

Testimony

My name is Tim Vogel. I am a homeowner and resident of Kenwood Park, a neighborhood of approximately 600 households in Bethesda. I am a member of the KPCA task team focusing on the ZTA proposals.

I am not against the policy goal of workforce-priced housing.

I am completely against the current process that the co-sponsors are pursuing and am therefore against More Housing NOW ZTA 25-02.

The only way to achieve a lasting, workable solution is to be transparent, go back to square one, and, this time, include community representatives as part of a joint task force to define the problem and find a pragmatic solution.

The co-sponsors dropped a 117-page legal-text redline of portions of the county zoning code on us and then set webinar dates and hearing dates. I have found nothing that explains to residents which parts of ZTA 25-02 address which of the various concerns that have been raised. Representatives should not treat their constituents -- people that they presumably care about -- in this manner.

Here are just some of my unanswered questions.

- **Where in the pending zoning text amendment are the provisions that ensure that the workforce housing units in the proposed multiplex structures in single-family zoned neighborhoods will be sold and resold/rented at prices/rents affordable for the workforce?** The changes proposed to Section 52-24 on page 2 of the ZTA offer tax credits in exchange for rent control of housing for households earning 60% or less of AMI, but the text of the January 28 letter from Councilmembers Friedson and Fani-Gonzalez cites an existing workforce housing definition of 120% AMI. That commitment is not in the ZTA anywhere that I can find.
- **What part of ZTA 25-02 allows for a proactive review of the impact of densification from the proposed multiplex structures?** Will there be any review of the impact on local neighborhoods, the environment, pedestrian, cyclist, and motor vehicle safety, and infrastructure?
- **Is there a pattern book? Or can developers build whatever shape and style multiplex structure they want in single-family-zoned neighborhoods?**
- **How big can these multiplexes be?** I saw a reference in ZTA 25-02 to allow multiplex structures on single-family lots to be 40' tall. What other size accommodations are being made in ZTA 25-02? How are the various requirements, such as set-back requirements for single-family lots, being changed to accommodate the proposed multiplex structures in ZTA 25-02? Will

new subdivision applications for multiple adjacent lots be allowed – creating chaining and “super”-plexes?

Please start this process over. Take ZTA 25-02 off the table. Explain the goals in plain language. Link them explicitly to the proposed zoning code modifications that effectuate them. If issues are unaddressed—such as impacts on infrastructure, environment, parking, pedestrian and cyclist safety—acknowledge that. Let’s have a transparent discussion on where you are trying to lead the county and the shortcomings, limitations, and trade-offs that are an inevitable part of that journey. Thank you.