

Dear Council Members,

My name is Carly Clark and I am a new homeowner in Montgomery County, specifically in the Westhaven neighborhood in Bethesda. The houses directly behind mine are slated for upzoning per the ZTA 25-02 in the More Housing N.O.W. Bill.

First, let me say that the goals of the More Housing N.O.W. Bill and ZTA 25-02 are laudable. As a former MCPS teacher myself, I understand the need for more affordable housing, particularly for families, in Montgomery County. I am also a former MCPS student and a future MCPS parent, as my daughter will enter kindergarten this fall. My love and appreciation for Montgomery County run deep. I want the county as a whole to continue to grow and thrive.

All that being said, ZTA 25-02 will not address the current housing issues that Montgomery County faces. ZTA 25-02 is not supported by either data demonstrating the number of units needed for workforce housing in the county or data demonstrating the number of units that need to be built to satisfy the stated goals. As written this bill allows developers to build duplexes, which have no workforce housing minimum requirements. Why are they being included if they can be sold at market rates and won't contribute to more affordable housing? It seems that this ZTA is disguising a developer give-away in the name of workforce housing, which is honestly disrespectful to the constituents and workers you supposedly seek to help.

I also want to know why there has not been more focus on untapped opportunities on land that would allow for properly planned developments that include workforce housing. Examples that come to mind immediately are the White Flint and Geico campuses that would be ideal areas for planned communities supported by adequate infrastructure, both of which are close to major thoroughfares and transportation. Why is carving up established neighborhoods the best way to address the County's housing needs when there are these under-utilized areas? If it is because developers aren't stepping up to develop that land, are there rules and regulations that are disincentivizing them to build there?

Another major issue that I am concerned about is the safety risks that increased density will have on the neighborhood. I live on a section of Worthington Drive that does not have enough width to allow cars to park on both sides without impeding the ability to drive down the street. An increase in parking means that large vehicles, such as ambulances and fire trucks will not be able to get through in the case of an emergency. This is unsafe for all residents. A local fireman I was talking to said that as is, fire trucks have difficulty driving on many narrow streets in Bethesda and Chevy Chase, and increased density would only make that worse. If this is a known issue that puts the safety of myself and my family at risk, and the Council is willing to exacerbate the issue without ensuring adequate infrastructure to address this, then why continue to live in Montgomery County?

I'd love to see some data that would back up ZTA 25-02 and ensure the success of the More Housing N.O.W. Bill, but right now as a result of my concerns, I will not be able to vote for anyone who supports this bill. It is hastily written and hasn't taken into account so many concerns of the local constituents, *the people you represent*.

Thank you for your time and consideration,  
Carly Clark

## **INSTRUCTIONS FOR UPLOADING WRITTEN TESTIMONY BY MARCH 24**

1. Go to:  
<https://www.montgomerycountymd.gov/COUNCIL/PHSignUp.html#signup>
2. After filling out your name and address, you need to fill in the date of the hearing as March 11.
3. In the next field ("Hearing Topic") enter either "More Housing N.O.W. Bill" and/or "ZTA 25-02."
4. "For "Type of Testimony" choose "Document."
5. Then you can upload your testimony.

Comments can also be mailed to **100 Maryland Ave., Rockville, MD 20850** and must be received by March 24th.

### **Contact Info for County Council Members**

You should email your testimony directly to these addresses, and in the subject line put: "Pause ZTA 25-02"

#### **Our Councilmember (District 1)**

Andrew Friedson: [Councilmember.Friedson@montgomerycountymd.gov](mailto:Councilmember.Friedson@montgomerycountymd.gov)

#### **At Large Members (who we also vote for)**

Gabe Albornoz: [Councilmember.Albornoz@montgomerycountymd.gov](mailto:Councilmember.Albornoz@montgomerycountymd.gov)

Evan Glass: [Councilmember.Glass@montgomerycountymd.gov](mailto:Councilmember.Glass@montgomerycountymd.gov)

Will Jawando: [Councilmember.Jawando@montgomerycountymd.gov](mailto:Councilmember.Jawando@montgomerycountymd.gov)

Laurie-Anne Sayles: [Councilmember.Sayles@montgomerycountymd.gov](mailto:Councilmember.Sayles@montgomerycountymd.gov)

#### **Other Members (to be cc'd on letters to the above Councilmembers)**

Marilyn Balcombe (District 2): [Councilmember.Balcombe@montgomerycountymd.gov](mailto:Councilmember.Balcombe@montgomerycountymd.gov)

Sidney Katz (District 3): [Councilmember.Katz@montgomerycountymd.gov](mailto:Councilmember.Katz@montgomerycountymd.gov)

Kate Stewart (District 4): [Councilmember.Stewart@montgomerycountymd.gov](mailto:Councilmember.Stewart@montgomerycountymd.gov)

Kristin Mink (District 5): [Councilmember.Mink@montgomerycountymd.gov](mailto:Councilmember.Mink@montgomerycountymd.gov)

Natali Fani-Gonzalez (District 6): [Councilmember.Fani-Gonzalez@montgomerycountymd.gov](mailto:Councilmember.Fani-Gonzalez@montgomerycountymd.gov)

Dawn Luedtke (District 7): [Councilmember.Luedtke@montgomerycountymd.gov](mailto:Councilmember.Luedtke@montgomerycountymd.gov)