

Dear President Stewart and Members of the Montgomery County Council:

My name is Richard Sergay and I am a resident of Bethesda. Thank you for reading my testimony in regards to ZTA 25-02.

Firstly, I object to the bill in that it will impact our neighborhood negatively when there are other more palatable opportunities for rezoning, such as the White Flint Mall and the Geico campus. The potential disruption to our neighborhood could be immense. And in addition, NO impact study has been conducted which, it seems to me would be a first step, before undertaking such a massive rezoning effort.

The study would involve an impact statement on the existing neighborhood, infrastructure issues, emergency services, schools, water and sewage, etc. It also seems to me, the added stress on an already complex area would bring the neighborhood to a breaking point.

And the community has not really been given the opportunity and time to process and understand all the implications of this proposal – which will impact the entire community. In fact, there are already a number of new housing options in the area – including the new building site at Westbard and Friendship Heights, and the former Superfresh location in Spring Valley.

Duplexes have no workforce housing minimum requirements. Why are they included if they can be sold at market rates? Why allow triplexes and quadplexes to include businesses like day care centers? This will increase traffic and parking problems in affected neighborhoods, and what does that have to do with workforce housing?

Please know, I -- along with many of my neighbors -- will not vote for anyone supporting this bill as it is currently written.

Sincerely,

Richard Sergay