

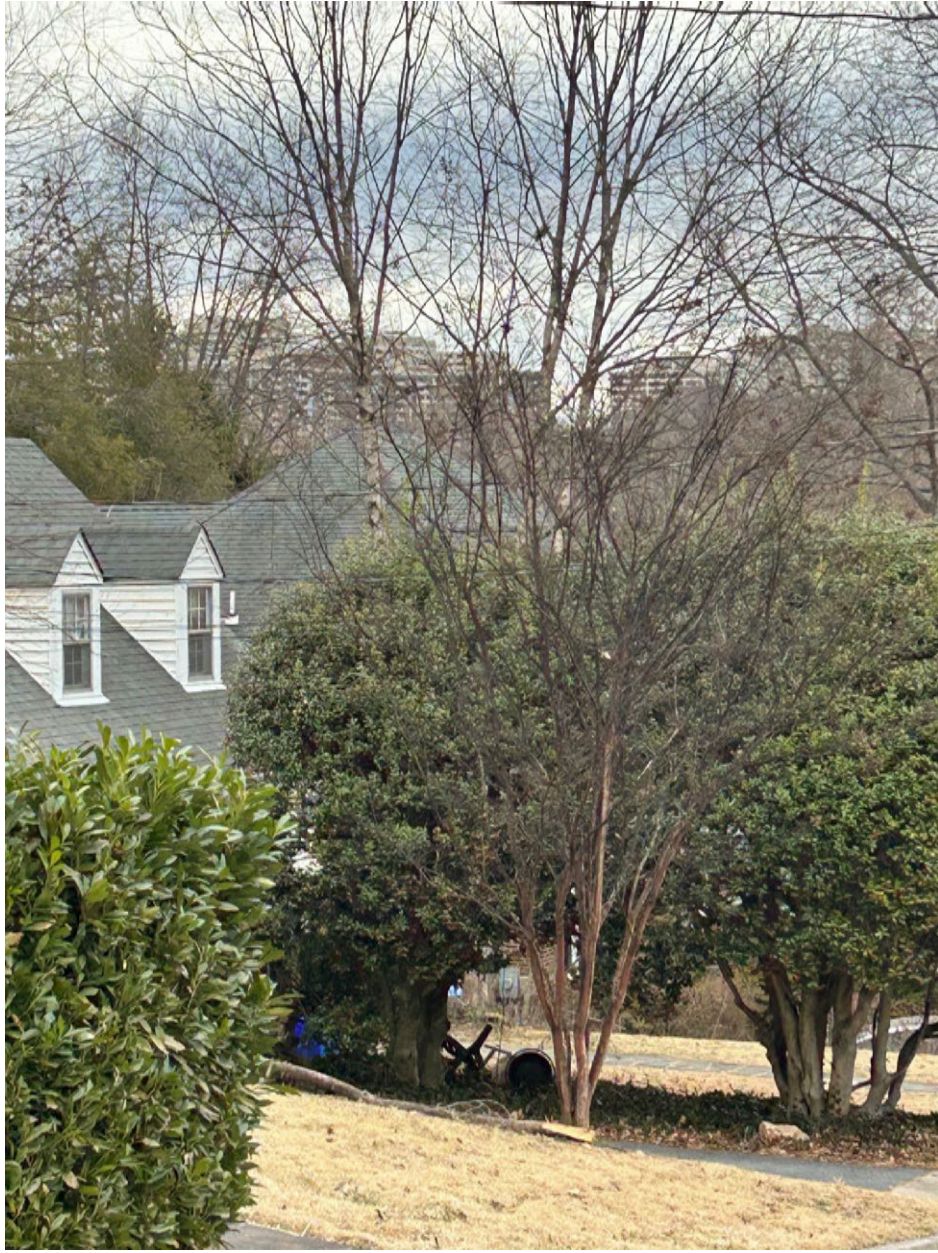
Hello,

I'm Ann Telma, a constituent of Council District 1, and I live just off Westmoreland Circle on Western Avenue in the neighborhood north of Western and east of Massachusetts Avenue.

To get straight to the point--We already have too much high-density housing in our neighborhood! I encourage Council Member Friedson and other council members and members of the Planning Board to take a walk around my neighborhood and see how many apartment buildings and townhouses are in this area already. I am enclosing a few photos from my neighborhood for reference. The first photo is very close to my home on Bayard Ave. facing toward Wisconsin, and the next three are within my dog-walking radius along Newport Ave., also facing toward River Road and ultimately Wisconsin in the distance.









There already is a LOT of high-density housing within eyesight of our neighborhood along Wisconsin, Little Falls Parkway, Westbard, Willard, and Friendship Boulevard. Additionally, they are in the process of constructing another 500+ units of high-density housing at Friendship Heights, and now with the Geico property at Western and

Friendship Blvd becoming vacant, there is the possibility of additional housing being built there.

Increasing density along Massachusetts Avenue will "significantly change the character of our neighborhood" to quote Irv Lieberman's comments (another resident along the Mass. Ave. corridor) at the meeting on February 24, 2025.

It will definitely add more traffic, and there already is a lot!

It will make the neighborhood less green and less walkable with more cars and buses wizzing by.

Above all else, we don't want Massachusetts Ave. to be widened like Old Georgetown Road to accommodate all the extra traffic, and we are already at capacity along Massachusetts Avenue during certain times of the day. At a minimum, a traffic study should be conducted before proceeding with any changes to zoning.

In closing, please prioritize the wishes and well-being of the current, existing homeowners of this neighborhood.

If rezoning does occur and single-family homes start getting torn down, all we will have is construction traffic, dust, and noise followed by more traffic and less green space.

We don't want more density!!! This will ruin our beautiful residential areas. There is no reason nor need to increase the density along the Massachusetts Avenue corridor, and we ask that the Massachusetts Avenue corridor specifically be excluded from the rezoning proposed in N.O.W. There is no reason to change the zoning in this area. The goals of N.O.W. can be met without damaging this neighborhood.

We would much prefer that vacant commercial space be rezoned and converted to housing, if there is indeed such a housing shortage. Given the current financial circumstances of the county and the recent large property tax increases, I urge the Council to reduce the tax incentive to developers for these conversions. Potentially, they could be limited to 50% of the cost of the conversion, taken as a tax credit over 25 years. The current tax incentive is an overly generous benefit for developers and something we cannot afford.

Thank you for your time and attention.

Ann Telma

[REDACTED]

Bethesda, MD 20816

Tel:

[REDACTED]

Email:

[REDACTED]