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Bethesda, MD, 20816

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March 3, 2025

Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

RE: Support for Zoning Text Amendment 25-02, Workforce Housing - Development Standards

Dear Councilmembers,

I want to express my support for ZTA 25-02. Councilmember Friedson came to our neighborhood to discuss the amendment. I heard support from neighbors who recognized that we have to increase the supply of housing to meet the demand. I also heard concern from neighbors that were worried about increases in traffic and environmental impacts.

I hear both sets of neighbors, but in my experience, higher density near urban centers, which is where we are, improves the cost-effectiveness of public utilities and public transportation, thereby improving the environment in the urban area overall. We will have more customers paying for the busses and Metro lines, more customers per neighborhood using the water and wastewater pipes, and more commuters biking along River Rd.

There is also no substitute for building a lot more housing as the DC Metro Area expands. You can designate some newly-built housing as low income, but there will always be a middle class that will have to pay market price, and avoiding construction of new housing will always squeeze that middle class.

That being said, please be mindful of the bigger plan for the entire area, even if it's difficult because it's many different states, counties, and cities. For instance, adding more people along River Rd should coincide with adding bike lanes to Bethesda Metro Station and downtown DC, planning to expand the Purple Line to Tysons Corner Station, and working with DC to make sure they are building adequate housing in the neighborhoods adjacent to Montgomery County. There must also be adequate policing in the area, especially considering the recent wave of theft and burglary in our neighborhood, since crime is another factor that disproportionately squeezes the middle class.

I appreciate all the work that you put into ZTA 25-02, and I hope that you continue to improve our county.

Sincerely,

Yan

