

Dear Councilmembers,

My name is Slobodan Sipcic and I am a resident of District 1 and a homeowner directly impacted by ZTA 25-02. Thank you for the opportunity to provide written testimony and voice my **strong opposition to the current proposal** and **request a pause** for further deliberation.

While the stated goal of increasing housing options is commendable, **ZTA 25-02 misses the mark**. Carving up stable, established neighborhoods to introduce high-density housing is not a responsible or effective solution. Instead, you should pursue thoughtfully planned development in areas already suited for growth—such as White Flint or the Geico campus—where infrastructure can support workforce housing.

ZTA 25-02 is **not backed by data** to justify the proposed scale of development. It lacks clarity on how many affordable units are needed and offers no framework to evaluate success. As written, the bill is a **blank check to developers** with no guardrails to ensure affordability or infrastructure readiness. The absence of workforce housing minimums for duplexes and the allowance of businesses like daycares in triplexes and quadplexes add to the confusion.

**Public safety concerns are also being ignored**. I've spoken with local first responders who warned that increased density will exacerbate existing access issues on narrow streets, delay emergency response, and strain water systems with already low hydrant pressure. These risks are unacceptable for current and future residents alike.

Our **schools are already overcrowded**, yet the plan includes **no coordination with MCPS** to address the impact on students and teachers. Meanwhile, you expect residents to shoulder the infrastructure costs while developers reap the benefits. That's not equitable.

The  **rushed and opaque legislative process, dominated by lobbying groups rather than community voices**, has left many residents feeling unheard. Please **pause this proposal**, engage in genuine public consultation, and refocus efforts on meaningful, data-supported planning.

**Please note that I will not vote for any elected official who supports ZTA 25-02 in its current form.**