



Montgomery Planning | Countywide Planning & Policy

07/08/2021



# Attainable Housing Strategies

## Work Session #1



Attainable Housing Strategies



# Today's Agenda

Staff would like to discuss and seek Planning Board agreement or direction on the following:

- The type of product to be delivered to the County Council.
- The general Attainable Housing Strategies approach.
- Definition of the problem and appropriate goals for the initiative.
- Definition of terms, including “attainable housing” and related scales of attainable housing.
- Reliance on the Thrive Growth Map and its various elements, including to define the “Priority Housing District.”
- High level geographic scope of the recommendations, including the focus on the R-40, R-60, R-90, and R-200 zones.
- Certain specific staff recommendations, including allowing quadplexes in the Priority Housing District, and elements of a new attainable housing optional method of development.
- The idea of using a pattern book as a means to ensure design standards with the physical neighborhood.



# Staff Report Corrections

- Page 9 – “In fact, ~~80%~~ **72%** of R-200 lots today are below the standard minimum.”
- Page 12 - Staff has also considered expanding AHOM eligibility to tracts within the Priority Housing District with frontage on arterials that are not growth corridors as well as properties located within a Central Business District (Bethesda, Wheaton, **Friendship Heights**, and Silver Spring).



# Comments Received Themes

**Demands on infrastructure  
(schools, water and sewer,  
stormwater, etc.)**

**Compatibility  
concerns**

**Architectural  
covenants**

**Differing geographic  
contexts**

**Parking/traffic  
concerns**

**Environmental impact  
(tree loss, increased  
impervious  
surface, etc.)**

**Actual attainability**

**Recommendations  
not bold enough**

**Tackling the effort  
during the pandemic**

**Tight project  
timeline**

**Thrive  
Montgomery  
2050**

**Single-family  
neighborhoods within  
our CBDs**

**Master Plan  
circumvention**

**Gentrification and  
displacement**

**Inclusion of  
R-200 zone**



# Overview of the Recommendations

		GEOGRAPHY			
		Everywhere Literally, everywhere the zone exists.	Thrive Corridor-Focused Growth Areas Lightest blue area in the Thrive Growth Map, where future growth will be concentrated through compact, infill development and redevelopment.	Priority Housing District Areas within a mile of a Metrorail or lightrail station, 1/2 mile of a MARC station, or 500 feet of a Thrive Growth Corridor.	Thrive Growth Corridors and Centers of Activity Properties near certain Thrive centers of activity or within the Priority Housing District with frontage along a Thrive Growth Corridor.
PROCESS	Optional Methods of Development	By-right	SF Detached Home		
			Duplex (with pattern book conformance)		
			Triplex (with pattern book conformance)		
			Quadplex (with pattern book conformance)		
	MPDU (Site Plan and Planning Board review)		SF Detached Home		
			Duplex		
			Townhouse		
			Triplex		
			Quadplex		
	Cluster (Site Plan and Planning Board review)		SF Detached Home		
			Duplex		
			Townhouse		
			Triplex		
			Quadplex		
	Attainable Housing (Site Plan and Planning Board review)				
	Master Planning				

KEY:	ALLOWED TODAY	SMALL SCALE	MEDIUM SCALE	LARGE SCALE
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# Agreement on Goals

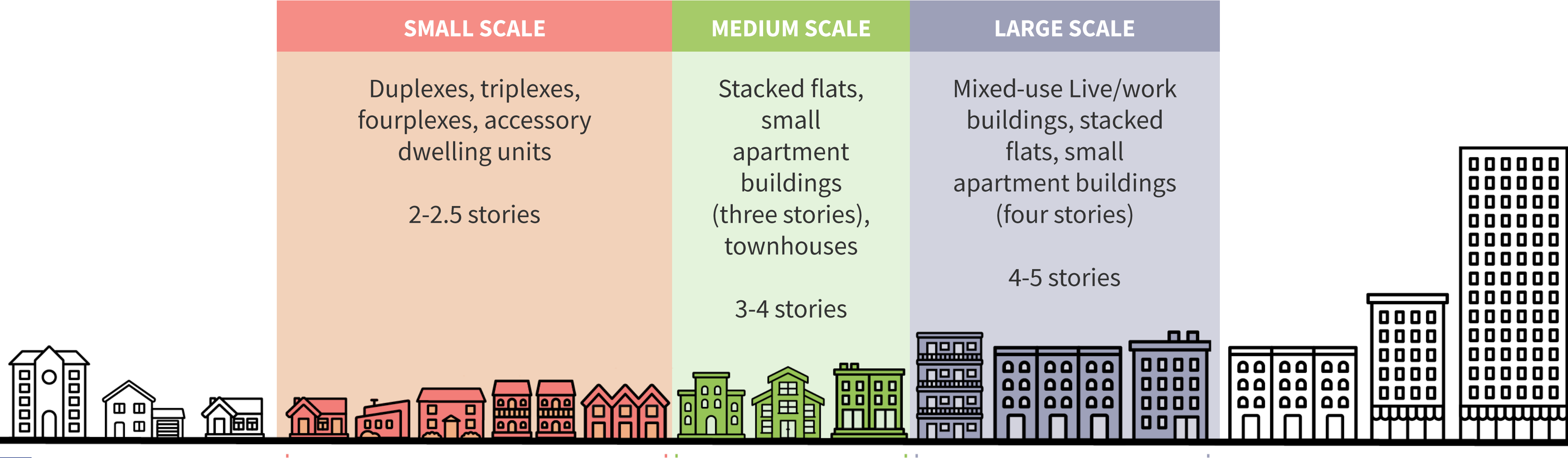
## **Does the Planning Board agree with the goals identified for the Attainable Housing Strategies initiative?**

- Three main goals emerged:
  - Create more opportunities for homeownership for more households in more parts of the county.
  - Unravel the exclusionary aspects of the county's single-family residential zones and help to diversify the county's communities by diversifying the county's housing stock.
  - Work toward meeting the county's housing supply obligations and needs.



# Definition and Scale

Does the Planning Board agree with staff’s definition and use of the term “attainable housing” and its three related scales?



# Thrive Montgomery Growth Map

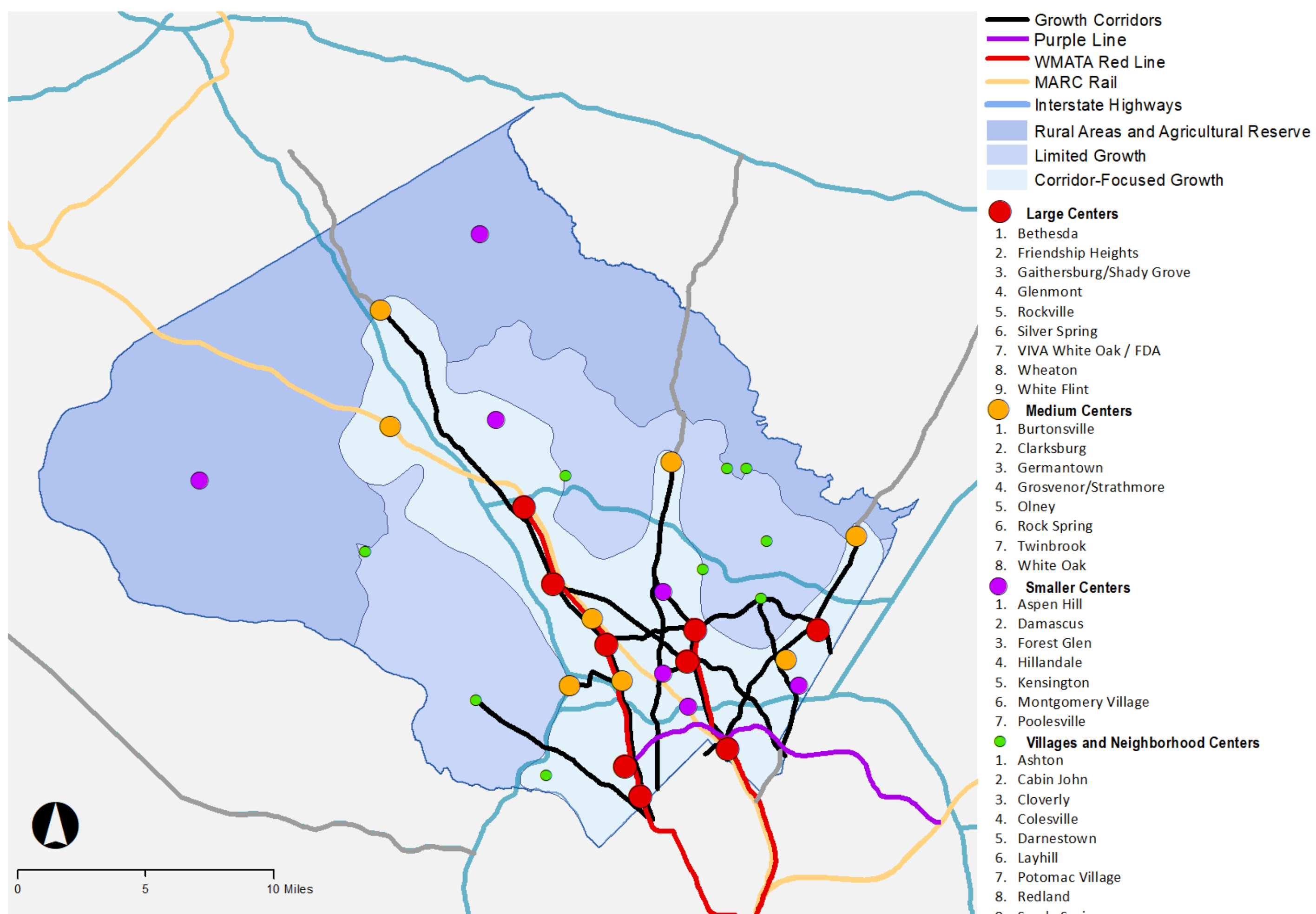
**To what extent should various Thrive Montgomery 2050 concepts be incorporated into the AHS recommendations?**

- Use of Thrive Montgomery 2050 Growth Map
  - Recommendations only apply to Corridor-Focused Growth Area
- Use of Growth Corridors, as identified in Thrive Montgomery 2050
  - The major transportation corridors shown in the Corridor-Focused Growth diagram include several corridors planned for Bus Rapid Transit (BRT) through the 2013 Countywide Transit Corridors Functional Master Plan, including Georgia Avenue, MD 355, New Hampshire Avenue, Old Georgetown Road (North Bethesda Transitway), Randolph Road, University Boulevard, US 29 and Veirs Mill Road.
  - In addition to the BRT corridors, Thrive Montgomery 2050 also includes two major highways as “Growth Corridors” Connecticut Avenue and River Road.





# Thrive Montgomery 2050 Growth Map



The Thrive Montgomery 2050 Growth Diagram illustrates growth concepts and potential centers of activity, but the diagram should be considered in the context of the Compact Growth and Complete Communities chapters. The centers of activity shown are not exhaustive of all existing or potential centers.



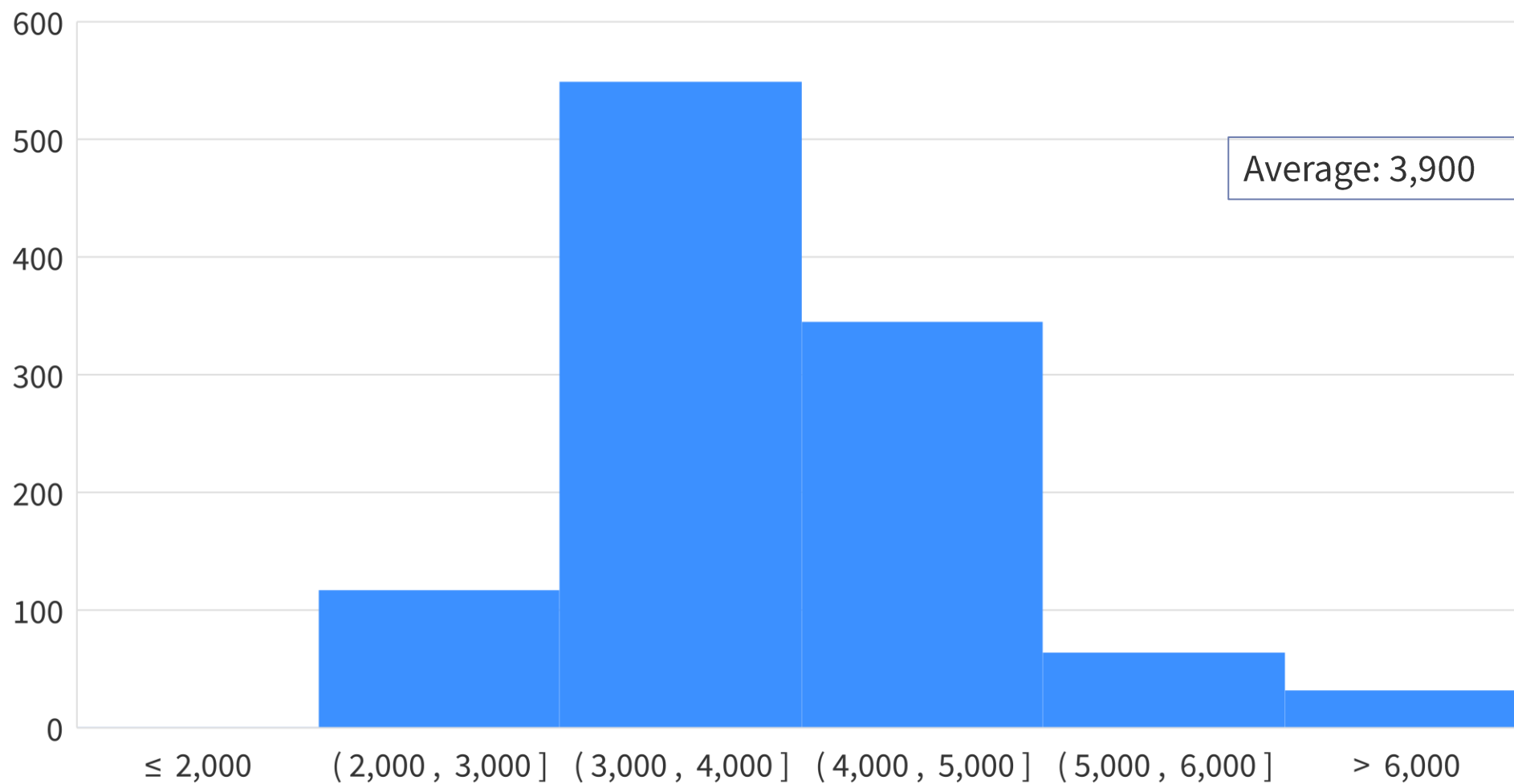
# Applicable Residential Zones

## On which zones should the AHS recommendations focus?

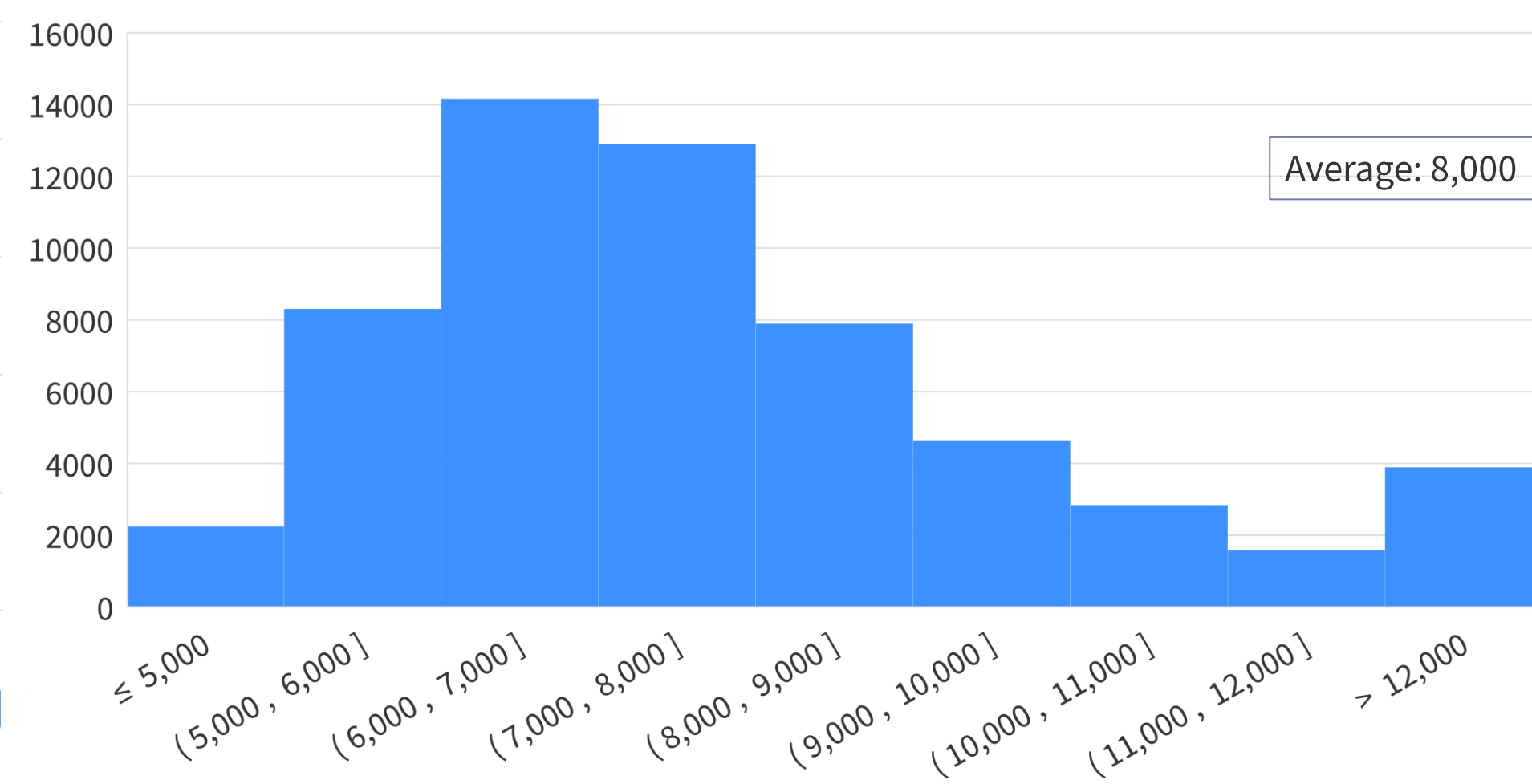
- Staff recommends implementing the by-right and optional method recommendations within the R-40, R-60, R-90 and R-200 zones.
  - For the by-right recommendations, the geographic scope is further restricted to the Thrive Corridor-Focused Growth area
  - For the optional method recommendation, the geographic scope is further restricted based on proximity to a center of activity and the Thrive Growth Corridors.



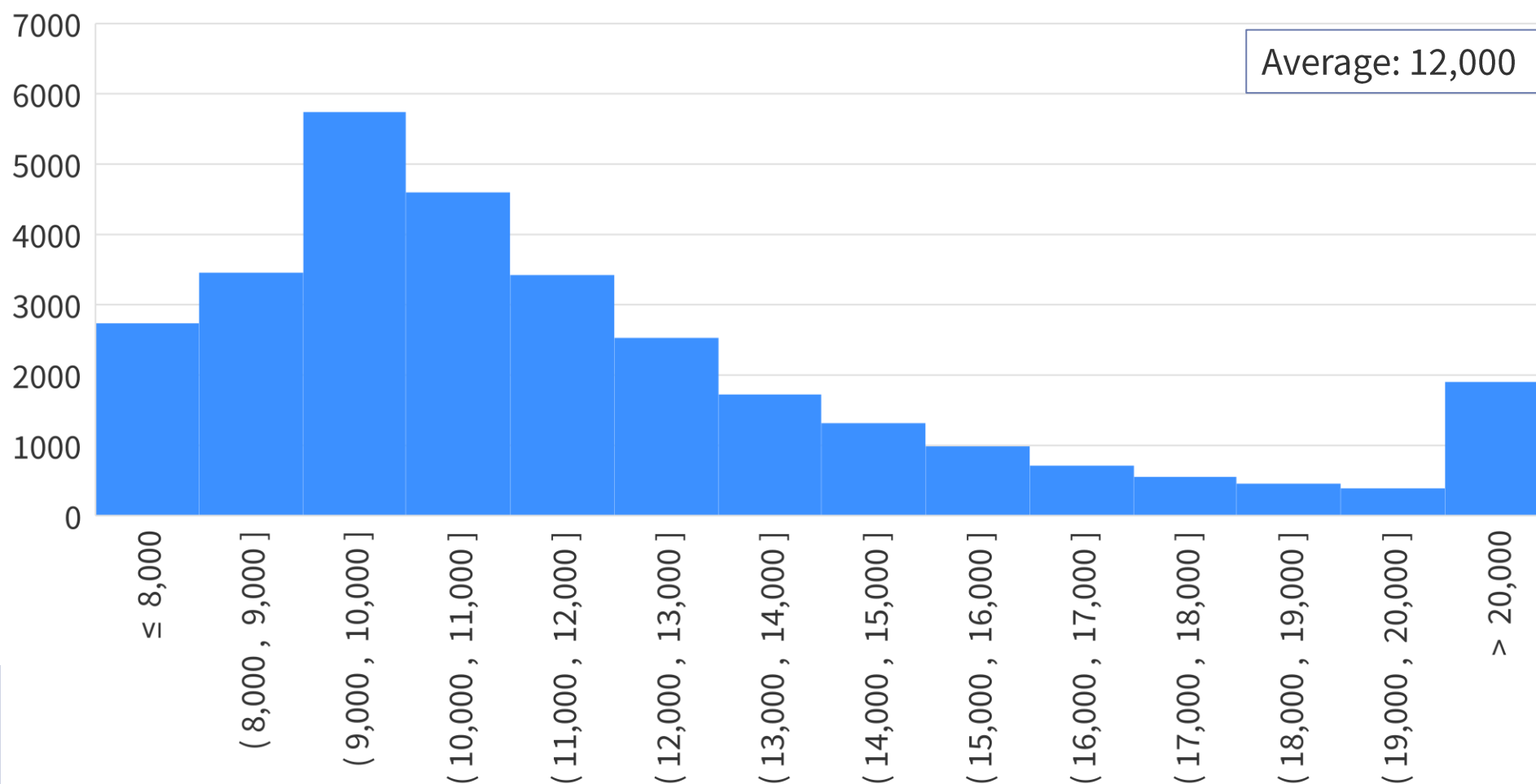
### R-40 Lot Size Frequency



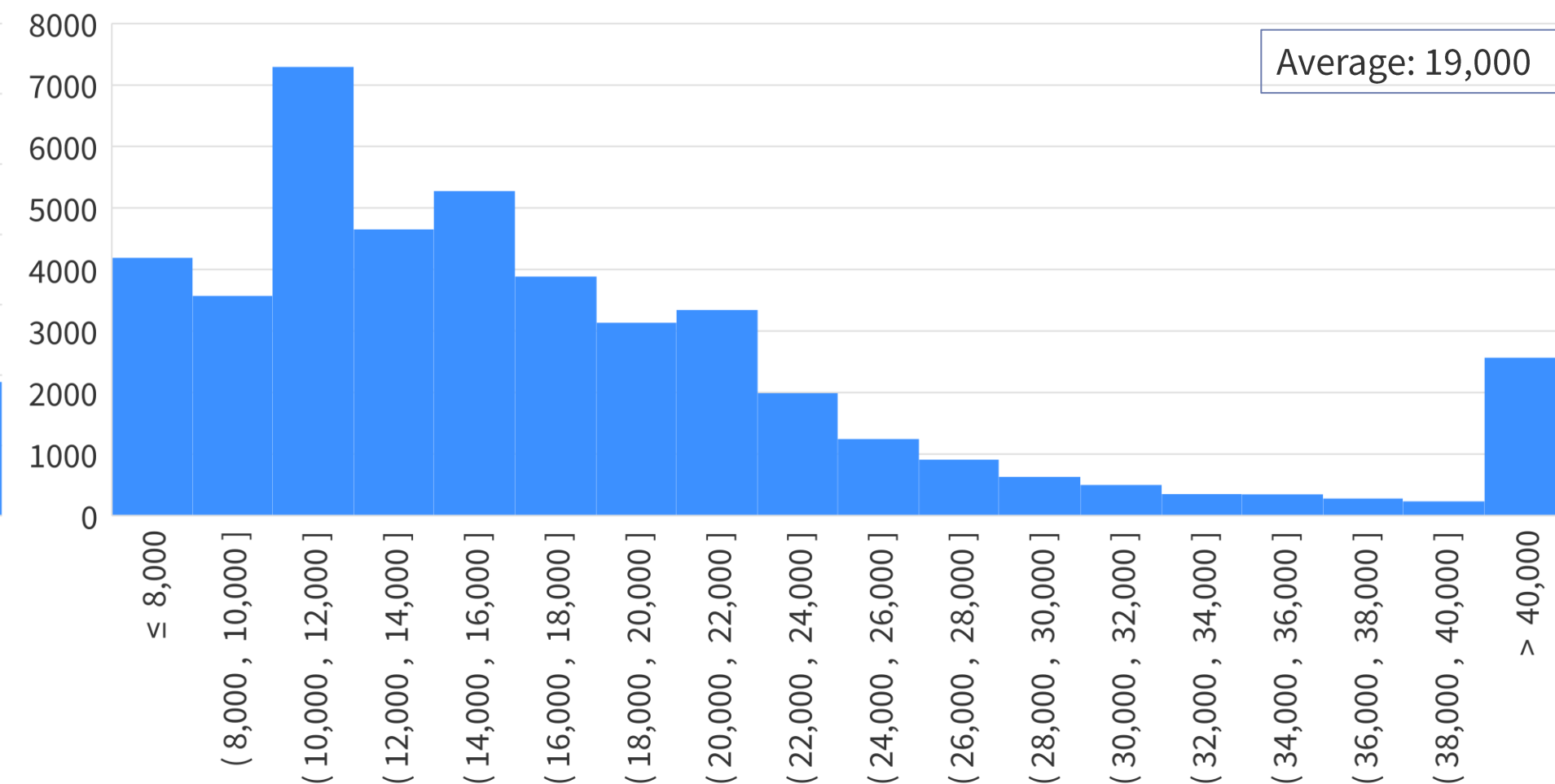
### R-60 Lot Size Frequency



### R-90 Lot Size Frequency

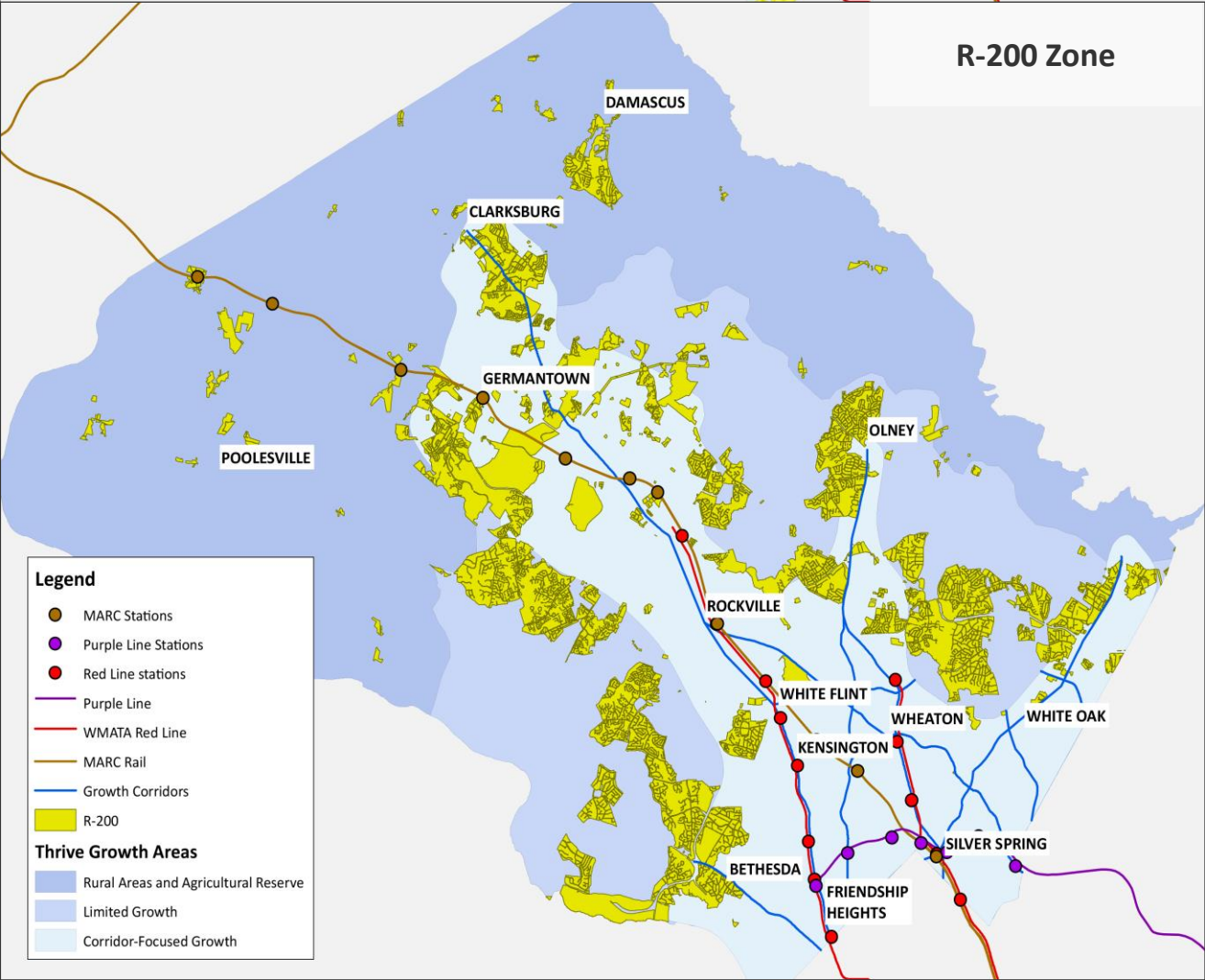
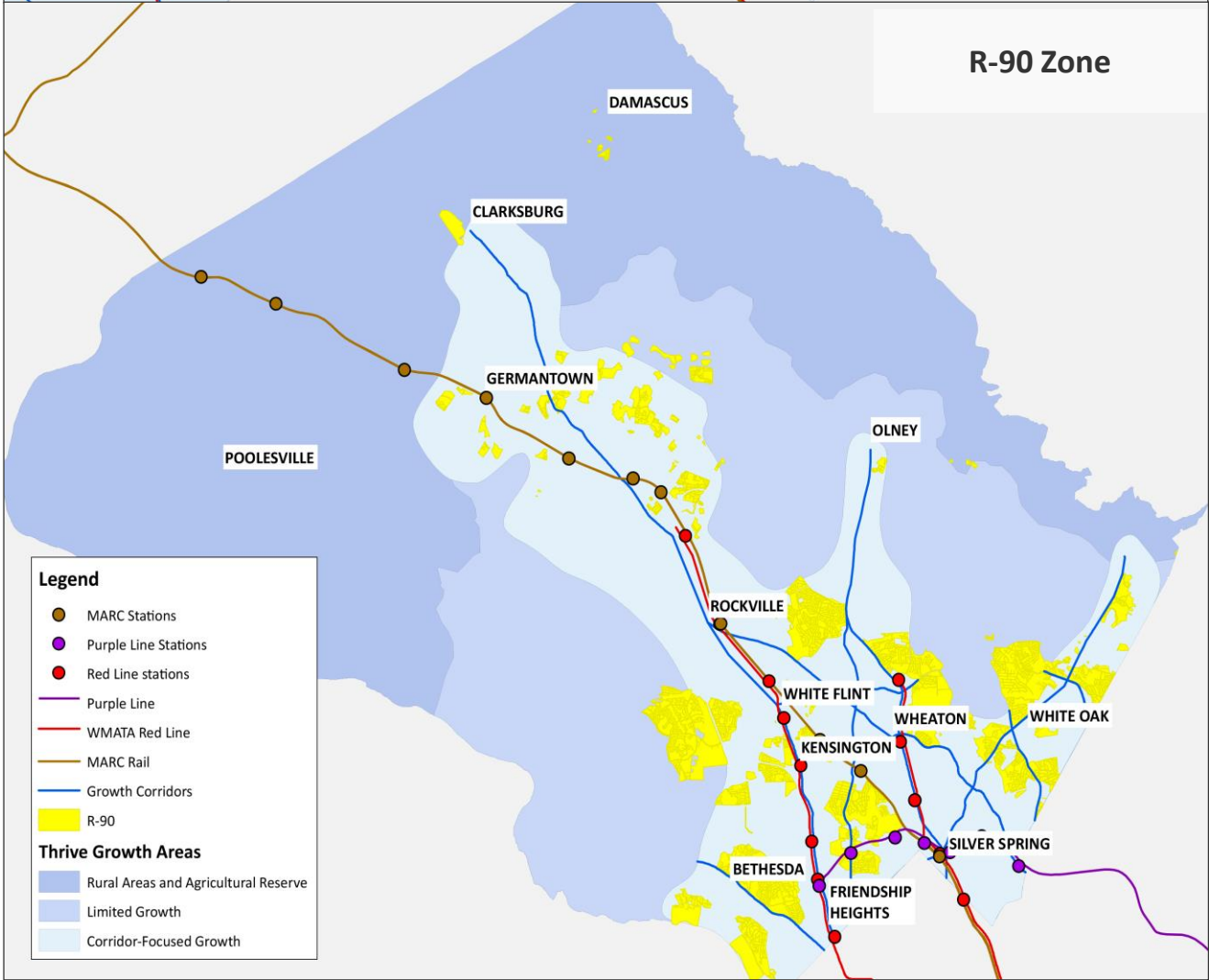
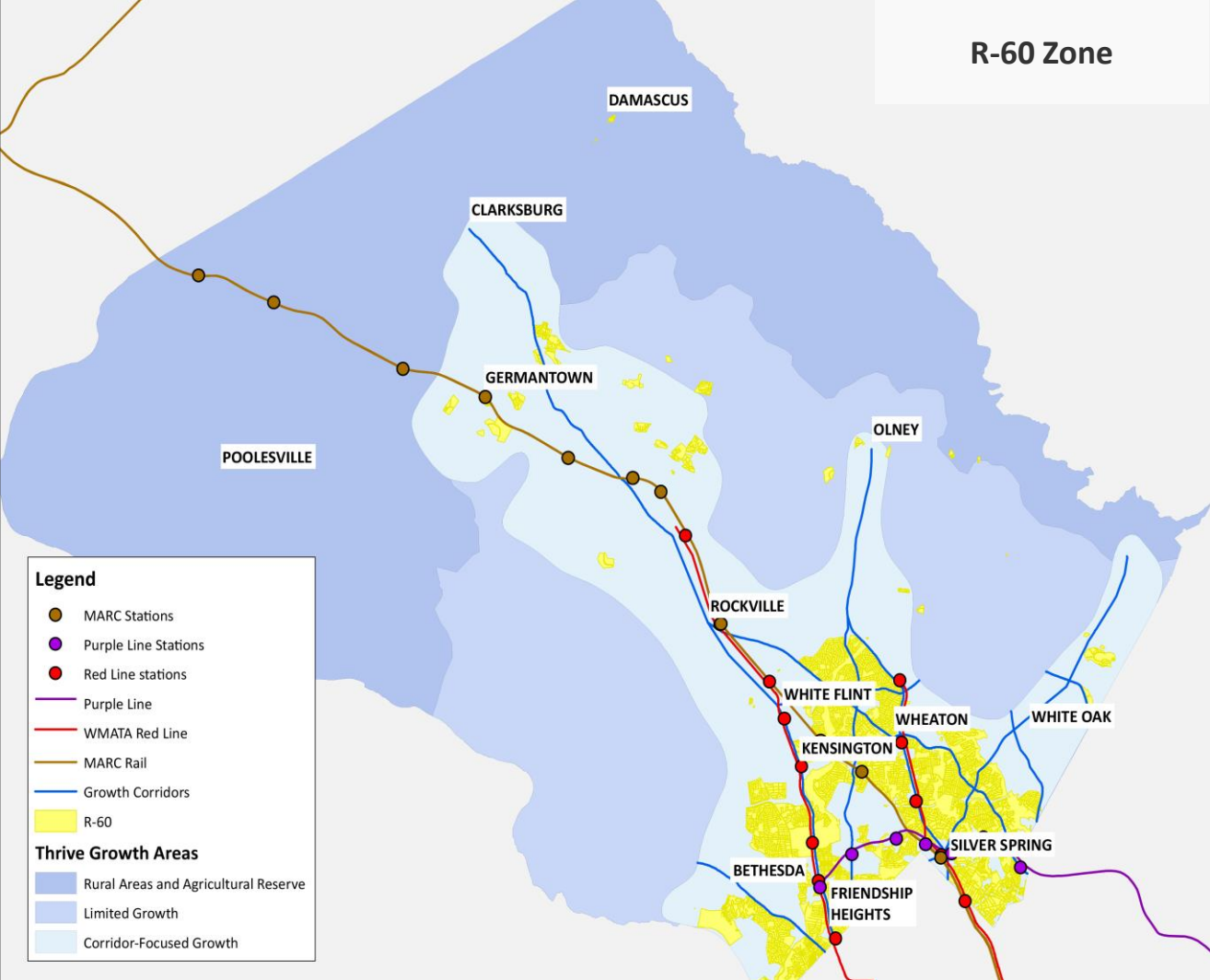
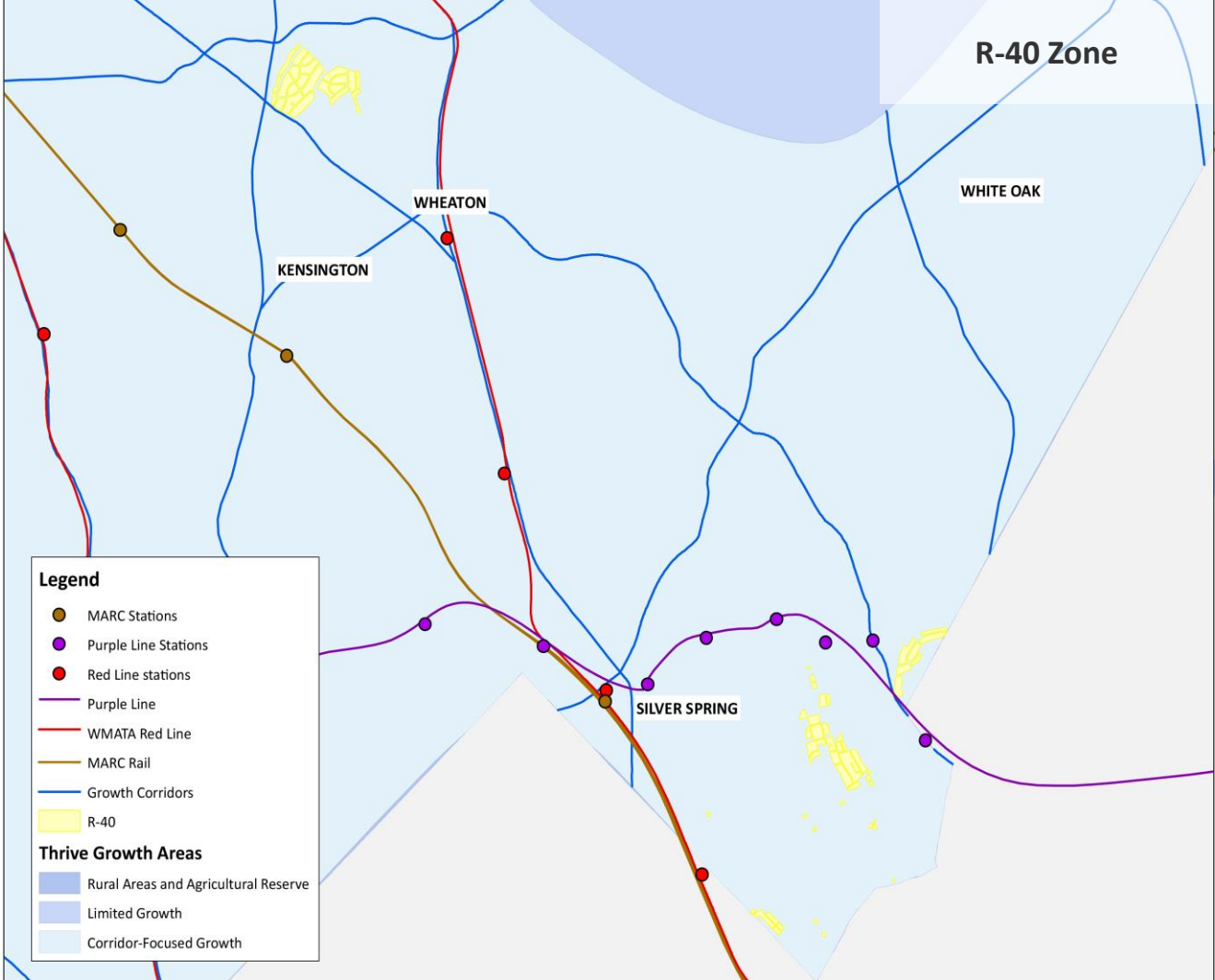


### R-200 Lot Size Frequency





# Applicable Residential Zones



# Priority Housing District

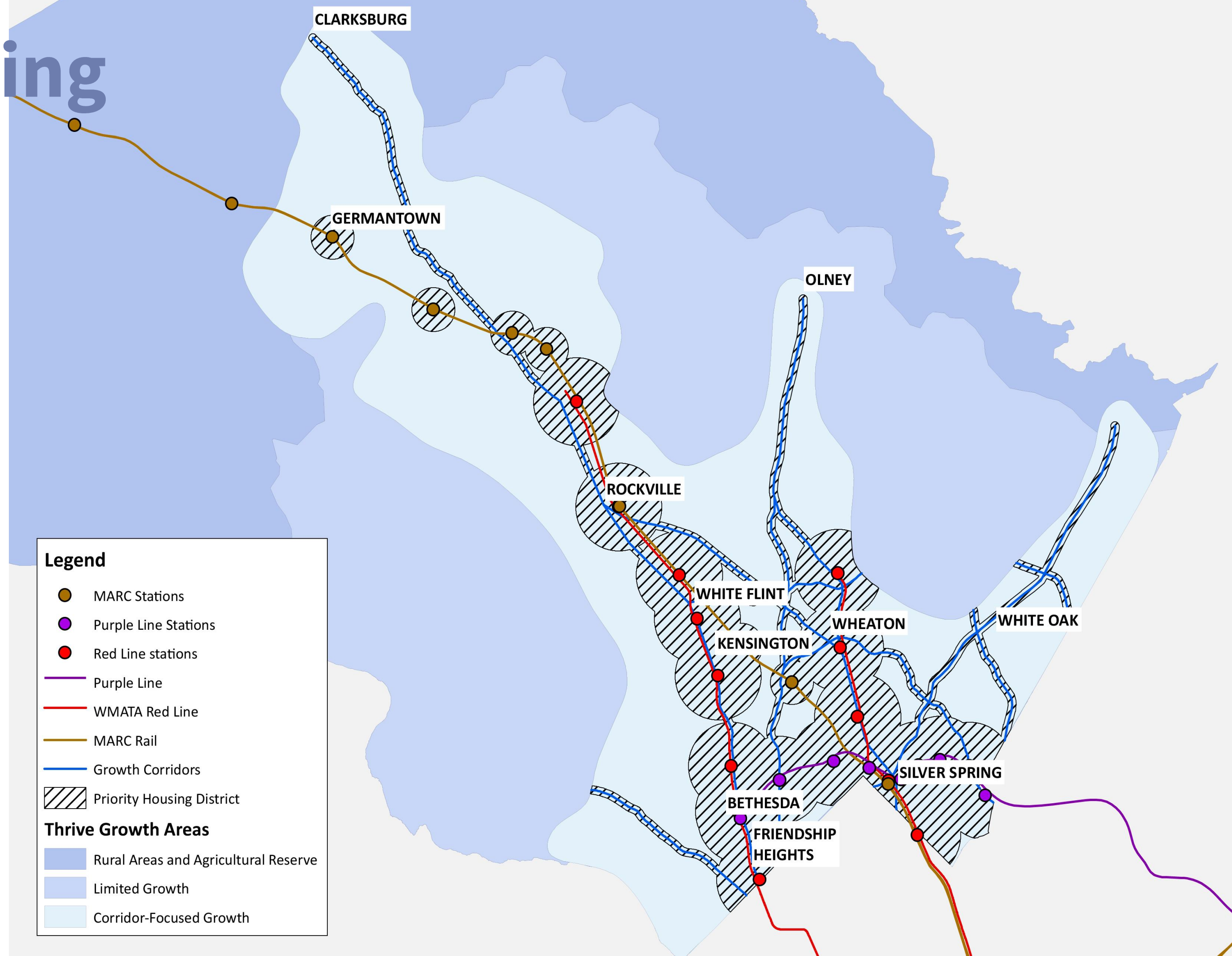
## **Does the Planning Board agree with the creation and definition of the Priority Housing District (PHD)?**

- As defined by staff, the Priority Housing District includes all of the Corridor-Focused Growth area that falls within a mile of a Metrorail or lightrail station, a half mile of a MARC station, or 500 feet of the centerline of a Growth Corridor identified in the Thrive Montgomery 2050 Growth Map.
- The PHD is where staff recommends more intensive change, including allowing house scale quadplexes by-right and allowing the greatest parking reductions.
- Staff has currently defined proximity to transit stations and to the Thrive Montgomery 2050 Growth Corridors as straight lines but is considering alternatives, including using distance based on walkshed or smaller buffer distances.





# Priority Housing District



**Legend**

- MARC Stations
- Purple Line Stations
- Red Line stations
- Purple Line
- WMATA Red Line
- MARC Rail
- Growth Corridors
- Priority Housing District

**Thrive Growth Areas**

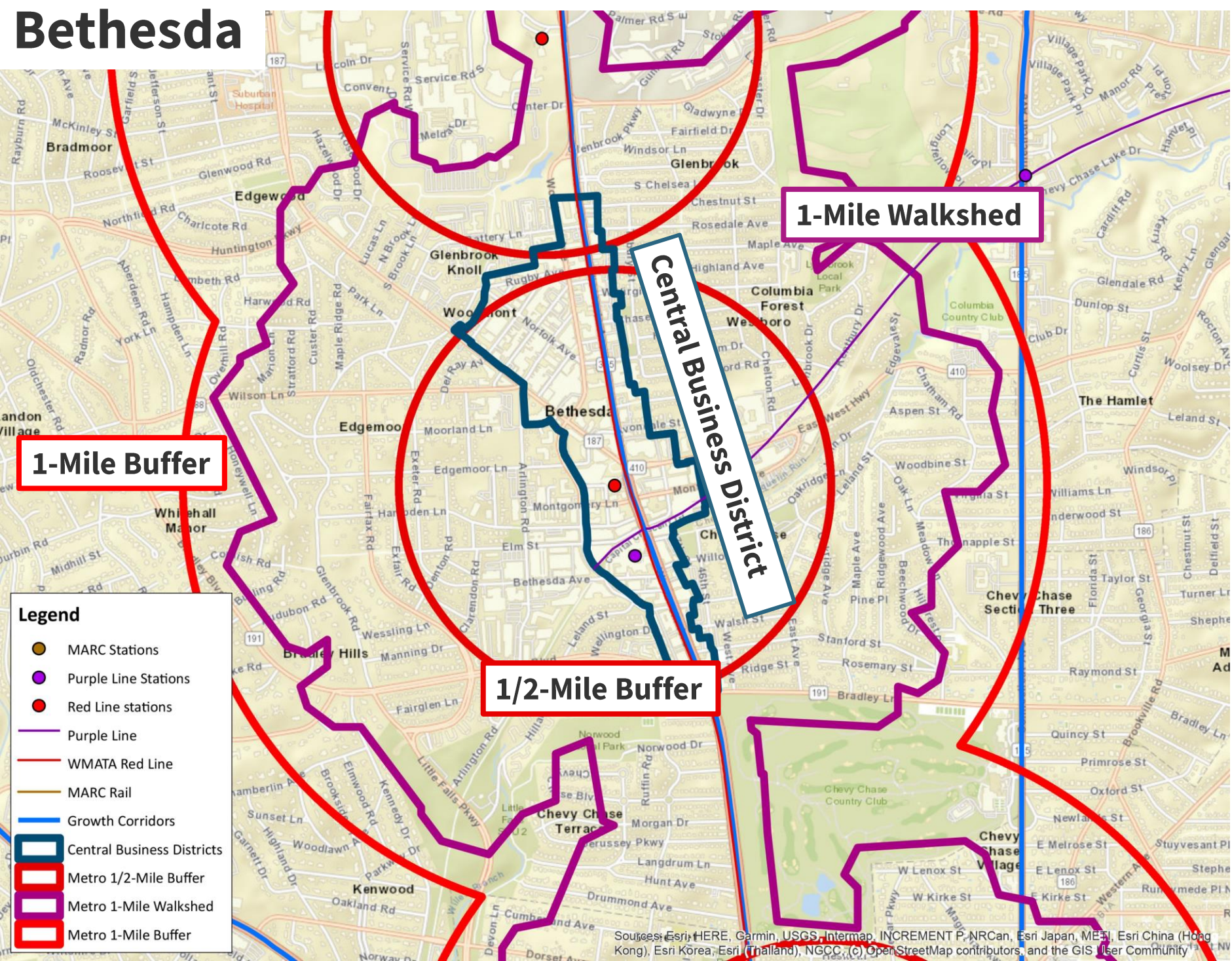
- Rural Areas and Agricultural Reserve
- Limited Growth
- Corridor-Focused Growth



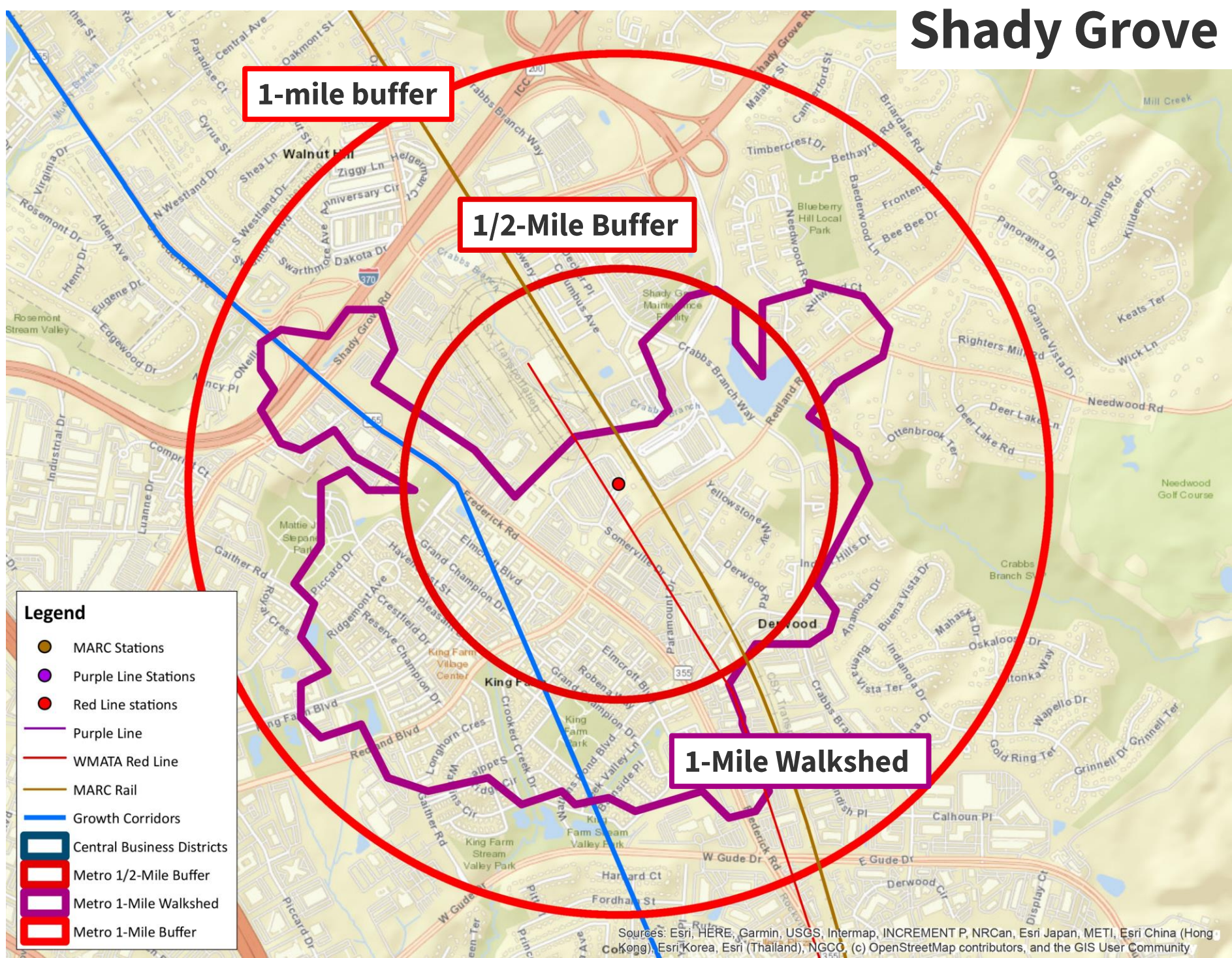


# Priority Housing District Options

## Bethesda



## Shady Grove





# Quadplexes

## **Should we allow or limit quadplexes to the Priority Housing District?**

- Staff is recommending limiting quadplexes to the Priority Housing District because it aligns with the Thrive Montgomery 2050 ideas of focusing growth along growth corridors and toward centers of activity and limiting growth in more suburban locations



# AHS Product

## **What type of product should be delivered to the County Council?**

- Staff can package the recommendations in a letter that will allow the County Council to consider the recommendations at a high level. This will likely result in Councilmembers finding ways to incorporate elements of the AHS recommendations into ZTA 20-07 or the draft ZTA prepared by Councilmember Riemer.
- Staff can prepare a package of Zoning Text Amendments for the Board to transmit to the Council for introduction. The ZTAs would detail the recommendations as edits to Chapter 59.





# Next Steps

- Planning staff is planning to come back to the Planning Board on July 22 to walk the Board through more detailed aspects of the recommendations.
- Planning staff will then return to the Planning Board with the final product at the first meeting in September and prepare transmittal soon after.

Major Events/Milestones	
March 24	HEAT Meeting #1
March 29	Community Meeting #1
April 9	Virtual Office Hours
April 14	HEAT Meeting #2
April 21	Community Meeting #2
April 27	Virtual Office Hours
April 28	HEAT Meeting #3
May 13	Planning Board Briefing
May 19	HEAT Meeting #4
June 2	Community Meeting #3
June 3	Virtual Office Hours
June 14	#HousingDay on Twitter
June 24	Planning Board Briefing and Public Comments
July 8	Planning Board Worksession #1
July 22	Planning Board Worksession #2
Fall/Winter	Potential Council Action

