

June 22, 2021

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  
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