

Leanne Tobias, Oral Testimony, Thrive 2050, 11/30/2021

I'm Leanne Tobias, a long-time Bethesda resident. Thrive 2050 has 7 deficiencies that warrant a pause for evaluation and revision over the next year.

- 1. Thrive 2050 is the object of intense controversy. A 30-year land use plan requires more consensus and compromise.**
- 2. Meaningful public engagement has been prevented due to COVID. Additional community meetings and hearings are needed. Neighborhood representatives should have a formal seat at the drafting table.**
- 3. COVID has transformed commuting patterns and office, retail and housing preferences. Pause Thrive for at least a year for fuller understanding of these changes.**
- 4. Thrive needs more emphasis on economic development, tree canopy preservation, climate change, environment and, for urban, suburban and rural neighborhoods, quality of life issues.**
- 5. Housing affordability and equity do not result from added unsubsidized density, as Thrive assumes. The County's focus should be on creating affordable and mixed income housing, using subsidy and donations of public land.**
- 6. Fiscal considerations need more careful consideration. Thrive is expected to add \$6 to \$8 billion in County capital costs and hundreds of millions in yearly operating costs.**
- 7. To ensure Thrive's success, physical and social infrastructure plans and budgets should be developed in tandem, not subsequently, as currently planned.**

For these 7 reasons, I recommend that Thrive 2050 go back to the drawing board for at least a year for re-evaluation and revision.