June 16, 2021

Tom Hucker, President
and the Montgomery County Council
100 Maryland Ave.
Rockville, Md 20850

It is an outrage that our County Council would even allow such an incomplete special interest giveaway
to developers to the detriment of the health safety and welfare of the public. It is clearly not
comprehensive and does not address the environment and our commitment to reduce our carbon
footprint or how to cope with the falling job growth which is and has been plaguing our County for over
a decade.

Thrive Montgomery is a misnomer, it contradicts its stated goals of diversity and equitable solutions to
affordability and thriving cohesive communities. This plan dismantles neighborhood compatibility,
diversity, and cohesion which these communities have spent the last 60 years creating. It is important to
recognize these communities built neighborhoods. This plan dissolves our neighborhoods, with
sweeping changes, using so called “words” like complete and compact communities.

This plan does not consider major impediments which exist today. It ignores the deleterious effects of
over densification of the past which has led to neighborhood flooding (Sligo Creek, Rock Creek, Turkey
Branch Stream Valley and others), contamination of our steams, waterways and drinking water. This
plan does not consider major aging infrastructure needs (Storm Water, Water and Sewer and Electric
Grid), which today is overburdened; this plan exacerbates these impacts.

The plan speaks to affordability yet displaces tens of thousands of hard working families which are in
need and currently live along these corridors. This plan chooses to create gentrification and further
divides neighborhoods.

On the East side of our County, this plan does not give substantive solutions to our growing problems
with overcrowded schools, low SAT scores which it must be noted Kennedy High School has the lowest
achievement scores in the County as stated in Thrive Montgomery. This Plan does not offer solutions to
the challenges of these schools such as high ESOL populations, farm rates, mobility rates, yet the plan
proposes to exacerbate these challenges with doubling of density along our major corridors and activity
centers. This Plan ignores the realities of commuting and climate changes which is causing extensive
storms beyond the one-year storm which is the minimum review and mitigation required for new
development.

The Plan was developed in the dead of night during a pandemic when attention was diverted to more
threatening concerns and did not take into account the valuable historical knowledge and experience of
our residents. This Plan is a boom for developers and a bust for the quality of life and character of our
neighborhoods. This Plan did not include the public in its creation and this is apparent from the draft
being considered today.

For these, and many other reasons, I request the Council reject this draft, remand it back to Park and
Planning, and require a complete roll out including all residents. What is the rush? We are better than
this. Our County is nationally renowned for including community.

Cary Lamari