

**STATEMENT OF RICHARD LEVINE  
LOCUST HILL CITIZENS' ASSOCIATION**

**BEFORE THE MONTGOMERY COUNTY COUNCIL  
REGARDING THE STATUS OF RESIDENTIAL SERVICE ROADS  
UNDER ZTA 25-02**

**March 11, 2022**

President Stewart, Vice President Jawando, and Members of the Council: My name is Richard Levine and I am testifying on behalf of the Locust Hill Citizens' Association. Locust Hill is a single-family community bounded by Cedar Lane on the south, Rockville Pike on the west and the arc of the Beltway from Rockville Pike around to Cedar Lane. Most relevantly for the purpose of this hearing, Rockville Pike (MD 355) is one of the designated Work Force Housing corridors under ZTA 25-02.

Our concern arises from the fact that under ZTA 25-02 lots are generally designated as eligible for work force housing based on their street address. However, most of Locust Hill lots that have a Rockville Pike address are actually located on service roads, not on the Pike, itself.

For example, all of the properties north and south of Locust Hill Road (9400, 9300 blocks, east side) are identified on ZTA impact map prepared by the Planning Dept. as being eligible for work force housing. However, while having "Rockville Pike" addresses, the service roads on those blocks are narrow, with room only for parking and one lane of traffic. Indeed, the 9400 block is a dead end with a significant grade separation from the Pike. See first exhibit photo; the second exhibit photo is the 9300 block. Multi-unit work force housing simply would not "work" on these blocks.

At a minimum, our service roads do not meet the ZTA's three-lane width requirement and are certainly not "boulevard" properties. There is also a service road north of Bellevue Drive (9600 and 9700 blocks), with some properties included on the Planning Dept. map. Those blocks are similar to the 9300 block, though at grade level with the Pike.

The Locust Hill Citizens' Association thus requests that, if the Council approves ZTA 25-02, the ZTA text should clarify that residential service roads such as ours are not eligible for ZTA inclusion, notwithstanding the fact that they have street address that list them as being on a designated corridor such as Rockville Pike.

We appreciate the Council's consideration of Locust Hill's perspective.

Exhibits Attached

**Exhibits**

**LOCUST HILL SERVICE ROADS**



