

On Monday, October 6, 2014 6:24 PM, Julie Lazar [REDACTED] wrote:

Hi Rachel,

I wasn't at the Sacks meeting last Tuesday and only heard later that the county now plans to propose that Sacks become green space for downtown Bethesda. I must say that I was extremely upset by this news. Most of the residents in the neighborhood are in favor of higher density zoning and the density transfer rights. I personally am strongly in favor both because I hate sprawl and much prefer in-fill development and because the value of my house (which I believe would have been positively affected) has a huge impact on my financial security. Given that most people are in favor, I feel that we are all being penalized for no good reason. I don't understand why the county would want to do this. After all, wouldn't tax receipts be much higher if Sacks were developed to a higher density, whether residential, commercial or mixed use? Also, there is already green space in Bethesda. The Capital Crescent Trail is wonderful but parts of it could be upgraded to make more attractive seating areas, for example that little round area near Bethesda Ave. There is also that huge and beautiful open field behind Kenwood Forest (which is itself very green). Although it is not exactly in Downtown Bethesda, it is very close and perhaps the desire for green space could be satisfied by somehow increasing the visibility of this field and opening up access to it. This seems easier and less expensive for the county and less disruptive and financially harmful to Sacks. This proposal is a huge blow to all of us in Sacks and I sincerely hope that you will take my comments, along with others that I'm sure you will receive, into consideration.

Thank you.

Julie Lazar [REDACTED]