

To: Montgomery County Council

Re: ZTA 20-07

I oppose this ZTA because I have lived in the targeted area, Edgemoor, for over 60 years. I have seen Bethesda transition from a suburb to what will soon be an urban area. The limits of the defined downtown area has always been, for Edgemoor, Arlington Boulevard. Now this ZTA seeks to extend that area and destroy our subdivision.

It is not necessary to do this to continue high density development near the Metro and it certainly will not meet your goal of providing moderately priced housing. Unless you find another way to execute a taking of our property value, producing twice as many homes in the same gross area will not make the housing cheap. Expect the townhouses to go for \$1 million or more each. Under no circumstances yet defined will they suddenly become affordable for the middle class.

The only chance you will get at producing affordable housing in Edgemoor lies in the subdivision process of the 241,300 sf Sidwell Friends Lower School parcel. There if you are approving a 100 unit development you can get 15% or so to be affordable units. Otherwise you are going to have to find a way to make existing property owners provide "affordable housing" on small parcels. It's going to be a real mess on the ground. Why not look hard at the Sidwell site, which is the closest vacant large parcel in Bethesda to the Metro and leave the rest of Edgemoor alone. The land east of Arlington still has many sites that could support the kind of dense development you are looking for especially since you are authorizing 30 story buildings.

Patrick McGuire