term problems.

Please delay your vote on THRIVE to regain the faith of county taxpayers and voters.

Thank you.

Laura Hambleton
4616 Hunt Ave
Chevy Chase

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152950

PD

From: [Ruth Albert <Ruthwdc@msn.com>](mailto:Ruthwdc@msn.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050 Vote
Date: Wednesday, October 12, 2022 7:42:21 PM

Thank you Councilmembers for cleansing the County of its Planning board members today.

I understand that you will be voting on Thrive 2050 on Oct. 25—based on Planning board recommendations.

Please Do NOT vote to pass plans for Thrive 2050 without significant further study and consideration from a valid permanent planning board.

Thank you for your consideration,

Ruth Albert
Chevy Chase

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152968

PD

From: [DennisR <dennisr99r@gmail.com>](mailto:DennisR@dennisr99r@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, October 13, 2022 9:25:34 AM

Given the deep and flawed status of the planning board. The current Thrive plan should be scrapped. Let's start over next year with a non-corrupt planning board.

--

Dennis Rodrigues
510 Jaystone Pl, Silver Spring, MD 20905

PH 6-17-21 THRIVE
MONTGOMERY 2050

5152992

PD

From: [Jake J](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, October 13, 2022 12:35:04 PM

Good afternoon Council President and Members of Council,

My name is Jake Jakubek and I live at 319 Grandin Ave in Rockville, MD. I am writing to express my support for Thrive 2050 to build more housing for our growing region. Between 2004 and 2011, the DC metro area gained 750,000 people. Being that the amount of housing built in that time did not come close to providing adequate supply for such numbers has resulted in skyrocketing housing prices. This leaves many people unable to afford to live in the county.

Please vote for Thrive 2050 and build more housing. Thank you.

Jake Jakubek

From: [Peggy Alpert - Yahoo](mailto:Peggy.Alpert@yahoo.com)
To: County.Council@MontgomeryCountyMD.gov; councilmember.hucker@montgomerycountymd.gov; Hans.Riemer@public.govdelivery.com; councilmember.rice@montgomerycountymd.gov; Councilmember.Jawando@ontgomerycountymd.gov; Councilmember.Friedson@public.govdelivery.com; councilmember.glass@montgomerycountymd.gov
Subject: Statement from County Executive Marc Elrich on the Planning Board and Thrive2950
Date: Thursday, October 13, 2022 5:05:17 PM

I agree with County Executive Elrich's statement regarding Thrive 2050. We need new voices on the Council to re-evaluate this 30 year development guide. Too many constituents are challenging it's contents

On 10/12/2022 5:19 PM, Speeches - Montgomery County, MD wrote:



For Immediate Release: Wednesday, October 12, 2022

Statement from County Executive Marc Elrich on the Resignation of the Montgomery County Planning Board

Like many in the County, I have followed with growing concern the unfolding events at the Park and Planning Commission. As County Executive, I have not been a participant in the conversations about the details. I think where people are implicated, a resignation is appropriate. This cannot be the end of the conversation on the dysfunction and structural issues at Planning. The Planning Board faces a deficit of trust, and continued questions about management, transparency and process must be addressed. I stand ready to work with the Council to ensure transparency in choosing the interim members of the board and ensure that the investigations continue.

Beyond the recent reports regarding infighting and questionable behavior and decisions, the Planning Board has also been cited with multiple violations of the Open Meetings Act. **Furthermore, the problems with Thrive 2050 and equity and community input should have been recognized and dealt with instead of a push for quick adoption of this significant guide for the next 30 years of development. As noted by one racial equity consultant hired by the Council, "compressed timeframes are the enemy of equity."**

It is clear that new people and new voices are needed on the Planning Board. Park and Planning has been run by a group of insiders for far too long. There needs to be a respectful balance of the views of developers and those of the community. I hope that the new Planning Board appointees reflect the demographics of this community and are committed to our residents, community input, and an efficient and transparent process.

###



News

This email was sent to you using GovDelivery, on behalf of [Montgomery County, Maryland Government, Public Information Office](#). The media office can be reached at 240-777-6507 (voice), 240-777-6539 (fax), 240-777-6505 (TTY). The number for MC311 is 311 when calling from within the County or 240-777-0311 when calling from outside the County. If you like to unsubscribe some email newsletters from Montgomery County, click [Manage Preference](#) and make updates. If you would like to unsubscribe all email newsletters and remove your account information, click [Unsubscribe](#). Click [Help](#) for any further information.

This email was sent to mtngrma2004@yahoo.com using GovDelivery Communications Cloud on behalf of: Montgomery County Maryland · Monroe Street · 13th Floor Rockville · Rockville, MD 20850



5153027

From: [susan or max](#)
To: [County Council](#)
Cc: [Marc Elrich](#); [Dale Tibbitts](#)
Subject: Decision on Thrive & People's Counsel
Date: Thursday, October 13, 2022 7:01:28 PM

Dear County Council & County Leaders,

In light of the total loss of faith in the Planning Board & the complete besmirching of its reputation in the opinion of the Council & the people of the county, we strongly urge the Council to pass on to the next Council the task of amending, polishing & completing Thrive so that is a document reflecting the will of the great majority of the general public & not that of special interests.

The Council has established a goal of approving Thrive on October 25th, no matter what, & has held multiple Thrive sessions, some daily, in a rush to show it is a great plan, whether it is or not. Haste makes waste.

The new Council adds 6 members, a majority as to its comparison with the remaining Council members. This arithmetic is a further reason for deferring to the next Council to finalize Thrive.

Furthermore, this Council or the next should return the funding to the budget so that the People's Counsel can be reactivated. The important word is "People's". The office assists communities to understand land use laws when they participate in a development application review. The only opposition to the office comes from developers, the land use bar, & those who don't understand its role.

Thank you.

Sincerely,
Max Bronstein

5153044

From: [Elaine Roecklein](#)
To: [Council President](#)
Cc: [Councilmember.Albornoz@montgomerycountymd.gov](#); [Councilmember.Friedson@montgomerycountymd.gov](#);
[Councilmember.Glass@montgomerycountymd.gov](#); [Councilmember.Hucker@montgomerycountymd.gov](#);
[Councilmember.Jawando@montgomerycountymd.gov](#); [Councilmember.Katz@montgomerycountymd.gov](#);
[Councilmember.Navarro@montgomerycountymd.gov](#); [Councilmember.Rice@montgomerycountymd.gov](#);
[Councilmember.Riemer@montgomerycountymd.gov](#)
Subject: The Planning Board is tainted with Scandal and so is THRIVE 2050
Date: Friday, October 14, 2022 8:45:29 AM

Given the extraordinary scandals at the Planning Board and the subsequent "retiring" of all Planning board members who worked on THRIVE 2050, I am formally requesting the sitting County Council members hit the PAUSE button and **not** vote on THRIVE as scheduled.

This document is as tainted and invalid as the entire Planning board. You finally have County residents' attention and everybody is watching this debacle. How can you in all good conscience move forward on this?

PLEASE DO NOT VOTE TO PUSH FORWARD THRIVE.

Elaine Roecklein
9466 Georgia Avenue #60
Silver Spring, MD 20910
202-531-6486

<https://wjla.com/news/local/montgomery-county-council-planning-board-chair-casey-anderson-resignation-fired-terminated-partap-verma-scandal-confidential-documents-leaks-confidential-email#>



Montgomery Council accepts resignations of entire Planning Board, including Casey Anderson | WJLA

The Montgomery County Council has accepted the immediate resignations of the five-member Montgomery Planning Board, the council confirmed in a press release.

wjla.com

From: [Elaine Roecklein <elaineroecklein@hotmail.com>](mailto:ElaineRoecklein@hotmail.com)
To: [Council President](#)
Cc: Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Glass@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov
Subject: Re: The Planning Board is tainted with Scandal and so is THRIVE 2050
Date: Friday, October 14, 2022 11:23:41 AM

<https://bethesdamagazine.com/2022/10/13/elrich-speaks-against-thrive-2050-jawando-encourages-creative-thinking-about-affordable-housing/>

	<h3>Elrich speaks against Thrive 2050, Jawando encourages creative thinking about affordable housing</h3>
<p>The night before the Montgomery County Council accepted resignations from the five members of the county Planning Board, County Executive Marc Elrich reiterated his opposition to Thrive Montgomery ...</p>	
<p>bethesdamagazine.com</p>	

From: Elaine Roecklein
Sent: Friday, October 14, 2022 8:45 AM
To: Council President <county.council@montgomerycountymd.gov>
Cc: Councilmember.Albornoz@montgomerycountymd.gov <Councilmember.Albornoz@montgomerycountymd.gov>; Councilmember.Friedson@montgomerycountymd.gov <Councilmember.Friedson@montgomerycountymd.gov>; Councilmember.Glass@montgomerycountymd.gov <Councilmember.Glass@montgomerycountymd.gov>; Councilmember.Hucker@montgomerycountymd.gov <Councilmember.Hucker@montgomerycountymd.gov>; Councilmember.Jawando@montgomerycountymd.gov <Councilmember.Jawando@montgomerycountymd.gov>; Councilmember.Katz@montgomerycountymd.gov <Councilmember.Katz@montgomerycountymd.gov>; Councilmember.Navarro@montgomerycountymd.gov <Councilmember.Navarro@montgomerycountymd.gov>; Councilmember.Rice@montgomerycountymd.gov <Councilmember.Rice@montgomerycountymd.gov>;

Councilmember.Riemer@montgomerycountymd.gov
<Councilmember.Riemer@montgomerycountymd.gov>

Subject: The Planning Board is tainted with Scandal and so is THRIVE 2050

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Elaine Roecklein
9466 Georgia Avenue #60
Silver Spring, MD 20910
202-531-6486

<https://wjla.com/news/local/montgomery-county-council-planning-board-chair-casey-anderson-resignation-fired-terminated-partap-verma-scandal-confidential-documents-leaks-confidential-email#>



Montgomery Council accepts resignations of entire Planning Board, including Casey Anderson | WJLA

The Montgomery County Council has accepted the immediate resignations of the five-member Montgomery Planning Board, the council confirmed in a press release.

wjla.com

From: [Elaine Roecklein](#)
To: [Council President](#)
Cc: [Councilmember.Albornoz@montgomerycountymd.gov](#); [Councilmember.Friedson@montgomerycountymd.gov](#);
[Councilmember.Glass@montgomerycountymd.gov](#); [Councilmember.Hucker@montgomerycountymd.gov](#);
[Councilmember.Jawando@montgomerycountymd.gov](#); [Councilmember.Katz@montgomerycountymd.gov](#);
[Councilmember.Navarro@montgomerycountymd.gov](#); [Councilmember.Rice@montgomerycountymd.gov](#);
[Councilmember.Riemer@montgomerycountymd.gov](#)
Subject: Re: The Planning Board is tainted with Scandal and so is THRIVE 2050
Date: Friday, October 14, 2022 2:56:05 PM

<https://parentscoalitionmc.blogspot.com/2022/10/urgent-legality-of-montgomery-county.html>

Urgent: Legality of Montgomery County Council's "temporary acting" commissioner appointments [Email sent to MNCPPC from Parents' Coalition] - parentscoalitionmc.blogspot.com

On Wednesday, October 12, 2022, the Montgomery County Council issued a press release announcing the resignation of the Montgomery County Planning Board Commissioners and a press release that described a process for appointing "temporary acting" Montgomery County Planning Board Commissioners.

parentscoalitionmc.blogspot.com

From: Elaine Roecklein <elaineroecklein@hotmail.com>
Sent: Friday, October 14, 2022 11:23 AM
To: Council President <county.council@montgomerycountymd.gov>
Cc: Councilmember.Albornoz@montgomerycountymd.gov
<Councilmember.Albornoz@montgomerycountymd.gov>;
Councilmember.Friedson@montgomerycountymd.gov
<Councilmember.Friedson@montgomerycountymd.gov>;
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Councilmember.Riemer@montgomerycountymd.gov
<Councilmember.Riemer@montgomerycountymd.gov>

Subject: Re: The Planning Board is tainted with Scandal and so is THRIVE 2050

<https://bethesdamagazine.com/2022/10/13/elrich-speaks-against-thrive-2050-jawando-encourages-creative-thinking-about-affordable-housing/>



Elrich speaks against Thrive 2050, Jawando encourages creative thinking about affordable housing

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bethesdamagazine.com

From: Elaine Roecklein

Sent: Friday, October 14, 2022 8:45 AM

To: Council President <county.council@montgomerycountymd.gov>

Cc: Councilmember.Albornoz@montgomerycountymd.gov

<Councilmember.Albornoz@montgomerycountymd.gov>;

Councilmember.Friedson@montgomerycountymd.gov

<Councilmember.Friedson@montgomerycountymd.gov>;

Councilmember.Glass@montgomerycountymd.gov

<Councilmember.Glass@montgomerycountymd.gov>;

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Councilmember.Jawando@montgomerycountymd.gov

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Councilmember.Rice@montgomerycountymd.gov

<Councilmember.Rice@montgomerycountymd.gov>;

Councilmember.Riemer@montgomerycountymd.gov

<Councilmember.Riemer@montgomerycountymd.gov>

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Elaine Roecklein
9466 Georgia Avenue #60
Silver Spring, MD 20910
202-531-6486

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<p>The Montgomery County Council has accepted the immediate resignations of the five-member Montgomery Planning Board, the council confirmed in a press release.</p>	
<p>wjla.com</p>	

From: jamesemich@aol.com
To: county.council@montgomerycountymd.gov
Subject: Comments on upcoming THRIVE vote
Date: Saturday, October 15, 2022 9:35:21 AM

Hello - I am encouraging all the council members to vote against the THRIVE document.

I have previously submitted comments regarding the troubling lack of discussion of the aging and elderly in the county. I've seen no revisions to THRIVE that address the elderly, other than to bemoan about them being a drag on the tax revenues. The council frequently talks about diversity and inclusion - but this apparently doesn't include the aging population. You need to start thinking seriously about plan that doesn't drive long term residents away. But then again - seniors are always lower in priority than younger more vocal residents. You and the Planning Dept have done a very poor job at truly reaching out to the aging. Just because we bought a house here 30 years ago - doesn't mean we're rich and evil.

Please put together a plan that seriously addresses the aging residents. THRIVE, by total omission, throws us under the bus, or puts us on the moving van to North Carolina. The terms "Inclusion" and "Diversity" should include citizens of all ages. THRIVE is neither inclusive or diverse.

James Mich
4400 Walsh St
Chevy Chase 20815
jamesemich@aol.com

301-922-3642

From: [William Levitan <blevitan15@gmail.com>](mailto:blevitan15@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Delay Thrive 2050
Date: Saturday, October 15, 2022 2:01:22 PM

Dear Montgomery County Council members:

I urge you to delay approval of the Thrive 2050 plan. There is no doubt the goals are admirable but the process has been flawed and the roadmap is unclear as to how it will meet the goals.

With the lack of trust that exists surrounding the plan by many county residents including myself, exacerbated by the chaos with the Planning Board, it is appropriate to delay a vote to allow more opportunity for citizens to further evaluate options. Since the plan looks forward 27 years, there is certain no need to approve it this month.

Thanks for your consideration.

William Levitan
4420 Puller Drive
Kensington, MD. 20895

Sent from my iPhone

From: [Robert Oshel <robert.oshel@gmail.com>](mailto:robert.oshel@gmail.com)
To: [Council President](#)
Subject: Don't Adopt Thrive as Written -- Send It Back and Get It Right
Date: Sunday, October 16, 2022 5:25:38 PM

Please share this with all Council Members

Given that the Council lost faith in the Planning Board and fired all its members, it seems inconceivable that the Council would adopt the Planning Board's Thrive Plan as it is currently written. The facts that the Planning Board repeatedly violated the Open Meetings Act, that the Chair had alcohol-fueled *ex parte* communications, that even a Council member has said that a paid lobbyist group largely representing developers led the conversation on Thrive, that the Planning Board simply ignored public input it didn't like, that legally-required sections are omitted, that relevant County agencies have said Thrive as written will harm public safety and the environment, and that it is clear based on the consultant's report that there are continuing equity problems in Thrive, there is no way that the Council can in good conscience adopt Thrive as it is currently written.

The Council should send Thrive back to a reconstituted Planning Board for revisions. We need to get Thrive right, not fast. Adopting a flawed plan designed to be applicable for almost 30 years just to meet a totally artificial deadline before the new Council takes office would be the height of irresponsibility.

Robert E. Oshel
9114 Crosby Road
Silver Spring, MD 20910
301-523-0307

From: [Steve Warner](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive
Date: Monday, October 17, 2022 9:29:28 AM

I write as a taxpayer agree with Mr Elrich in his call to postpone Thrive scheduled next week as the vote needs postponement as his point in previous surges in that led to everyone getting out of the way of developers which seems contrived and ulterior if left unchallenged as also as a homeowner myself I hope the state will better regulate those letters offering to buy houses in the mail.

Steve Warner
Silver Spring

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153234

PD

From: [MICHAEL SALZBERG](#)
To: [Gabe Albornoz](#)
Cc: [Montgomery Council](#)
Subject: Former Montgomery County planning officials urge county to move quickly to fill Planning Board vacancies | Bethesda Magazine & Bethesda Beat
Date: Monday, October 17, 2022 11:55:03 AM

Are you actually going to select in a hurried and rushed manner new planning board people on the same day you will vote for the old thrive 2050 plans. This is simply a continuation of the disfunction of the old planning counsel , lack of careful consideration of citizens input resulting in a plan developed in secrecy without input from citizens that is currently called thrive 2050. This is not the open, carefully considered government promised for Montgomery county but one of self dealing hidden from the eyes of citizens.

Cancel your vote. Reconsider the whole plan. There is absolutely no rational reason to rush this enormously important plan through.
<https://bethesdamagazine.com/2022/10/14/former-montgomery-county-planning-officials-urge-county-to-move-quickly-to-fill-planning-board-vacancies/>

Sent from my iPad

From: [Douglas B. Farquhar <DFarquhar@hpm.com>](mailto:DFarquhar@hpm.com)
To: county.council@montgomerycountymd.gov; Marc.Elrch@public.govdelivery.com
Cc: [Daryl Thorne](mailto:Daryl.Thorne); [Basile P. Whitaker \(whitakerb@QualityBiological.com\)](mailto:Basile.P.Whitaker@QualityBiological.com); [Christine Hill Wilson \(chillwilson@verizon.net\)](mailto:Christine.Hill.Wilson@verizon.net)
Subject: Vote on Thrive 2050
Date: Monday, October 17, 2022 4:50:15 PM
Attachments: [Thrive_2050_delay_request.doc](#)

Attached is a letter from the Sandy Spring Civic Association requesting that the County Council postpone a vote on the Thrive 2050 plan, which is on the Council agenda for October 25, 2022.

Thanks,

Doug Farquhar,
Correspondence Secretary
Sandy Spring Civic Association

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Sandy Spring Civic Association

www.sandyspringcivic.com

*Meeting the second Monday of each month, 6:30pm at the Ross Boddy Community Center
located on Brooke Road in Sandy Spring, Maryland*

October 17, 2022

By email

Members of the Montgomery County Council
County Executive Marc Elrich

Re: Postponement of County Council Vote on Thrive 2050 Plan

On behalf of the Sandy Spring Civic Association, the oldest racially integrated Civic Association in Montgomery County, we write to strongly encourage the Council to postpone a vote on the proposed Thrive 2050 plan currently scheduled for October 25, 2022, in consideration of recent disclosures about serious dysfunction at the Montgomery County Planning Division and Planning Board. The County Council has clearly lost confidence in the Planning Board, and although there have been investigations into violations of open meeting laws and County regulations on consumption of alcohol in county offices committed by Casey Anderson, Planning Board Chair, and two other Planning Board Commissioners, the sanctions have been insufficient. The Council should have insisted on Casey Anderson's resignation long ago. Given the poor decision-making exhibited by the Planning Board Chair and the questionable handling of the situation by the County Council, the SSCA has serious concerns about the planning process.

The Sandy Spring and Ashton areas have been subjected to three major zoning recommendations by the Planning Board that have impacted the rural character of our community despite widespread community opposition: the Thomas Village townhouses, the Ashton Market development, and the Ashton Village Sector Plan. The heights and densities of these recent constructions were challenged by the community, but the community's objections were ignored by the Planning Board, under Anderson's leadership, and by the County Council. We understand that it may be difficult to undo the damage that has been done to our community through these decisions. It would be far worse if this grievous deliberate overdevelopment in rural areas is expanded to the entire County based on reports from a Planning Board that was not listening to County residents, and voters.

The County Council should postpone its vote on the Thrive 2050 Plan until a newly appointed Planning Board has been seated, the midterm elections have been concluded, and new County Council members and the County Executive are installed. The long-term, post COVID-19 implications of Thrive 2050 for County development, housing, and quality of life are too important to permit it to be approved based on a seriously flawed planning process and limited community input.

In closing, the SSCA is supportive of the actions recently asking for the resignation of the Planning Board commissioners; however, in order to ensure confidence and trust in this important body of government, we also strongly recommend the postponement of the October 25, Thrive 2050 vote to restore some semblance of a fair and open government oversight. This is far too important to rush considering the recent concerns of numerous allegations involving the Planning Board.

This letter is sent with the approval of the Executive Committee of the Sandy Spring Civic Association, consistent with a motion passed at our last membership meeting.

Sincerely,

A handwritten signature in blue ink that reads "Douglas B. Farquhar".

Douglas B. Farquhar,
Correspondence Secretary,
Sandy Spring Civic Association
(cell 202 263 9951, office 202 737 9624, email
dbf@hpm.com)

From: [Michele Frome](#)
To: county.council@montgomerycountymd.gov
Subject: Stop THRIVE 2050
Date: Monday, October 17, 2022 8:34:18 PM

Dear County Council members,

Please do NOT vote on the proposed THRIVE 2050 plan without holding public hearings throughout the county first.

Thank you,
Michele Frome
15100 Interlachen Dr. #824
Silver Spring, MD 20906
301-257-7814

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153310

From: [Suzy J](#)
To: county.council@montgomerycountymd.gov
Subject: STOP THRIVE NOW
Date: Tuesday, October 18, 2022 4:37:37 AM

I'am a longtime resident of DTSS. Myself and many, many neighbors are very concerned with the re-zoning plan. We are NOT in agreement with THRIVE!!

Suzette Jun
Suzettejun@gmail.com

From: [Elaine Roecklein](#)
To: [Council President](#)
Cc: Councilmember.Glass@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov; Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov; Councilmember.Rice@montgomerycountymd.gov; Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov; [Montgomery County Council](#)
Subject: THRIVE 2050 THE FIX IS IN
Date: Tuesday, October 18, 2022 7:21:28 AM

<http://www.theseventhstate.com/?p=15892>



Yet More Evidence of a Closed Process and that the Fix was In

David Lublin is Professor of Government in the School of Public Affairs at American University and the former Mayor of the Town of Chevy Chase. Opinions are those of the post author.

www.theseventhstate.com

From: [Suzanne Aro <lizanicharo@gmail.com>](mailto:lizanicharo@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Tuesday, October 18, 2022 8:35:11 AM

We are already dealing with a miniversion of your new proposed plan THRIVE 2050 in that every other house that sells in my neighborhood becomes a home for multiple families. We have front door, back door and basement occupants in multiple houses in my east county neighborhood with the associated 6+ cars for each house. Streets look like parking lots and are difficult to navigate, not to mention the increased traffic. This is different from the houses bought by multigenerational families where there are generally fewer cars. European cities can accommodate the density you are going for because they have the transportation infrastructure, but we do not. Please don't put the cart in front of the horse.

Sincerely,

Suzanne Lizanich-Aro

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153327

PD

From: luchchuk@aol.com
To: county.council@montgomerycountymd.gov
Subject: STOP THRIVE 2050
Date: Tuesday, October 18, 2022 9:16:30 AM

Hi I live on white drive in silver spring--there are 3 votes in my house. If this passes I will not vote for the country representative(s) that currently represent me. Its just that simple

Steven L

no duplexes, triplexes, and other large multifamily housing— on small lots in single family neighborhoods---I want none of that

From: [Matthew Guttentag](#)
To: county.council@montgomerycountymd.gov
Subject: Resident in support of Thrive (and more housing in general)
Date: Tuesday, October 18, 2022 10:20:38 AM

Dear Council Members,

I am a resident with a small child and a demanding job, so I don't have time to show up for hours-long sessions to give public comment. Please remember that there are lots of people like me who want to see more housing availability, more commercial options, and more infrastructure in general to support the growing demands on our county, but we don't have time to compete with the loud voices that constantly demand "no" to any changes. Mark me down in support of moving forward with Thrive and with other land use changes and infrastructure development.

Thank you,
Matt Guttentag
Silver Spring

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153352

PD

From: [FRANCINE JAMIN](#)
To: county.council@montgomerycountymd.gov
Subject: Please stop THRIVE
Date: Tuesday, October 18, 2022 11:03:45 AM

I urge you NOT to pass the THRIVE initiative. It is poorly conceived and is being rushed through without consideration of consequences.

Thank you.
Francine Jamin

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153378

PD

From: [Peter & Jackie Murray](#)
To: county.council@montgomerycountymd.gov
Subject: STOP Thrive 2050
Date: Tuesday, October 18, 2022 12:45:28 PM

I am writing as a Montgomery County resident to stop this plan. We need zoning for single family homes to remain intact, and we do NOT want major multi family units built in single family zoned neighborhoods. The traffic is already crazy even in our small neighborhoods! Furthermore, this should not be done behind closed doors. Please listen to your constituents who very much oppose this plan proposed by the Planning Board.

We already have major multi-family dwellings very close to our neighborhood and as they attract more people, the traffic has become exponentially dangerous on New Hampshire Avenue, Colesville Road and on Lockwood Avenue. It is absolutely insane around here during rush hour, and even outside of rush hour. Additionally, the Four Corners area of Colesville and University Blvd are already so incredibly congested with Beltway traffic, and with Blair High School traffic right there. It would be irresponsible of the council to make these matters worse. The people who drive through our neighborhoods already have no regard for us walking on the roads which have no sidewalks. People are already at a high risk of getting seriously injured, if not killed, due to the traffic already in our single family neighborhoods. If you aren't going to address these issues, then please do not go forward with this plan.

Sincerely,
Jacqueline Murray
914 Crest Park Drive
Silver Spring, MD 20903

From: [Nan M. Lewis <NLewis@beankinney.com>](mailto:NLewis@beankinney.com)
To: county.council@montgomerycountymd.gov
Subject: Please do not adopt THRIVE 2050
Date: Tuesday, October 18, 2022 2:48:06 PM

I am a resident of Wheaton, Maryland. THRIVE 2050 is not a plan that will solve anything! Allowing developers (yeah, whose pockets were the Planning Board into?) to build multi-family residences on parcels currently zoned as single family is outrageous. Not only does the original homeowner lose out, but increased taxation and predatory purchasing practices, but more importantly our infrastructure cannot support that kind of density.

Build and zone out in the under densified areas of the County (not the Agricultural portion), where there are plenty of good schools and plenty of land. Make more “major transit routes” as the Metro and County bus and trains systems expand. Put more resources into the County bus system and create more routes.

STOP penalizing those of us who, years ago, bought our properties while the area was building up. It is not FAIR to anyone.

Nannette Lewis |
2400 Hermitage Ave.
Wheaton, MD 20902

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From: [MARION BOWMAN](#)
To: county.council@montgomerycountymd.gov
Subject: THRIVE 2050
Date: Tuesday, October 18, 2022 3:59:28 PM

Not a good idea. This plan, as I understand it, can really change residential areas which are places where people chose to live because of the way the area appeals to them. Not far from where I live a single family home was torn down and 4 huge edifices are there now. I don't know how many live in them but they pretty much destroy what was once a bucolic neighborhood.

M.E. Bowman
CAPT, USN (ret)
10314 Royal Rd.
Silver Spring, MD 20903

**“WHO CONTROLS THE PAST CONTROLS THE FUTURE: WHO
CONTROLS THE PRESENT CONTROLS THE PAST.”**

GEORGE ORWELL IN HIS MASTERPIECE, 1984.

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153468

PD

From: schaaff1@comcast.net
To: county.council@montgomerycountymd.gov
Subject: STOP THRIVE 2050
Date: Tuesday, October 18, 2022 6:41:15 PM

All, I completely disagree to the new zoning approach being proposed as part of this initiative. It will wreck our community. Allowing multifamily homes and apartments in single family home neighborhoods will create an eyesore and completely disrupt the quality of life. If you all think it's such a clever idea why not rent out all rooms in your house for six months and see how that works out for you. This needs more public hearings and housing needs to be restricted to areas by type of housing meaning single family in single family neighborhoods and duplexes in duplex neighborhoods etc. r/Kevin Schaaff

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153471

PD

From: [Susan Schader](#)
To: county.council@montgomerycountymd.gov
Subject: STOP THRIVE 2050
Date: Tuesday, October 18, 2022 7:30:32 PM

As a resident of Montgomery County, I am writing to express my opposition to the plan, THRIVE 2050, which will forever change our County for the worse.

Please STOP THRIVE 2050 NOW.

Susna Schader
9111 Saffron Lane
Silver Spring, MD 20901

From: [Nina Balter](#)
To: county.council@montgomerycountymd.gov
Subject: Stop Thrive 2050
Date: Tuesday, October 18, 2022 9:26:54 PM

Hello,

I am a long time resident of East Silver Spring, and very much opposed to this plan. I believe there are hundreds if not thousands of hardworking, tax paying residents opposed to this initiative, so I ask you to pay attention to those against this unpopular plan, which I believe would reduce the overall quality of life in many of our older neighborhoods, and probably still not provide housing affordable enough for those with most need. Speaking for myself and probably many others, if this plan comes to fruition I would definitely consider moving elsewhere. Thank you for your consideration.

Nina Balter

[Sent from Yahoo Mail on Android](#)

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153475

PD

From: [Megan Raymond](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Tuesday, October 18, 2022 11:40:17 PM

I am a Bethesda resident and the granddaughter of Caroline Freeland, who served on the planning board decades ago. I moved here after college and then again after law school in part due to the Capital Crescent Trail and green spaces, as well as the quiet neighborhoods. However, I am against Thrive 2050. I agree we need more affordable housing. Destroying single family neighborhoods and doing give aways to land owners, including developers, in the form of rezoning (whether called that or not) isn't the way to get there.

Megan F Raymond

Sent from my iPhone

From: [Carol Middlebrook](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Wednesday, October 19, 2022 7:57:41 AM

To All Members of the County Council:

I have resided in Montgomery County since 1981 and have appreciated the quality of life offered here. However, I am very concerned that Thrive 2050 will threaten the quality of life in neighborhoods such as mine. It appears that high density housing is taking over and so is the traffic congestion. I am in favor of zoning that would allow for duplexes or for in-home units that could be rented out by the homeowner. This slight change in zoning would be a way to offer moderate cost housing without ruining the aesthetics of our single family home neighborhoods. I am opposed to more high rise, high density housing. Please consider postponement of tonight's Council meeting until economic and environmental impacts have been identified and handled wisely.

Respectfully,
Carol Middlebrook
5111 Flanders Avenue
Kensington, Md. 20895

Sent from my iPhone

From: [Mark Wood <MarkWood62@msn.com>](mailto:MarkWood62@msn.com)
To: county.council@montgomerycountymd.gov
Subject: STOP THE THRIVE 2050!
Date: Wednesday, October 19, 2022 10:31:30 AM

I am totally against the THRIVE 2050. The nerve of you trying to change our city and eliminate our single family homes. I understand you are trying to sneak this through without public opinion or hearing.

You should be outvoted, and hope out of office for anyone who supports this, or came up with this plan. Mark Wood....downtown Silver Spring

From: [Dennis Fixler](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive Planning
Date: Wednesday, October 19, 2022 4:55:27 PM

Dear Sirs:

I am writing to state my very strong opposition to the plan, especially the parts that address Silver Spring. According to page 52 of the document at the link below

https://montgomeryplanning.org/wp-content/uploads/2021/02/THRIVE-Planning-Board-Draft-2021-Pages_web.pdf

"Diversity in development is especially important to producing housing that matches the needs of our future. The integration of accessory dwelling units, duplexes, and multi-family buildings within the same community supports a broader range of households and incomes, reduces the concentration of poverty, and increases racial and economic equity. A mixture of housing types – coupled with strategies to use the built environment to encourage social interaction – can help create integrated communities where people across the ethnic, racial, social, and economic spectrum not only live and work together but develop a sense of shared purpose and community. These elements also create opportunities for housing suitable to every stage of life, allowing residents to stay in the same neighborhoods as they age."

There is no substance to any of these assertions. What evidence do you have to back them up? Where has such a plan been successfully implemented? I find it interesting that the discussion and pictures on pages 50-54 focus on the Silver Spring area. The list of Figures has Georgia Avenue, Colesville Road and Route 29. I don't see Democracy Blvd, River Road, and Connecticut Avenue listed--do they not have areas that are equally suitable?

Again, I strongly oppose this plan. A major plan such as this should be placed on a ballot--the fact that it is not indicates that you are afraid it would lose.

Sincerely,
Dennis Fixler

5153528

From: [susan or max](#)
To: [County Council](#)
Cc: [Marc Elrich](#); [Dale Tibbitts](#)
Subject: Thrive - the way forward
Date: Wednesday, October 19, 2022 5:59:13 PM

Our County Executive along with the many county wide and localized civic organizations, such as the Montgomery County Civic Federation, the Montgomery County Taxpayers League, Responsible Growth for Montgomery County, the Friendship Heights Group, the Perennials (those 65 and over) and many parents groups find Thrive is not yet ready for implementation. These civic groups represent the largest segment of the county's most informed individuals who find that Thrive is not yet well enough spelled out to be finalized.

Accordingly, in line with the Maryland code on land use, the Council by a 2/3 vote of those present, can extend the review time for Thrive by 60 days. We urge the Council to take this action which is in concert with the heartfelt desires of the great majority of the county's most informed and active residents in civic matters and of course including the County Executive.

Furthermore, five members of the current Council will be on the next Council of eleven members. The newly expanded Council will be more representative of the entire county. Plus, it will be the body carrying out improvements to and the implementation of Thrive. Additionally, it will be the Council that selects the next Planning Board.

From: [Joe Fritsch](#)
To: county.council@montgomerycountymd.gov
Subject: Support for Thrive 2050 and Forward Thinking Planning Board Members
Date: Wednesday, October 19, 2022 8:56:07 PM

October 19, 2022

RE: Support for Thrive 2050 and Forward Thinking Planning Board Members

Dear County Council,

I am requesting your support of the Thrive 2050 Plan and for the new members of the planning board to think towards the future and continue to strive for smart and limited growth for ALL citizens of the County.

Thrive 2050 provides a plan for limited growth, providing more and different housing opportunities, recreation and transportation opportunities while preserving farm land and growing Park land. Without Thrive 2050, Montgomery County will once again enter a "false development pause." In the past, this has led to incomplete infrastructure and development such as the ICC without a complete multi-use trail and mass transit, as well as Clarksburg without any mass transit options.

Without Thrive 2050, growth in the County would continue with little regard for the pedestrian and bicycle master plans, Parks and Recreation needs, school growth, and mass transit options. Without these, our County will become more bogged down in traffic with expensive single family homes adding to sprawl, and slowly eating away at the support for the Agricultural Reserve and Park land.

Thrive 2050 is an actual plan to provide new housing opportunities while limiting growth, providing new transportation options, and long overdue and badly needed infrastructure improvements. To build a solid and sustainable future for Montgomery County we need Thrive 2050 and like-minded individuals on the Planning Board.

Sincerely,

Joe Fritsch

Olney, MD

From: [Anjum, Mahnoor \(Luna\)](#) on behalf of [Hartman, Ken](#)
To: [Albornoz, Gabriel](#); [Albornoz's Office, Councilmember](#)
Cc: [Dunn, Pamela](#); [County Council](#); [Nurmi, Joy](#); [Rupp, Judy](#); [Singleton, Selena](#); [Tenenbaum, Sara](#); [Michaelson, Marlene](#); [Howard, Craig](#); [Hudson, Barry](#); [Peterson, Scott](#); [Wellons, Christine](#); [Mathany, Stephen](#); [Hartman, Ken](#); [Tibbitts, Dale](#); [Spielberg, Debbie](#)
Subject: CE Memo - Thrive 2050
Date: Thursday, October 20, 2022 9:21:36 AM
Attachments: [CE Memo-Thrive 2050 10.20.2022.pdf](#)

Dear Council President Albornoz,

I am forwarding the County Executive's memorandum regarding Thrive 2050.

Thank you,

Mahnoor Anjum (Luna) (She/Her)

Senior Executive Administrative Aide

Office of the County Executive

101 Monroe Street, 2nd Floor

Rockville, MD 20850

(202)-340-3003

Email: mahnoor.anjum@montgomerycountymd.gov



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<https://www.montgomerycountymd.gov/cybersecurity>



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

October 20, 2022

TO: Gabe Albornoz, President
Montgomery County Council

FROM: Marc Elrich, County Executive *Marc Elrich*

SUBJECT: Thrive 2050

The Council's loss of confidence in, and decision on October 12 to accept the resignations of every member of the Planning Board, effective immediately, has shaken our planning process to its core, creating confusion and dismay as the public and all stakeholders try to understand why this grave, unprecedented step was necessary. In the midst of this crisis, the Council has decided to move forward with Thrive, and is scheduled to approve it on the same day that it will appoint a temporary Planning Board. In making this decision, the Council seems to believe that Thrive was not affected by the pattern of misconduct that led to the wholesale termination of the Board. I disagree.

It is impossible to separate the preparation and presentation of Thrive from the Board's misconduct. While working on Thrive, the Board broke significant rules with respect to the Open Meetings law, the registration of lobbyists, and the use of the consent calendar. These violations impugn the Board's work product, and raise concerns that the Board, in search of a certain result, might have been willing to bend the rules on other occasions.

There have also been Council reprimands of the Chair and two other Board members for inappropriate conduct in the workplace due to the knowing violation of long-standing, established M-NCPPC policy. And there appear to be ongoing investigations of other violations.

Rather than approving Thrive, and sweeping everything under the rug, the public deserves a full explanation, a written report, that explains what has happened, whether more investigations are ongoing or needed, and what steps have been taken to ensure that this doesn't happen again. The Council should not move forward with Thrive until it can assure itself, the public and

stakeholders that there are no improprieties with respect to Thrive.

On September 12, after reviewing the report from the Council's consultants identifying serious concerns and recommending significant changes, I wrote to request that the Council disapprove Thrive in order to allow more outreach and engagement of BIPOC and low-income residents. There are more reasons now to disapprove Thrive and send it back to a new Planning Board. As I explain below, the current Thrive draft contains significant errors that could have been avoided if the Planning Board and the PHED Committee had respected and taken seriously the comments of the Executive branch and the public. A more open-minded, even-handed Planning Board, with fresh eyes, may be the antidote that cures Thrive.

For reasons only known to the defunct Planning Board and PHED Committee, the vast majority of the Executive¹ and public comments have been ignored, minimized or disputed. One consequence is that the Plan contains significant errors that have never been reviewed.

Error No. 1 - At its September 22, 2022 work session, at the last minute in the review process, the Council added three new chapters on Economic Development, Environmental Resilience, and Racial Equity, without any recommendations. These brand-new chapters, none of which contain recommendations, were never the subject of a public hearing because they were written over a year after the public hearings that were held in June 2021.

The public never saw the new chapters until the Saturday before the work session. During the work session, the Council did not review any of the concerns of the public, pro or con, that had been expressed in over 1500 pages of correspondence; instead, it reviewed two sets of comments--those from Jane Lyons of the Coalition for Smart Growth (CSG) and those of staunch Thrive supporter Dan Reed, of Greater Greater Washington. The Council didn't mention the absence of recommendations in the new chapters. I have been told that there were no recommendations because there was "not enough time."

Error No. 1 Remedy - Disapprove the Plan and send it back to a new Planning Board. At a minimum, the Council needs to hold a public hearing on the three new chapters since the public has never had an opportunity to review and comment on them. The public hearing should not be held until there are substantive recommendations for each new chapter. After the public hearing, the Council should hold another work session on these chapters to review them and the public comments. The absence of recommendations for economic development and the environment is particularly difficult to understand because the original Public Hearing Draft from Planning staff included chapters on these subject matters along with extensive recommendations.

¹ The Thrive Montgomery Working Group (OMB, DHCA, MCDOT, MCPL, OAS, DGS, MCFRS, DEP, MCPD, DTS, DHHS, and the Office of Racial Equity) commented on Thrive to the Planning Board in August 2020, after the Planning Department circulated a draft in June 2020. The Working Group prepared extensive comments then, and also for subsequent drafts and revisions both at the Planning Board and Council. The County Executive testified at public hearings at the Planning Board and before the County Council.

Error No. 2 - Throughout the process, the Thrive drafts have had the wrong Growth Map in the Compact Growth chapter. Thrive has the Growth Map for the 1964 Plan, when, in fact, the current Growth Map is in the 1993 Refinement. The 1964 Plan had only two land uses: urban and rural. The 1993 Plan added new land uses, Suburban Communities and Residential Wedge. Thrive removes those land uses without ever acknowledging their existence. As a result, Thrive is misleading on a critical component of the General Plan. This material error has never been addressed despite the fact that the Executive branch wrote the Planning Board in August 2020 to highlight this issue:

In the past, Montgomery County planning has been based on offering land use choices over its 507 square miles. See the 1993 Plan—Geographic Components of the General Plan Refinement. “The General Plan Refinement divides Montgomery County into four geographic components: the Urban Ring, the Corridors, the Suburban Communities, and the Wedge....” P. 20, see also, the Growth Map on p. 22. The draft does not explain why this plan omits any discussion of the suburbs or rural areas. Will suburban and large lot rural areas still exist in 30 years, or is this plan proposing that for the next 30 years all development will be compact and dense? In the next draft, please clarify whether this plan still supports the geographic areas of Suburban Communities and the Rural Wedge as part of the future of this County. If not, what does the plan support for those geographic areas? The plan should include a schematic map.

The Executive branch never received an answer to these questions.

Error No. 2 Remedy - Disapprove the Plan and send it back to a new Planning Board. Alternatively, as with the three new chapters, there needs to be a public hearing on the 1993 Growth Map and how Thrive changes it. The public needs to know that Thrive Montgomery removes Suburban Communities, and the Residential Wedge as recognized land uses in certain geographic locations in the County. It has a right to know what effect, if any, this change will have on their individual properties and on future growth in their neighborhood. Council staff referred to the Thrive Growth Map as “likely the most important graphic in Thrive...”

I have been told that the 1993 Growth Map may be included in the final draft that goes to the Council next week on October 25. Obviously, finally including the map on the day that the plan is approved does not cure the underlying error of omitting it throughout the entire Thrive process, and, in some ways, it makes matters worse because it is a tacit recognition that the omission of the current Growth Map is a material error that must be corrected before the plan is finalized.

The importance of the Growth Map cannot be underestimated. Council staff notes in the Staff Report of October 4 that the Growth Map “is likely the most important graphic in Thrive and provides the basis for understanding policies recommended in this chapter.” PDF, p. 9.

Error No. 3 - Throughout the Thrive process, County and Planning officials have misled residents and other County officials about the significance of Thrive for rezoning and changes in subdivision and other land use policies. These County and Planning officials claimed over and

over in many different forums that “Thrive is a policy document and does not change any zoning in any neighborhood.” (See Myths vs. Facts, Montgomery Planning Department website.) The PHED draft similarly stated that Thrive “provides direction for decisions about land use, transportation, and related issues under local government influence, but it does not change zoning or other detailed land use regulations.”

The Updated Council draft for approval next week, however, finally explains Thrive’s true significance as a prerequisite for rezoning. It states: Thrive “provides direction for decisions about land use, transportation, and related issues under local government influence, but it does not by itself change zoning or other detailed land use regulations although implementation of its recommendations may require such changes.” See PDF, p. 4, Emphasis added. This clarification, added this month, comes far too late.

In other words, the County Council can only rezone the area recommended for “Limited Growth” in Thrive if Suburban Communities and the Residential Wedge are removed from Thrive as valid land uses and replaced by “Limited Growth.” There is already a ZTA waiting in the wings to accomplish the rezoning, called the Attainable Housing Initiative. The Planning Board and the PHED Committee failed to tell the public what the current land uses are, while also withholding the information that a massive rezoning to urbanize most of the County could only take place after Thrive was enacted with the new Growth map—thus, the most important graphic in Thrive. Whether or not public officials withheld or buried this information, this information should be shared with the public now so that there is a clear understanding that while Thrive itself doesn’t accomplish the rezoning of all single-family neighborhoods, it provides the basis for doing so.

Error No. 3 Remedy - Disapprove this Plan and send it back to a new Planning Board so that the implications of changes in the Growth Map can be fully vetted and understood by the public.

Error No. 4 - The current Thrive draft (PDF pgs. 14-15) misstates the success of the consultants’ RESJ report by omitting the consultants’ conclusion that their own outreach and engagement efforts to BIPOC and low-income residents were inadequate due to insufficient time (only three months), and the greater difficulty in identifying participants during the summer.

Error No. 4 Remedy - Disapprove Thrive to allow more outreach to BIPOC and low-income residents.

Here is my letter of September 12, 2022, detailing the reasons why Thrive should be disapproved to allow more outreach.

https://www.montgomerycountymd.gov/OPI/Resources/Files/2022/Thrive2050_CEmemo_9-12-22.pdf

The Council made a consequential decision to dismiss the entire Planning Board for the first time in modern Montgomery County history. It has a responsibility to be transparent about that decision, and to explain its reasons to the public in a written report. In the meantime, the wholesale dismissal has cast a shadow over the entirety of the Planning Board’s actions and

Thrive 2050
October 20, 2022
Page 5 of 5

work product, including Thrive Montgomery 2050. There is no urgency to pass Thrive 2050 immediately and there are many good reasons to disapprove it and send it back to the new Planning Board. As one of the racial equity consultants hired by the County Council stated, “Compressed timeframes are the enemy of equity.” Let’s take the time to get it right – we owe it to our residents and everyone who wants to see Montgomery County thrive.

Thank you for your consideration.

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153589

PD
CC

From: [CERG 2.0 <cergpacmd@gmail.com>](mailto:cergpacmd@gmail.com)
To: County.Council@montgomerycountymd.gov
Subject: Request to delay THRIVE 2050 vote
Date: Thursday, October 20, 2022 2:22:24 PM
Attachments: [CERG2.0 Opposition to THRIVE.pdf](#)

Dear Council President Albornoz,

Please accept this request to consider delaying the vote on THRIVE 2050.

October 20, 2022

SENT VIA EMAIL TO: county.council@montgomerycountymd.gov



Honorable Gabe Albornoz
Council President
Montgomery County Council
Stella B. Werner Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Re: Postponement of Thrive 2050 Vote

Dear Council President Albornoz,

On behalf of the Coalition for Equitable Representation in Government (CERG 2.0), we are writing to respectfully request the County Council delay the October 25, 2022 vote on Thrive 2050.

While CERG2.0 supports the overall concept and many of the recommendations in the Thrive 2050 plan, there are several important questions the plan fails to address.

Most important, CERG 2.0 is deeply concerned that the approval of Thrive 2050 without easy public access to the consultant's report on how the historical racial/social justice inequities that created the divide between the East and West sides of the county will be addressed, does not instill confidence in the process and subsequent recommendations. Specifically, we would like to understand why the plan failed to address the following:

- The proposed plan does not address the real lack of economic catalysts required to spur investment and growth for the east side of the county
- The proposed plan ignores the legacy of segregation and fails to address the resulting barriers to housing choice.
- The proposed plan centers on the false idea that simply increasing the supply of market-rate housing will increase fair housing choice.

As a result of these failures, approval at this stage could unknowingly exacerbate the current inequities instead of healing them. We must ensure the plan identifies clear solutions that will ensure a more equitable future for all residents of Montgomery County. That is, of course, if it is a goal of the planning department.

Planning board website as of 10/18/2022:

Mission of the Montgomery County Planning Department

Planning Department Mission

To improve quality of life in Montgomery County by planning the natural and built environments for current and future generations.

Planning Department Goals

- Plan great walkable communities that are vibrant, livable, accessible and sustainable. This includes
 - Focusing on public amenities and the public realm of streets, plazas and open spaces.
 - Considering how people experience spaces and placemaking opportunities.
 - Conserving and enhancing existing neighborhoods and historic places.
- Balance infrastructure and growth as the County population increases and unconstrained land for development decreases.
- Offer holistic, well-researched recommendations for plans and regulations that are non-political and based on the best national and regional precedents.
- Engage all stakeholders to develop better-informed plans.
- Advance the field of planning and be recognized as a regional and national leader in all facets of planning.
- Manage the County's natural resources and direct viable growth that:
 - Reduces auto dependency.
 - Improves environmental quality by protecting waterways and the natural and built environment.
 - Preserves, enhances and expands green space for current and future generations.
 - Increases connectivity through all modes of well-considered transportation.
 - Ensures the highest quality of buildings, landscapes and streetscapes that reflect design excellence.
 - Establishes affordability in all communities.
- Strengthen economic competitiveness to help attract new residents and businesses to Montgomery County.
- Create and increase trust in the Planning Department to gain community support for plans and appropriate resources from the County government.

We recognize that a great deal of time, energy, and resources were expended gathering the historical data, creating the report, and disseminating the plan via multiple public meetings, however, the recent requested resignation of all planning board members due to the Council's 'no confidence' vote, further warrants a delay in the final vote on Thrive 2050. Finally, given the changes to the composition of the County Council, notably the increased representation provided by an increased number of Councilmembers, a vote on such an important plan should not take place on October 25.

In summary, we urge the Council to postpone the decision on Thrive 2050 until May 2023 at the earliest so the new council can participate fully in the approval process and provide the public restored confidence that the planning process is fair and equitable for all.

It is critically important as elected leaders and residents that we get this right as it sets the tone and direction for the next 30 years. It is not an unreasonable request to delay the upcoming vote and allow a newly elected council the professional courtesy to have the final say on this plan.

Sincerely,

Board of Directors - The Coalition for Equitable Representation in Government

From: [Peggy Dennis](#)
To: [Gabe Albornoz](#)
Cc: [County Council](#)
Subject: Three cheers for Executive Marc Elrich
Date: Thursday, October 20, 2022 9:05:26 PM

Our County Executive, in his letter Of October 20 to Council President Albornoz has stated the facts so much better than I did. And with such detail. To vote to approve Thrive Montgomery 2050 at this time would be a shame and a sham that we should not have to live with.

Please do the right thing(s) and follow his recommendations.

Sincerely,
Peggy Dennis

5153631

From: [Matthew Dixon](#)
To: county.council@montgomerycountymd.gov
Subject: Fwd: Montgomery Update: County Council Should Not Vote to Approve 'Thrive 2050' Plan
Date: Thursday, October 20, 2022 10:26:30 PM

To our County Council representatives,

We are 20+ year residents of Silver Spring and echo all of County Executive Elrich's concerns about the Thrive 2050 plan.

We strongly encourage the Council to vote down the plan and send it back to the newly-appointed Planning Board to begin the process of properly gathering resident input and feedback—something that should have happened already but was undermined by the previous Board.

Sincerely,

Matthew and Amy Dixon
1016 N Noyes Dr, Silver Spring, MD 20910
(443) 280-3905

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

From: **County Executive Marc Elrich** <Marc.Elrich@public.govdelivery.com>
Date: Thu, Oct 20, 2022 at 10:13 PM
Subject: Montgomery Update: County Council Should Not Vote to Approve 'Thrive 2050' Plan
To: <Matthewxdixon@gmail.com>

Having trouble viewing this email? [View it as a Web page.](#)



Visit montgomerycountymd.gov/covid19 for Latest COVID-19 Updates

October 20, 2022 |

[Contact County Executive Marc Elrich](#)

A Message from County Executive Marc Elrich

County Executive Marc Elrich



Montgomery County Executive Marc Elrich this week makes a strong case on why the County Council should vote against approval of the proposed “Thrive 2050” plan that would guide land use in the County for the next 30 years. He is enthusiastic about Montgomery College’s new president, Jermaine Williams, who was inaugurated this week. County Executive Elrich also shares an important message about the importance of National School Bus Safety Week.

[Read More](#)

Halloween 'BOO!sterama' to Be Held Saturday, Oct. 29, at Westfield Wheaton; County Encourages Boosters as COVID-19 Virus Continues



Montgomery County health officials continue to urge anyone age 5 and older to get their updated COVID-19 booster. Last week, the Centers for Disease Control and Prevention and the Food and Drug Administration approved the new bivalent booster for younger children. The Pfizer vaccine is approved for anyone age 5 and older and the Moderna vaccine is approved for anyone 6 and older.

[Read More](#)

Public Libraries Join Washington Wizards Book of the Month Program for Students Grades K-8

wizard reading zone



Montgomery County Public Libraries (MCPL) is teaming up with the Washington Wizards to encourage reading for fun. MCPL will share great reads with children and families by recommending three books that the library and Wizards community can read together.

[Read More](#)

Many 'Halloween Happenings' Will Take Place in the Silver Spring Arts and Entertainment District

The Silver Spring Arts and Entertainment District will have numerous light-hearted, family friendly 'Halloween Happenings' that will be a treat for all ages. Reservations or tickets are required for many of these events.

[zombi walk](#)

[Read More](#)

Nominations Can Be Submitted for Montgomery Human Rights Hall of Fame Through Thursday, Nov. 10

The Montgomery County Office of Human Rights (OHR) is now accepting nominations for its Human Rights Hall of Fame. Nominations must be individuals—living or deceased—whose work, service and contributions have positively impacted human and civil rights in the County. The deadline for nominations is Thursday, Nov. 10.

[human rights logo](#)



[Read More](#)

Bike Collection Drive Draws New Record

[bike drive](#)

The Montgomery County Department of Transportation (MCDOT) is connecting people who have a bike to donate with people who need one. MCDOT collected 370 bicycles at its annual bike donation event in Rockville on Oct. 14, exceeding last year's then-record collection of 297 bicycles.

[Read More](#)

County Recreation Celebrating Fall with Festivals, Costume Contests, Movies and More

fall rec



Montgomery County Recreation will host family-friendly events for everyone to enjoy during the fall season. From fall festivals to swimming with pumpkins, events will be hosted at community recreation centers, senior centers and aquatic facilities across the County throughout October.

[Read More](#)

October Will Be Filled with Montgomery Parks Special Events

[kids in costumes](#)



A full lineup of special events in October from Montgomery Parks will include Halloween train rides and 'Not So Spooky' skates.

[Read More](#)

**Rockville City Police Will Host Its First Free
'Spooktacular Halloween Boo Bash' on Sunday,
Oct. 30**

[Halloween](#)



The Rockville City Police Department (RCPD) will host its first “Spooktacular Halloween Boo Bash” from noon-2 p.m. on Sunday, Oct. 30, in the parking lot of the RCPD police station. All activities will be free.

[Read More](#)

**Public Safety Career Fair to be Held on Saturday,
Oct. 22, in Gaithersburg**

[career fair](#)



In partnership with Montgomery County's public safety departments, its Office of Human Resources will hold a two-session Public Safety Career Fair for job seekers 18-and-over on Saturday, Oct. 22, at the County's Public Safety Training Academy in Gaithersburg. The County is seeking to fill more than 100 positions across the County's public safety cluster.

[Read More](#)

Maryland MDOT SHA Begins Project to Improve Safety for Bicyclists on Old Georgetown Road in North Bethesda

bike lane



The Maryland Department of Transportation State Highway Administration (MDOT SHA) has started a project to significantly improve safety for bicyclists and motorists on nearly two miles of MD 187 (Old Georgetown Road) in North Bethesda. The improvements on MD 187, between south of I-495 (Capital Beltway) and Nicholson Lane, will convert one travel lane in each direction to add buffered bicycle lanes and the installation of flex posts to outline the new bicycle lanes.

[Read More](#)

Resurfacing Project for 3.7-Miles of MD 108 in Olney Area Will Improve Road, But Will Create Traffic Disruptions Through Summer 2023

The Maryland Department of Transportation State Highway Administration (MDOT SHA) is beginning a \$3.7 million safety and resurfacing project on MD 108 from Olney Mill Road to Brooke Road in

Olney. Weather permitting, the 3.7-mile project is expected to be complete by late summer 2023.

[Read More](#)

roadwork



Montgomery Commission on Remembrance and Reconciliation Will Hold Special Month of Events in November

Montgomery County's Commission on Remembrance and Reconciliation will hold special events and activities throughout the month of November, and encourages other groups to hold its own events, to promote a better understanding of County history—including recognition of three men who were the victims of racial terror lynchings in the late 1800s.

[Read More](#)

logo



Community Input Sought on Programming as Silver Spring Recreation and Aquatic Center Prepares to Open in 2023

[silver spring rec](#)

Montgomery County Recreation's Silver Spring Recreation and Aquatic Center (SSRAC) is scheduled to open in 2023. Located in the Central Business District of Silver Spring, the project is part of a public-private partnership with the Housing Opportunity Commission and the Lee Development Group. The recreation department is now seeking input on the types of programming residents would like to see in the center.

[Read More](#)

Free, Contactless Shredding and Electronics Recycling Event to be Held in Gaithersburg on Saturday, Nov. 5

shredding



A free Community Shredding and Electronics Recycling event will take place at the Activity Center at Bohrer Park in Gaithersburg from 9 a.m.-noon on Saturday, Nov. 5. The event will be presented by the City of Gaithersburg, in partnership with the Gaithersburg Environmental Affairs Committee, Georgetown Paper and e-End. While the shredding services are free, food donations to support the efforts of the Gaithersburg HELP pantry also will be collected.

[Read More](#)

Denver Park Rangers Will Be Featured Guests on Wednesday, Oct. 26, in Montgomery Parks' Free Virtual Series to Talk on 'Navigating Social Issues Impacting Parks'

[speaker series](#)



Denver Park Rangers Jodie Marozas and Alec Moore will be the featured guests from 1-2 p.m. on Wednesday, Oct. 26, as part of the free virtual Montgomery Parks' Speaker Series. The series, which is open to the public, will focus this session on "Navigating Social Issues Impacting Parks."

[Read More](#)

Food Recovery and Food Security Mini-Grants Awarded to Nine Nonprofit Organizations

grant



Manna Food Center, Montgomery County's Department of Health and Human Services (DHHS), and the Montgomery County Food Council, in collaboration with the Greater Washington Community Foundation, have awarded \$67,465 in capacity-and infrastructure-building Community Food Rescue (CFR) mini-grants to nine community-based nonprofit organizations involved in food recovery and food security efforts. Community Food Rescue is a Manna Food Center program.

[Read More](#)

Ride On and Metro Bus Routes Available to Take Residents to 14 Early Voting Centers During General Election

ride with us



Early voting in Montgomery County for the 2022 General Election will be available at 14 early voting centers 7 a.m.-8 p.m. from Thursday, Oct. 27, through Thursday, Nov. 3, including Saturday and Sunday. Montgomery County Department of Transportation (MCDOT) Ride On bus service has several routes available to transport voters to the early voting centers located throughout the County.

[Read More](#)

Self-Defense Classes for Women Will Be Offered Again This Fall by Montgomery County Commission for Women

self-defense



The Montgomery County Commission for Women this fall will again offer in-person S.A.F.E. (Self-defense Awareness and Familiarization Exchange) self-defense courses for women. The introductory seminars, which will be presented at four locations, are two-hour classes for women age 13-and-over.

[Read More](#)

Piney Branch Pool Reopens in Takoma Park After Being Closed for 30 Months

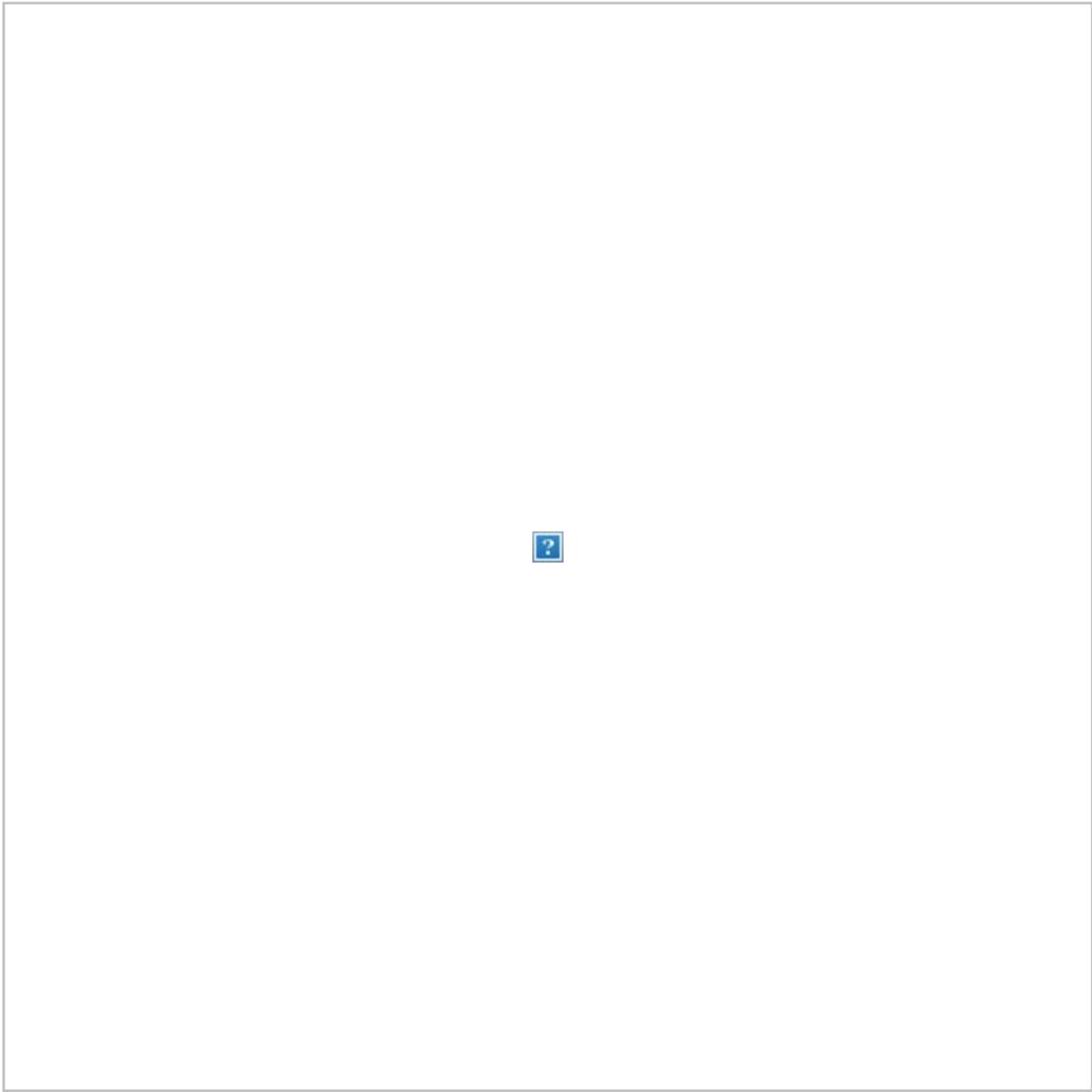
pool



The Piney Branch Pool in Takoma Park reopened this week after being closed for 30 months due to the COVID-19 health crisis.

[Read More](#)

Free Electric Scooter Clinics for Those 18-and-Older Will Be Available in October and November



Residents 18-and-older who are interested in electric scooter lessons will have the opportunity to attend free clinics in October and November sponsored by the Montgomery County Department of Transportation. Participants will be able to take a test ride, learn safety tips and get details on basic scooter laws.

[Read More](#)

For the latest updates, visit the [County's COVID-19 website](#) and follow Montgomery County on [Facebook @MontgomeryCountyInfo](#) and [Twitter @MontgomeryCoMD](#).



News



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This email was sent to Matthewdixon@gmail.com using GovDelivery Communications Cloud on behalf of: Montgomery County Maryland · Monroe Street · 13th Floor Rockville · Rockville, MD 20850



From: [Tamara Stuckey <tstuckey62@msn.com>](mailto:tstuckey62@msn.com)
To: county.council@montgomerycountymd.gov
Subject: Vote No to Thrive 2050
Date: Thursday, October 20, 2022 10:37:39 PM

Dear MC County Council,

Thrive 2050 was studied by an outside firm to address equity issues. Yet, the recommendations by the firm have not been addressed prior to the vote. For that reason, Thrive should not be passed. More work needs to be done to address specific problems that Thrive will impose on minorities. By not addressing those issues, you are contributing to the racial divide in this county.

Sincerely,
Tamara Stuckey
Montgomery County Resident

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153633

PD

From: [Lynda Singer](#)
To: county.council@montgomerycountymd.gov
Subject: No to thrive
Date: Thursday, October 20, 2022 10:37:55 PM

Please vote No to thrive, more information needed, the description is sugarcoated....

Sent from my iPhone

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153634

PD

From: [F.Muse](#)
To: county.council@montgomerycountymd.gov
Subject: Vote NO on Thrive 2050
Date: Thursday, October 20, 2022 10:44:16 PM

There is no reason to rush through this, and most importantly there should have been community involvement. Vote NO on Thrive 2050.

Farideh Muse

From: joseph@podiumarts.com
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050 Needs Revision via Community Input & Partnership
Date: Thursday, October 20, 2022 10:40:31 PM

Dear County Councilmembers:

I agree with County Executive Elrich that the Thrive 2050 plan needs to be returned to the new planning board and reconsidered, through a process that is much more collaborative and open to community input. County Council members should not rush through the vote on this hugely impactful plan, considering how it was developed and particularly its failure to properly address affordable housing, and its misguided, one-size-fits-all rezoning strategy.

PLEASE seriously consider restarting the planning process for this initiative, to allow a smarter, more open and more inclusive effort on this critical plan to reshape the future of residential development in our community.

Many thanks (in advance) for your consideration.

Best regards,
Joseph Finneran
Parkwood / Bethesda Resident, Parent
202.667.0158 Office

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153636

PD

From: ani.difazio@gmail.com
To: county.council@montgomerycountymd.gov
Subject: Vote no on Thrive 2050
Date: Thursday, October 20, 2022 10:43:25 PM

Please take your time and get this right. Please engage the public in your plans. I would like to be included in forming these plans.

Ani DiFazii

Sent from my iPhone

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153537

PD

From: [Rosemary Kimball](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, October 20, 2022 10:43:46 PM

Vote NO on Thrive 2050. More public input is needed.

From: [Bonnie Luken](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050 Vote NO
Date: Thursday, October 20, 2022 10:45:32 PM

Dear Council members,

My husband and I are 35 year residents of Montgomery County. We have thoroughly reviewed the proposed Thrive 2050 plan, and are strongly against the plan. We request that you vote no on Thrive 2050.

Thrive 2050 is nothing more than a developer's dream. The broad support of developer groups bears this out. County-wide rezoning (yes, it is rezoning) of single family neighborhoods will destroy what little peace and quiet there is left in Montgomery County. This particularly affects people like us who have lived in our house for 35 years. Despite the Council's view that older folks like us are "overhoused", many of us find our small houses to be just fine for retirement so long as crowding and congestion don't force us out. Thrive 2050 will cause just exactly this crowding and congestion by allowing more dense housing in single family neighborhoods.

Thrive 2050 will not increase the supply of affordable housing- it will simply increase the supply of expensive housing. Plenty of housing is being built around transit hubs and that makes perfect sense. Folks who want to live in high density areas near transit stops can make that decision. But for elderly folks like us, who chose peace and quiet over very close access to metro, our neighborhoods should not be forcibly changed.

Thrive 2050 has not been subjected to the kind of open debate it deserves. A radical change like this should be put back into a planning process and the Council should address all the concerns that have been raised.

For these reasons, we ask that you vote no on Thrive 2050. Support citizens, not developers!

Bonnie Luken
Edward Barron

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153639

PD

From: [Dave Lambert](#)
To: county.council@montgomerycountymd.gov
Subject: Vote 'no' on Thrive 2050
Date: Thursday, October 20, 2022 10:49:38 PM

I see no reason to push this through in light of all the recent problems with the Planning Board. Let the new board study the document and come back with their own thoughts on re-zoning.

Dave Lambert
Potomac resident

301-873-4481 (*cell phone & text*)

301-983-5034 (*home office VoiceMail*)

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153640

PD

From: [Dallas Wright](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050 Plan
Date: Thursday, October 20, 2022 10:53:53 PM

I am writing to request that you delay voting on the Thrive 2050 plan as it exists now. I believe there was not enough community involvement in preparing it and rushing the vote is not necessary. There needs to be a more careful consideration of how Montgomery County will solve affordable housing problems by getting more input from our residents. Additionally the optics of having the plan approved while there are temporary appointees to the Planning Board doesn't give County residents confidence in the process. I urge you to delay the vote until permanent members of the Planning Board are in place and there has been more input from the county residents.

Dallas Wright
Burtonsville, MD

Sent from my iPhone

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153641

PD

From: [susan goda](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, October 20, 2022 10:54:59 PM

Please vote NO on the Thrive 2050 proposal.

Susan Goda
7008 Winslow Street
Bethesda, MD 20817
godax1975@yahoo.com
240 505-4178

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5153642

From: [Anne Brothers](#)
To: county.council@montgomerycountymd.gov
Subject: Please vote NO on thrive 2050
Date: Thursday, October 20, 2022 11:06:48 PM

Good evening,

Please vote NO on Thrive 2050. There needs to be more community involvement and better studies around the effects of resining and changing the housing code.

Thanks

Anne Pyne

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153643

PD

From: [Claire Callahan](#)
To: county.council@montgomerycountymd.gov
Subject: No on Thrive 2050
Date: Thursday, October 20, 2022 11:07:01 PM

Please vote NO on "Thrive 2050."

Claire Callahan
Bethesda

From: john.stinson
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, October 20, 2022 11:15:13 PM

Please vote not to approve this hastily compiled and poorly thought-through proposal. County Executive Elrich today accurately summed up the myriad problems associated with this initiative. Most importantly, this should not be inflicted on County residents who had limited input on this proposal.

John T. Stinson, M.D.
21701 W. Offutt Road
Poolesville

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153645

PD

From: [TRACY Mulligan](#)
To: county.council@montgomerycountymd.gov
Subject: Please vote No on the current Thrive 2050 proposal
Date: Thursday, October 20, 2022 11:17:15 PM

County Council Members

Please vote NO on the Thrive 2050. It has not had adequate input and was put together under a planning board that you just dismissed for cause.

Such a plan has long term impact and is darn hard to reverse. Send it back to get it done right so you will have a better proposal to vote on.

I have been a homeowner in Montgomery County for 50 years, since Sept 1972

Thank You

Tracy Mulligan

9900 Cherry Tree La

Silver Spring Md 20901

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5153646

From: [Patricia Kagan](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, October 20, 2022 11:19:29 PM

It is essential that the County Council vote against Thrive 2050. It is too important and long lasting an issue to be rushed through, and should be referred back to the Planning Board.

Dr and Mrs Elliott Kagan
Rockville, MD 20854

Sent from my iPad

From: [Albert Costilo](#)
To: county.council@montgomerycountymd.gov
Cc: [Karen](#)
Subject: SOS Halt Thrive Vote -Oct 20
Date: Thursday, October 20, 2022 11:25:01 PM

Halt Thrive Vote for a true and transparent analysis. This State and County have been strong arming major decisions without full input and analysis. They are hiding this from constituents with cryptic language and ambiguities that most communities cannot understand.

The County Planning Board team that was recently fired for ethical misconduct were the authors and champions of Thrive. This behavior was part of an unethical drive to feed their own versus the County's interests. Shameful...

Sadly, the County has internal corruption and personal interests at play where developers and certain County officials (some remain) do not have the best interests of the constituents. The recent MCPS transportation conviction is another example of this growing trend of County corruption happening across political party lines.

The Gerrymandering of County districts for political advantage is another. At the State level we continue to see same issues with the construction company that was chosen for the 270 widening project which ties back to the County Planners that were fired. Not a coincidence...

I am so ashamed of this County which continues to face scandals involving lack of transparency, ethics, and integrity. We were held hostage with unethical government practices under Donald Trump and there is no excuse for such shameful ethics to be practiced by our County officials.

WE MUST PAUSE and get proper oversight with full transparency including audits to develop the right plan with full input from all communities and due diligence.

Sincerely,
Albert Costilo

Sent from my iPhone

From: [Linda Chaletzky \(Evers & Co\)](#)
To: county.council@montgomerycountymd.gov
Subject: Vote NO on Thrive 2050
Date: Thursday, October 20, 2022 11:27:18 PM

It is my belief that this plan is going to make the county less desirable as a place to live and do business, and that it is going to make us less competitive with Fairfax County with whom we compete for business all the time.

The disorganization of established neighborhoods that will result from transit corridor residential development without regard in any way for aesthetics threatens to implode those neighborhoods. We all agree more opportunity in housing and education is vital but destroying communities with disjointed construction is not the way to achieve those goals.

This plan needs to go back to the drawing boards.

Linda Chaletzky

Please pardon any typos, or worse, gobbledygook, as I may be typing too fast or dictating.

Linda S. Chaletzky
Winner

Evers & Co., A Long and Foster Co.
20 Chevy Chase Circle, NW
Washington, DC 20015
(O) 202 364-1700
(C) 301 938-2630
lindac@lnf.com
www.lindachaletzky.com

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or other contact at Long & Foster.

From: [shaazka.beyerle](mailto:shaazka.beyerle@montgomerycountymd.gov)
To: county.council@montgomerycountymd.gov
Subject: Veto Thrive 2050
Date: Thursday, October 20, 2022 11:36:37 PM

Hello,

As a resident of MOCO since 1997, and homeowner since 2001, I strongly request the Council to veto Thrive 2050 and to send it back to the Planning Board so there is proper time to conduct the needed review, outreach and public hearings that should have been done at the outset. Thrive 2050 will not lead to housing equity and justice, however sincere are the good intentions. It will enable developers to build more expensive townhomes, multi-unit buildings and large apartment buildings and condominiums that will produce a negligible number of middle- and low-income units. This trickle-down strategy is a disaster. Data supplied by County Executive Marc Elrich indicate that the net number of affordable units will actually decrease notwithstanding the net increase of units to be built. Additionally, green, established neighborhoods on transit routes will be destroyed. The latter have already been scarred by huge, exorbitantly-priced McMansions that the county's zoning allows developers to build that increase housing prices even more.

It's shocking that while Thrive 2050 is supposed to address inequality, the attention given to equity issues has been haphazard. Why did the Planning Board exempt itself from conducting a racial equity analysis? The Council's effort to correct this oversight was itself insufficient given that it only hired a consultant to contact a racial equity analysis on a short time frame with outreach over the summer.

Building more unaffordable varieties of housing will not improve housing affordability – for the “missing middle” or those who are lower income. The Planning Board's own study in Silver Spring found that missing middle housing would be more expensive than existing single family homes. As has been found in DC and Arlington, such misguided zoning just lets developers build more expensive semi-detached units (than pre-existing home) on a single lot and get double the money.

Why are Thrive 2050's creators and supporters resisting deep and representative community engagement, such as citizens committees?

Thrive 2050 is also outdated as its genesis was before the Covid pandemic. Work patterns have changed. We have acres and acres of empty commercial buildings and commercial subdivisions in MOCO. They are like ghost towns. They should be re-zoned for a variety of affordable housing options and public transportation improved to new neighborhoods developed in these dead zones. Rather than tearing down houses and trees, why not get rid of these ugly, empty office buildings and create affordable housing?

Thrive 2050 is a lose-lose plan – for affordable housing, equity, and neighborhoods along transit corridors. It's a win-win for developers who will reap huge profits.

Shaazka Beyerle
5014 Westport Road

From: [Wendy Susswein](mailto:Wendy.Susswein@montgomerycountymd.gov)
To: county.council@montgomerycountymd.gov
Subject: Vote no on Thrive Montgomery 2050
Date: Thursday, October 20, 2022 11:39:43 PM

Dear Montgomery County Council Members,

I am urging each and every Council member to vote against the proposed Thrive Montgomery 2050 plan in its current form. Too few citizens have been involved in the process and something this important should not be approved given the current state of the Planning Board. It's outrageous that you would vote on this given the mismanagement of the process. With Covid upending open and in person meetings for the last two years it is not right to approve this without further input and real numbers as to what this really means for creating more housing for people at all income levels.

Civic participation is difficult these days but when there is this much concern, the Council needs to take the time needed to bring more citizens of MoCo on board. Please allow the new Planning Board to refine the plan to address the fact that there are many neighborhoods with differing housing, transportation and other infrastructure needs — no one community or neighborhood is the same yet the plan treats them that way.

Several citizens associations have voiced concerns yet they have been ignored. Lets get peoples questions answered, the plan amended to make it a better one, and demonstrate that you are really listening to the public that elected you.

Sincerely,

Wendy Susswein
Bethesda

From: [David Lechner](#)
To: [Montgomery County Council](#)
Subject: PLEASE delay the THRIVE-2050 plan approval !!
Date: Thursday, October 20, 2022 11:50:08 PM

Hi County Council Members -

I read parts of the plan and some of the background - this is a train wreck - please STOP it.

The new Thrive-2050 Plan will raise the density goals for a lot of the county and all of the local sector plans will be revised slowly to follow suit, and then any land owner can seek a zoning change to build "by right" as the plans will allow it. This is much more than a plan - it is a license for developers to profit for decades at the expense of existing residents' property values, and will make traffic even worse and schools more crowded again.

After a reasonable delay and more discussions with local residents that actually TAKES THEIR INPUTS INTO ACCOUNT, I urge that the county approve a plan that includes changes that add:

- 1) New rules to require a majority vote in a regular election to approve each revised local sector plans (we saw the MV plan drawn with little regard to local inputs...),
- 2) A requirement that abutting land owners consent to any zoning change (this prevents up-zoning at the expense of your neighbors' property values - and if a new rebuilt property is to be up-zoned, they can compensate their neighbors to achieve it from the profits..., though this payment may need a legal cap of say \$25,000), and
- 3) A requirement that any upzoning from Single Family to multi-unit also require that each of the new units have larger property line setbacks, not be priced any more than the assessed value of the original SF unit, and if more than 2 units are built then the 3rd unit must be priced at HALF the value of the original SF home. (and a large added tax surcharge on any revenue if the new prices exceed these targets).

We may eventually need more housing units (apparently 85,000 units are already available to add, so why add another 63,000 ?), but even so it is long overdue that residents had a real say in how their neighborhoods evolved. IF the added units are not built, the population does not grow fast. This is not rocket science. The MAster Plan process, and over-development that it promulgates, is a disaster and needs reforms. The residents should not be repeatedly losing property values so that developers can tear-down and rebuild multiple new units that cost more than the original unit, with gross profits that come at the expense of the abutting neighbors' value. Please do not aid and abet this value-theft any longer.

Thank you

David Lechner, Ph.D.

Montgomery Village, MD

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153653

PD

From: sieber416@aol.com
To: county.council@montgomerycountymd.gov; concilmemberfriedson@montgomerycountymd.gov
Subject: Thrive 2050
Date: Thursday, October 20, 2022 11:54:41 PM

I would vote NO on Thrive 2050.

Sheila Lieber

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153654

PD

From: [Miriam Brandao](#)
To: county.council@montgomerycountymd.gov
Subject: Vote NO on Thrive 2050
Date: Friday, October 21, 2022 12:07:25 AM

Dear County Council Members:

As a resident of Montgomery County, I am vehemently opposed to the Thrive 2050 Plan as it is currently envisaged. Citizens deserve greater input into a proposal of this magnitude that was passed by a Planning Board that has been ousted. Citizens have been misled about the benefits of the plan and we deserve better from our representatives.

Please vote NO on the plan so as to allow the proper vetting to occur. Why rush a decision on a subpar product?
What is the urgency?

Thank you,

Miriam Brandao

From: [Mary Sheehan](#)
To: county.council@montgomerycountymd.gov
Subject: Vote No on Thrive
Date: Friday, October 21, 2022 12:11:05 AM

To the County Council,

I urge you, in strongest way possible, to vote NO on Thrive 2050!! The plan is not ripe for a vote and needs further review by both the Planning Board and citizens of the county. A prudent and manageable plan can and will be developed, but only if you vote NO next week.

Mary Sheehan
30 West Kirke Street
Chevy Chase, MD 20815

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153656

From: [Theresa Gross](#)
To: county.council@montgomerycountymd.gov
Subject: Say No To Thrive 2050
Date: Friday, October 21, 2022 12:15:25 AM

I have thrived in Montgomery County for over 60yrs and although times have changed, I would like to think that everyone is afforded the same opportunities I had when searching and locating affordable housing. I do not believe that the Planning Board did their due diligence while working on this plan and would like to see a more thorough process take place.

I believe that a zoning plan covering a 30yr. period deserves serious consideration and input from County residents, along with public hearings.

Do not let this plan go through. Please say NO to thrive 2050, it's the correct thing to do for Montgomery County.

Thank you
Arzena Gross

Sent from my iPad

From: [S J Brad](#)
To: county.council@montgomerycountymd.gov
Cc: marc.elrich@public.govdelivery.com
Subject: THRIVE 2050: WHAT'S THE RUSH?
Date: Friday, October 21, 2022 1:57:27 AM
Importance: High
Sensitivity: Private

Dear Council Members:

In view of the highly unusual resignation of ALL five Planning Board members on October 12 (https://www2.montgomerycountymd.gov/mcgportalapps/Press_Detail.aspx?Item_ID=42247&Dept=1), please do NOT approve the Thrive 2050 Plan compiled by the previous Planning Board members on the same day you appoint new Planning Board members. That seems unfair to new Board members.

Please send Thrive 2050 back to the newly appointed Planning Board as recommended by County Executive Marc Elrich outlined in his comments in https://montgomerycomd.blogspot.com/2022/10/message-from-county-executive_20.html. He points out that Thrive 2050 has problems which need to be fixed NOW, and that Thrive 2050 does not need to be passed so quickly.

Mr. Elrich points out Thrive 2050 is the update to the General Plan that will guide land use for Montgomery County for the next 30 years. That being the case, it seems prudent to SLOW DOWN and give the NEW Board members time to re-evaluate Thrive 2050 which will become THEIR legacy and have long term consequences for citizens, the County's housing situation, voters and the County government.

Respectfully,

Mr. S. J. Braddock
3265 S. Leisure World Blvd
Silver Spring, MD 20906

sjbrad@outlook.com

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153660

PD

From: [David M Lewis](#)
To: county.council@montgomerycountymd.gov
Subject: Vote No on Thrive
Date: Friday, October 21, 2022 2:06:10 AM

Hello. I have been a resident of Montgomery County since 1971 and presently reside in the Brookdale neighborhood located in Chevy Chase. I urge you to vote against the Thrive proposal. My primary objection to it is that it would rezone single family neighborhoods against the wishes of the current landowners AND because doing so would only benefit developers without creating any additional “affordable” housing. The planning board seems to have been a dysfunctional operation and their “Thrive” proposal needs to be re-examined by the new board.

All the Best
David M. Lewis
4503 Dalton Road
Chevy Chase MD 20815

From: rich@recruitcom.com
To: County.Council@MontgomeryCountyMD.gov
Cc: County.Executive@MontgomeryCountyMD.gov; CountyExecutive.Elrich@MontgomeryCountyMD.gov;
Marc.Elrich@Public.GovDelivery.com
Subject: Thrive2050
Date: Friday, October 21, 2022 2:40:07 AM

Dear Council:

We understand the Council intends to vote favorably for the “Thrive 2050” plan on the same day they will appoint the five new “Temporary Members,” to the Planning Board.

If this information is correct, does the Council plan on doing so?

If so, can you share the Council’s rationale?

As we understand it, so many of the development and housing related matters have not been fully addressed pertaining to zoning, rising costs of homeownership and rentals, school growth and there doesn’t seem to have been much on community engagement.

With the absence of a bona-fide, full time Planning Board, aren’t we as a county, placing too much of a burden and workload on new hires who aren’t even full-time county employees?

Especially, with the salary of the Board Chairman @ \$215,000+?

And, with the addition of six new council members out of 11, it seems the timing to proceed with Thrive 2050 is a bit premature. Don’t you think?

In all due respect to the departing four council members, it doesn’t seem to be in the best interest of the county to proceed at this time.

As supporters of the council, we hope it takes a closer look at the overall situation.

Any further support and assistance, the council, can provide is warmly appreciated.

With Every Good Wish,

Concerned Citizens and Voters,

~RichardJames

Rich and James Peterson
10609 Meadowhill Rd
Silver Spring, MD 20901
(301) 592-1616

Email: richandjames@recruitcom.com

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153663

PD

From: [Alice Mayo](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050 plan - Further study needed
Date: Friday, October 21, 2022 5:46:33 AM

Please delay Thrive 2050 plan vote until it can be further and more carefully studied, per recommendation of Executive Elrich. Why is it being rushed through right now? Many community members in this area (Westbard/Brookdale/Westgate/Sumner/Somerset/Kenwood) are strongly opposed to rampant urbanization of our suburban neighborhoods without proper planning, traffic and pedestrian/bicycle considerations, school capacity considerations, etc. Approval of this plan by current council members who have been voted out by the citizens of MoCo would be egregious. If the plan is so terrific, it will be approved by the incoming, newly elected Council.

Alice Mayo
5020 Newport Ave
Bethesda

From: [Claire Buchanan](#)
To: county.council@montgomerycountymd.gov
Subject: vote 'no' on Thrive 2050
Date: Friday, October 21, 2022 6:13:49 AM

Dear council members,

I have been reading with rising concern the news about the county's planning board and the omissions, weakness, and rushed time table of the Thrive 2050 planning document. I am

- a home owner in the county's District 3,
- a parent of three children who went through the county's school system,
- a horse owner and hiker who very much appreciates the county's trail system, and
- a career ecologist who studies life in Potomac streams, rivers, and estuary.

I view the Clarksburg development experience as a warning of what can and usually will go wrong without good, science-based planning. I do not want this county to go further down that road.

Please vote "no" on Thrive 2050.

Sincerely,

Claire Buchanan
13520 Cleveland Dr.
Rockville, MD 20850

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5153665

From: [Carol Preston](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Friday, October 21, 2022 6:19:32 AM

Please do not approve at this time. For two reasons:

1. Wait until you have appointed and approved a new planning board which will provide the proper vetting and research of the plan.
2. Engage the public extensively to get the plan. That apparently did not happen the first time around. It is only 2022, so there is time.

Thank you,
Carol Preston
11410 Strand Drive
Rockville, MD 20852

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153667

PD

From: [Leigh Alexander](#)
To: county.council@montgomerycountymd.gov
Subject: Vote NO on Thrive 2050
Date: Friday, October 21, 2022 6:33:55 AM

I want to register my disapproval of the rushed process for deciding on Thrive 2050.
I agree with the Country Executive that you have not had sufficient community involvement --
and that a new Planning Board needs to review the whole process.
Thank you.

--

Leigh Alexander
19 Stanmore Court
Potomac, Md 20854
(301) 299-8597

From: [Randall Wokas](#)
To: county.council@montgomerycountymd.gov
Subject: Say No to Thrive
Date: Friday, October 21, 2022 6:40:34 AM

I agree with County Exec Elrich's message of October 20 wherein he urges the county council not to vote to approve Thrive 50 at this time. As Mr. Elrich points out, the process has been too rushed, there has been too little public engagement, and most of our residents have no clue what's in it. The issues raised in Mr. Elrich's message need to be thoroughly addressed before any action can be taken on this matter

Randall Wokas

[Sent from AT&T Yahoo Mail on Android](#)

From: [Kathy Brentin <rebkeb@verizon.net>](mailto:rebkeb@verizon.net)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Friday, October 21, 2022 6:57:10 AM

To all County Council Members:

I am concerned about the Thrive 2050 plan that is to be voted on soon. I urge you to vote NO on this issue. It is only right and fair to involve local communities in the discussion of future planning for those communities. Affordable housing is sorely lacking in Montgomery County, both in home ownership and rentals. Building more housing that will in effect be more costly than existing homes and rental units will not solve the issue. Please work with communities to determine what methods will improve the housing situation for them. 2050 is a number of years away so take a few years to come up with a plan that will truly help individuals in our beautiful county to be able to not only work here but live and thrive here. You can make a difference for Montgomery County. Use your efforts to benefit those who live and work here as well as businesses and developers.

Kathy Brentin
Germantown, MD

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153672

PD

From: [Paul Roochnik](#)
To: county.council@montgomerycountymd.gov
Subject: NO to Thrive 2050
Date: Friday, October 21, 2022 7:14:53 AM

Dear Montgomery County Council:

I urge you to vote NO on Thrive 2050. It will not address our housing needs in a fair and equitable way.

Respectfully,
Paul Roochnik
10528 Farnham Dr,
Bethesda, MD 20814
Mobile: 831-710-0212

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153674

From: [Chichio Hand](#)
To: county.council@montgomerycountymd.gov
Subject: Vote no for thrive 2050
Date: Friday, October 21, 2022 7:12:21 AM

This plan has problems that need to be fixed now. It does not have to be passed so quickly- it can and should be sent back to the Planning Board. Think carefully before you leap please.

Your haste will have repercussions for sure..and there is no reason for it. The more marginalized the lower income residents of our county are the higher and more evil the crime will become...it is already getting bad.

Respectfully,

Patricia Hand

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153677

PD

From: [Paula Pels](#)
To: county.council@montgomerycountymd.gov
Subject: Vote no on thrive 2050!
Date: Friday, October 21, 2022 7:17:05 AM

This plan seemingly seeks to change the character of many single family neighborhoods, one of the things this county is known for, without proper evaluation. There appears to be a lot of housing in the works already that hasn't been taken into account. Please address these concerns thoughtfully.

Paula C. Pels, Esq.
240-688-1464 (cell)

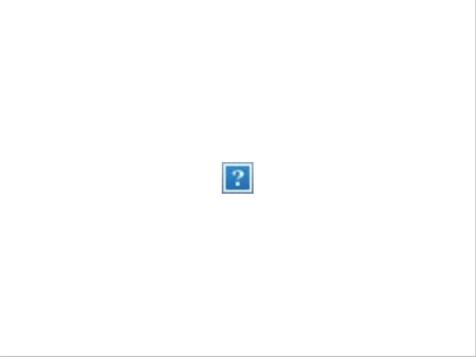
From: [Elaine Roecklein](#)
To: [Council President](#); Councilmember.Glass@montgomerycountymd.gov;
Councilmember.Rice@montgomerycountymd.gov; Councilmember.Hucker@montgomerycountymd.gov;
Councilmember.Jawando@montgomerycountymd.gov; Councilmember.Katz@montgomerycountymd.gov;
Councilmember.Friedson@montgomerycountymd.gov; Councilmember.Navarro@montgomerycountymd.gov;
Councilmember.Albornoz@montgomerycountymd.gov; Councilmember.Riemer@montgomerycountymd.gov;
[Montgomery County Council](#)
Subject: Investigate the Planning Board!
Date: Friday, October 21, 2022 7:20:31 AM

Dear County Council,

The Residents of Montgomery County are watching very closely. Pushing forward on THRIVE without a thorough, 3rd-party investigation of the Planning Board will undermine you. PLEASE DO NOT VOTE ON THRIVE!

I stand by Marc Elrich!

<https://www.youtube.com/watch?v=c3QT8KUHsxU>

	<p>County Executive Marc Elrich Weekly Update Message 10.20.2022</p> <p>Stay informed! Watch Montgomery County Executive Marc Elrich's weekly video message for news and information from around the County. This week's video has an important COVID-19 vaccine update. For more information go to https://www.montgomerycountymd.gov</p> <p>www.youtube.com</p>
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PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5153681

From: [Helen Avner <helen@helenrubin.com>](mailto:helen@helenrubin.com)
To: County.Council@montgomerycountymd.gov
Subject: Vote NO on Thrive
Date: Friday, October 21, 2022 7:24:38 AM

Dear Councilmembers:

There are concerning problems with the Thrive plan. Given the lack of an equity analysis, the lack of a thorough understanding of our housing development needs, and the changeover of the Planning Board, the plan needs review and the types of public engagement that have not been done thus far. Please vote NO on Thrive and give us the chance to enact a plan that actually meets the needs of Montgomery County for decades into the future. There is no hurry to approve the current plan and it would be a dereliction of your duty to support such a flawed plan.

Thank you,

Helen Avner
14916 Joshua Tree Rd.
North Potomac, MD 20878

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5153682

From: [M.F. <mnfarkas@yahoo.com>](mailto:M.F.<mnfarkas@yahoo.com>)
To: county.council@montgomerycountymd.gov
Subject: Please vote no on Thrive
Date: Friday, October 21, 2022 7:29:39 AM

Please vote No to Thrive 2050. The community (Montgomery County) is overwhelmingly opposed.

Sincerely,
Maria Szokolai
14210 Parkvale Road

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153683

PD

From: [Molly <molly.dambra@gmail.com>](mailto:molly.dambra@gmail.com)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050 concern
Date: Friday, October 21, 2022 7:29:58 AM

We have attempted to be engaged in thrive 50 and echo Marc Elrich concern that this initiative was closed off to the public and has ignored public concerns.

This needs to be done right and with much more public input with a new board.

There is a real irony in the initiatives slogan "let's plan our future. Together."

That is not what has happened, but it is what SHOULD happen.

Thank you,
Molly Michael
20815 resident

Sent from my iPhone

5153684

From: [Valeria Ramirez](#)
To: [<valewell2012@gmail.com>](mailto:valewell2012@gmail.com)
Subject: county.council@montgomerycountymd.gov
Date: Vote No on Thrive 2050
Friday, October 21, 2022 7:33:25 AM

Good morning,

Bases on current available information and multiple concerns with this housing plan, I@uegw you to vote No answer allow for a revist to this plan which would include community engagement.

Best Regards,
Valeria Ramirez

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153685

PD

From: [Bill Rickman](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Friday, October 21, 2022 7:52:02 AM

Please vote no on the Thrive 2020 plan. I had no idea that this plan was being developed and I believe it needs to address affordable housing in our county.

Please reconsider and allow time for residents to understand this plan.

--

Bill Rickman
mobile 301-325-4801

From: [Catherine Russell](#)
To: county.council@montgomerycountymd.gov
Subject: Vote No to Thrive
Date: Friday, October 21, 2022 8:03:57 AM

Montgomery County has been disgraced by the unethical behavior and actions related to the Thrive plan. I am familiar with planning processes having worked as a senior federal employee on major successful projects and updated to federal master plans working closely with NCPC and COG and local and state governments. The proper environmental and transportation assessments were not done, analysis of impact on schools not done, open meetings laws were violated, lobbyist groups given preferential access and voice without registering as a lobbyist, diversity not considered, and unethical and unprofessional behavior of the Planning Board laid bare. The Thrive plan should not be passed. Rather the effort should begin anew, with serious consultations, open meetings, citizens listened to, proper studies done on all aspects of such an important document and no back door unethical actions. If a new effort and plan comes to the same or similar conclusions, at least the County won't be tarnished with a plan that violated the trust of many citizens. The Council holds responsibility as well—several members turned a blind eye to the violations and as a result your votes will indicate to many voters whether you rubber stamp a very flawed plan. Please vote no and retain some modicum of ethical behavior for our County government.

Sent from my iPhone

From: [Ann or Marty](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050 Plan
Date: Friday, October 21, 2022 8:11:06 AM

Please VOTE NO to this Ill-conceived plan. Current Zoning has been a very important element in this county for decades. Many of us made housing choices and school choices based on that plan. Throwing multi-unit buildings into single-family-home neighborhoods would be breaking an implicit promise in existing zoning. I am fearful that scrapping the current plan will open the door to other mixed-use models such as light commercial and residential. Please give us all a chance to have input and allow the new planning board the opportunity to rethink this plan. Just wait. Thank you for your attention. Ann Fink; Bulls Run Parkway; Bethesda, Maryland.

Sent from my iPhone Ann Fink

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5153688

From: [Rosemary Lyon](#)
To: county.council@montgomerycountymd.gov
Cc: [Lyon John](#)
Subject: Please do not approve Thrive Montgomery
Date: Friday, October 21, 2022 8:19:18 AM

Dear Council Members:

Thrive is a short-sighted plan which does not address the many issues it would cause (especially parking) and which should be put on the back-burner while other affordable housing possibilities are addressed. My understanding is that the County has approved affordable housing units, but that these have not been built. This is where our focus should be.

Rosemary Lyon
5127 Worthington Drive
Bethesda

50 year resident of neighborhood

From: [Sarah Cavitt](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050 Plan - Vote NO
Date: Friday, October 21, 2022 8:21:37 AM

Please vote against this plan at this time.

- Can you provide a list of public meetings and hearings held about this plan?
- Were there any local community/citizen charrettes about the proposed changes?

Unless there were scheduled and publicized local community meetings (non-developer) organized by the planning staff, you have not done due diligence. Nor did the planning board if they can't provide a record of their outreach.

I moved to District 3 in Montgomery County in May 2021. I am just beginning to familiarize myself with the county structure and the planning process. Because of the recent upheaval with the Planning Board, it would seem prudent to delay the vote on this plan. It would also be less than politic to do anything on the same day you are appointing new PB members.

Sarah Cavitt
407 Russell Av
Apt 213
Gaithersburg, Md. 20877
(301)216-5722

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153690

PD

From: [Jim Ford](#)
To: county.council@montgomerycountymd.gov
Subject: Vote "no" on Thrive 250
Date: Friday, October 21, 2022 8:27:12 AM

I urge the County Council to reject the Thrive 250 master housing plan when it comes to a vote in the days ahead. A plan developed by a Planning Board that has imploded in recent weeks should not be on the Council's agenda. Instead, the Council should direct the reconstituted Board to start with a clean slate, Institute a master plan development process with full public education and involvement of the county's residents. A document intended to guide future development of affordable housing broadly defined deserves no less.

James Ford
4427 Walsh St, Chevy Chase, MD 20815
202-309-1610
jimford188@gmail.com

From: [Wade Sovonick](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive 2050
Date: Friday, October 21, 2022 8:39:50 AM

Please delay a vote on Thrive 2050, until the new Planning Board can conduct a more thorough review of the plan.

Wade J. Sovonick
5001 Brookdale Road
Bethesda, MD 20816

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153692

PD

From: [Kay Size](#)
To: county.council@montgomerycountymd.gov
Subject: Vote "no" on Thrive 2050
Date: Friday, October 21, 2022 8:44:05 AM

I just read a message from County Executive Marc Elrich and agree with him 100% on his concerns about Thrive 2050. The plan has problems that need to be fixed. There is no need to rush to pass this plan now. Please vote "no" on Thrive 2050.

Sent from my iPad

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153693

PD

From: [Miriam Schneider](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive
Date: Friday, October 21, 2022 8:44:30 AM

I am writing to express my concerns and opposition to the county council's Thrive plan.

The vast majority of county residents are completely unaware of this plan and have not been given nearly sufficient time to understand and respond to the Thrive plan.

This plan would completely change the character of our neighborhoods without a clear indication that it would achieve the ends of affordable housing. In fact, as the residents fighting a similar plan in Arlington county have shown, there is no evidence that the multifamily units that their Missing Middle plan would build would be at all affordable.

Our homes are for the most part our most valuable and important asset. The council should delay this vote and give residents more time to understand and respond to what is being considered. I believe Thrive is an ill considered and rushed plan that will not achieve its stated goals.

Thank you.
Miriam Schneider

From: pemacneill@aol.com
To: county.council@montgomerycountymd.gov
Subject: Thrive
Date: Friday, October 21, 2022 8:52:17 AM

I don't think you should approve Thrive until it has had more review.

Outside of down zoning single family homes, I don't think it does anything and in this case it would harm hard working home owners.

I think the previous planning board cooked the books. As an example, when I heard about a meeting and tried to register to speak, the speakers register was full. Full of people who supported Thrive.

Secondly, you all for all intents and purposes fired the planning board. It makes no sense to approve the plan under that scenario.

Thank you.

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153698

PD

From: [Saleet Jafri](#)
To: county.council@montgomerycountymd.gov
Subject: Please vote NO on Thrive
Date: Friday, October 21, 2022 9:01:20 AM

Please vote NO to Thrive in its current state. There are several problems that have been raised but not addressed. Thank you.

Saleet Jafri

PH 6-17-21 THRIVE
MONTGOMERY 2050

PD

5153699

From: [Mary Hemingway](#)
To: County.Council@montgomerycountymd.gov
Subject: Thrive
Date: Friday, October 21, 2022 9:02:55 AM

DO NOT APPROVE THRIVE. MORE TIME IS NEEDED TO EVALUATE AND EXPLORE NEW OPTIONS. RETURN THE PLAN TO THE NEW PLANNING BOARD THAT WILL BE NAMED BY THE NEW COUNTY COUNCIL AFTER THE NOVEMBER ELECTIONS.

THANK YOU,
MARY HEMINGWAY
718 SNIDER LANE
SILVER SPRING MD 20905

From: [Albert Costilo](#)
To: county.council@montgomerycountymd.gov
Subject: Re: SOS Halt Thrive Vote -Oct 20
Date: Friday, October 21, 2022 9:08:07 AM

> Halt Thrive Vote for a true and transparent analysis. This State and County have been strong arming major decisions without full input and analysis. They are hiding this from constituents with cryptic language and ambiguities that most communities cannot understand.

>

> The County Planning Board team that was recently fired for ethical misconduct were the authors and champions of Thrive. This behavior was part of an unethical drive to feed their own versus the County's interests. Shameful...

>

> Sadly, the County has internal corruption and personal interests at play where developers and certain County officials (some remain) do not have the best interests of the constituents. The recent MCPS transportation conviction is another example of this growing trend of County corruption happening across political party lines.

>

> The Gerrymandering of County districts for political advantage is another. At the State level we continue to see same issues with the construction company that was chosen for the 270 widening project which ties back to the County Planners that were fired. Not a coincidence...

>

> I am so ashamed of this County which continues to face scandals involving lack of transparency, ethics, and integrity. We were held hostage with unethical government practices under Donald Trump and there is no excuse for such shameful ethics to be practiced by our County officials.

>

> WE MUST PAUSE and get proper oversight with full transparency including audits to develop the right plan with full input from all communities and due diligence.

>

> Sincerely,

> Albert Costilo

>

> Sent from my iPhone

PH 6-17-21 THRIVE
MONTGOMERY 2050

5153702

PD

From: [JAMES ZWIEBEL](#)
To: county.council@montgomerycountymd.gov
Subject: Do NOT approve Thrive 2050
Date: Friday, October 21, 2022 9:08:23 AM

Dear County Council Members,

I urge you not to approve the Thrive 2050 plan as it currently exists. It was rushed though without adequate input from stakeholders and doesn't adequately address the needs of county residents.

Please do not rush through this faulty plan.

Sincerely,

James Zwiebel

Sent from my iPhone

From: [E DuPuy](#)
To: county.council@montgomerycountymd.gov
Subject: Thrive
Date: Friday, October 21, 2022 9:06:10 AM

To Montgomery County Council,

Please do not pass the Current Thrive 2050!!

There are so many legitimate concerns regarding this proposed plan.

We have time, let's take the time to do it right.

We need to include the citizens of Montgomery County in development of this important and far reaching plan.

Please, please, let's do this right for all our citizens!!

Ellen DuPuy
119 Woodridge Avenue
Silver Spring, MD 20901

From: [Tim Parris](#)
To: councilmember.Rice@montgomerycountymd.gov
Cc: county.council@montgomerycountymd.gov
Subject: Upcoming Thrive Vote
Date: Friday, October 21, 2022 9:12:34 AM

I am requesting the Council to NOT approve the Thrive 2050 plan yet. In short, it needs more time, research, and input from Montgomery residents. From what I understand, the planning board did not employ actions allowing for citizen input and that the plan does not adequately address financial diversification in housing. This is too important to rush through and the needed time is available to make the plan what it should be - please use it.

Thank you,

Tim Parris
10416 Carlyn Ridge Rd, Damascus, MD Distr 2