

Posting on the PRA Listserv from Parkwood Resident Wendy Bazil, June 8, 2021

In response to Kira's email about the current county Planning look into "attainable housing," here is an email I received today that has links directly to the county's Planning Dept.

This email I'm forwarding contains a link directly to the June 2 Planning meeting (which I "attended")—you can watch the whole Zoom including Q and A and also link directly to the strategies they are proposing. I agree with earlier posters that the Citizens Coordinating Committee on Friendship Heights is not always true to the facts. Indeed, I can see from Kira's email that there are some assertions in their email that do not match up with what I heard at the meeting.

The gist of what I heard is that the current proposal would be that all setbacks and massing, etc. would have to conform to what's currently in effect for single family homes, and that there would be a pattern book to ensure that scale and massing would comport with the neighborhood. They shared a slide of the same structure designed two ways—one with a garage as a single family house and the other with no garage but two front doors as a duplex—and it's challenging to see the difference. In essence, they were saying that if a 5,000 sq. ft house can be built by right on a Parkwood lot, that this proposal would make it possible for a structure containing a duplex (two residences) or possibly a triplex (three) of a total of 5,000 sq ft. would also be able to be built by right. With two homes of 2500 square feet, it would make our neighborhood more accessible to more people, but not drastically change how the neighborhood looks or functions. With regard to the area of Kensington Estates mentioned, they used that to illustrate their estimate that only 5% of the teardowns would become multi family dwellings. I don't believe the proposal envisions anything larger than that in Parkwood.

However, I encourage you not to rely either on my recap or on CCCFH. Please listen to the meeting and read the materials Planning is sharing for yourself. This is not an issue that is going away and it will make the discourse among neighbors, here and in other places, more civil if we all are basing our opinions on facts and not scare tactics. I have no doubt we will differ in how we envision our neighborhood moving into the future. Some of us will be very much against/frightened by/concerned about the proposals that come out of this. Others might feel this doesn't go far enough to address climate change, the housing shortage, and racial inequities in the County. We all have the opportunity to learn what the proposals are, submit written testimony or testify, and even organize in favor of or in opposition to.

Best,

Wendy on Parkwood

Email below is from Montgomery Planning Housing Newsletter

June 2021

Attainable Housing Strategies Updates – Watch our final community meeting and hear our preliminary recommendations!

Thank you to everyone who has been participating in our virtual [Attainable Housing Strategies \(AHS\)](#) events. This initiative aims to identify viable options for existing and new county residents to find homes at the right sizes, locations, and price points for their needs. We have a few exciting updates to share with you!

Included in this eLetter:

- Watch our final community meeting + view our preliminary recommendations
- Participate in the June 24 Planning Board Meeting AHS Worksession
- June 14 is #HousingDay! – Join our Live Twitter Chat (noon to 1 p.m.)

AHS Community Meeting Recap + Overview of Preliminary Recommendations

We held our third and final AHS Community Meeting last week. During the meeting, we presented our preliminary recommendations to create more attainable housing in Montgomery County. These are a work in progress. Before they can be finalized, they will need to go through Montgomery Planning Board and Montgomery County Council review. We are also seeking community feedback (see more about this under the Planning Board Work session on June 24 below). Check out some of our preliminary recommendations, which you can also learn about by watching our [meeting recording](#) or viewing our [presentation slides](#) if you were unable to attend.

General Recommendations:

- All recommendations are targeted to the Corridor-Focused Growth area from the Thrive Montgomery 2050 Growth Map (please view slide 14 of the [presentation slides](#) for a map of the Corridor-Focused Growth area).
- In the R-40, R-60, R-90, and R-200 zones, allow **house-scale duplexes and triplexes by-right** and allow quadplexes by-right in areas close to transit. In all cases, require conformance with a pattern book, which will give guidance on massing, scale, and design to ensure these housing types blend in among single family homes.
- Create a **new optional method of development** to encourage consolidation and development of duplexes, cottage courts, townhouses, and small multiplexes and apartments near transit, along our growth corridors, and near the county's centers of activity.
- Support more **corridor-focused master plans** to evaluate options to enable development of larger/higher density townhouses, stacked flats, and apartments along select growth corridors.

For more details on the preliminary recommendations, please view our [presentation slides](#) starting on slide #17.

Participate in the June 24 Planning Board Meeting AHS Work Session

On June 24, the Montgomery Planning Board will hold a virtual work session on the [Attainable Housing Strategies initiative](#). During this meeting, the Board will receive comments from the public. [Sign up to provide comments](#) 10 days before the meeting. [Watch the meeting online via live stream or review previous meetings on demand](#).

June 14 is #HousingDay! – Join our Live Twitter Chat (noon to 1 p.m.)

On June 14, we are hosting a “Housing Day” on social media in honor of National Homeownership Month 2021. Topics will focus on housing recommendations in Thrive Montgomery 2050 and a discussion of the preliminary recommendations in the Attainable Housing Strategies initiative.

As part of this day, Housing Policy Coordinator Lisa Govoni will host a live Twitter chat between noon and 1 p.m. to answer your housing questions and ask a few of her own. To participate in this chat, tweet @montgomeryplans and use the hashtag #HousingDay. If you can't make our live chat, feel free to ask questions at any point on #HousingDay!

Make sure to follow Montgomery Planning on Twitter ([@montgomeryplans](#)) and Facebook (www.facebook.com/montgomeryplanning) to view all of our #HousingDay content.

Questions, comments?

Contact Montgomery Planning staff:

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About Montgomery Planning Housing

Montgomery Planning is committed to supporting the development of various housing types to meet the needs of our growing and increasingly diverse population through various plans, initiatives, studies, and events. This eletter includes news and updates from Montgomery Planning on items related to housing in Montgomery County.

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