

10 February 2021

To the Members of the Montgomery County Council:

I am 30-year resident of Montgomery County and a 20-year resident of Woodside Park. You might remember these opening lines from a recent letter in which I expressed opposition to proposed plans for sidewalks in Woodside Park. You may be surprised to learn that I write today to express my support for ZTA 20-07 with modification.

I come to support ZTA 20-07 with modification after “doing my homework” and studying information obtained from the Montgomery County League of Women Voters and the Montgomery County Planning Commission and attending meetings of the Silver Spring Citizens Advisory Board, the Woodside Park Civic Association, and the Montgomery County Planning Commission.

To be brief, I support ZTA 20-07 but agree with the Planning Commission’s view that it should be:

- “Expanded to include the R-40 and R-90 zones to increase the likelihood of obtaining the desired outcome of new Missing Middle Housing within one mile of a Metro station.”
- “Expanded to include properties around Purple Line stations, current and planned BRT stations, and MARC stations.”

Additionally, I believe it is critically important that ZTA 20-07 includes a provision that ensures a process for reviewing and approving the design of new housing before construction to ensure it remains consistent with the character of existing neighborhoods.

I would strongly support ZTA 20-07 with these amendments, which the Planning Board supports, because it provides lower market rate housing and provide a critical unmet need without need for public (i.e., government) support. Additionally, given its attention to prioritization of housing near transportation hubs, it reduces the need for auto-base transit and climate impact. Lastly, it promises a pathway to economic equity and greater diversity throughout the county while preserving the character overall of my beloved Silver Spring, the best place in all of Montgomery County.

Thank you,

Maria Carmona
Silver Spring, MD