



Montgomery Planning | Countywide Planning & Policy

07/22/2021

Attainable Housing Strategies

Work Session #2



Attainable Housing Strategies

Today's Agenda

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

- Updated definition of the problem and appropriate goals for the initiative.
- Updated definition of terms, including “attainable housing” and related scales of attainable housing.
- Options for the Priority Housing District, including different walkshed and distance buffers.
- Certain specific staff recommendations, including the creation of a new attainable housing optional method of development.
- The idea to focus future master plan efforts on corridors to target areas for large scale attainable housing using existing Commercial/Residential zones.
- The idea of using a pattern book as a means to ensure compatibility with the physical neighborhood.



Work Session #1 Recap

Applicable Residential Zones				
	R-40	R-60	R-90	R-200
Duplex	P	P	P	P
Triplex	P	P	P	
Quadplex	PHD	PHD	PHD	

P – Permitted by-right

PHD – Permitted by-right within the Priority Housing District



Work Session #1 Recap

- **Definition and scale:** Generally supportive of the goals of the initiative but asked staff to include more direct language and include a focus on economic development. Asked staff to come back with a definition of attainable housing that is clearer and more focused on the intent of attainable housing.
- **Thrive Montgomery 2050 Growth map for AHS:** Not supportive of connecting the AHS recommendations to the Thrive Montgomery Growth map, given that it is not yet adopted. Instead, the boundary of zoning blocks will be used.
- **Priority Housing District:** Supportive of the concept of using the Priority Housing District to allow quadplexes and reduced parking requirements, but asked staff to come back and show options for the boundary, including a ½ mile walkshed around Metrorail and Purple Line stations.
- **Product Type:** Staff will produce Zoning Text Amendments to transmit to the County Council along with a supplemental report highlighting other initiatives the Board would like to see the county undertake. Staff needs more time to prepare the details of the ZTAs to review with the Board in additional work sessions in September.
- **Affordability:** Staff was asked to research potential strategies to incorporate affordability. Staff needs more time to conduct an adequate review of options and their potential implications on feasibility.



Agreement on Goals

Does the Planning Board agree with the updated 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.~~
 - Increase opportunities to meet the county's diverse housing supply needs and obligations, as well as the county's economic development objectives.



Definition

Does the Planning Board agree with the updated definition of attainable housing?

- Attainability is the ability of households of various incomes and sizes to obtain housing that is suitable for their needs and affordable to them.
- Implicit in this idea of attainability is the idea that a range of housing choices (type, size, tenure, cost) exists in the local market.
- Attainable housing includes diverse housing types beyond single-family detached units that tend to be smaller and more affordable than the typical new detached home in that neighborhood.



Priority Housing District: Purpose

- The PHD is the area with more intensive zoning changes to support attainable housing due to proximity to transit, including allowing house-scale quadplexes by-right and allowing the greatest parking reductions.
- The PHD would only apply to the R-40, R-60, and R-90 zones.



Priority Housing District: Geographic Applicability

What geographic applicability should apply for the Priority Housing District?

- As defined by staff, the Priority Housing District includes all of the Corridor-Focused Growth area that falls within a straight-line mile of a Metrorail or lightrail station, half mile of a MARC station, or 500 feet of the centerline of a Growth Corridor identified in the Thrive Montgomery 2050 Growth Map.
- Staff will present alternatives to the geography of the PHD
 - Use of walksheds for buffer distances
 - Use ½ mile rather than 1 mile distance from Metro and Lightrail
 - Use planned BRT + Major Highways from the Master Plan of Highways instead of Thrive Montgomery 2050 corridors

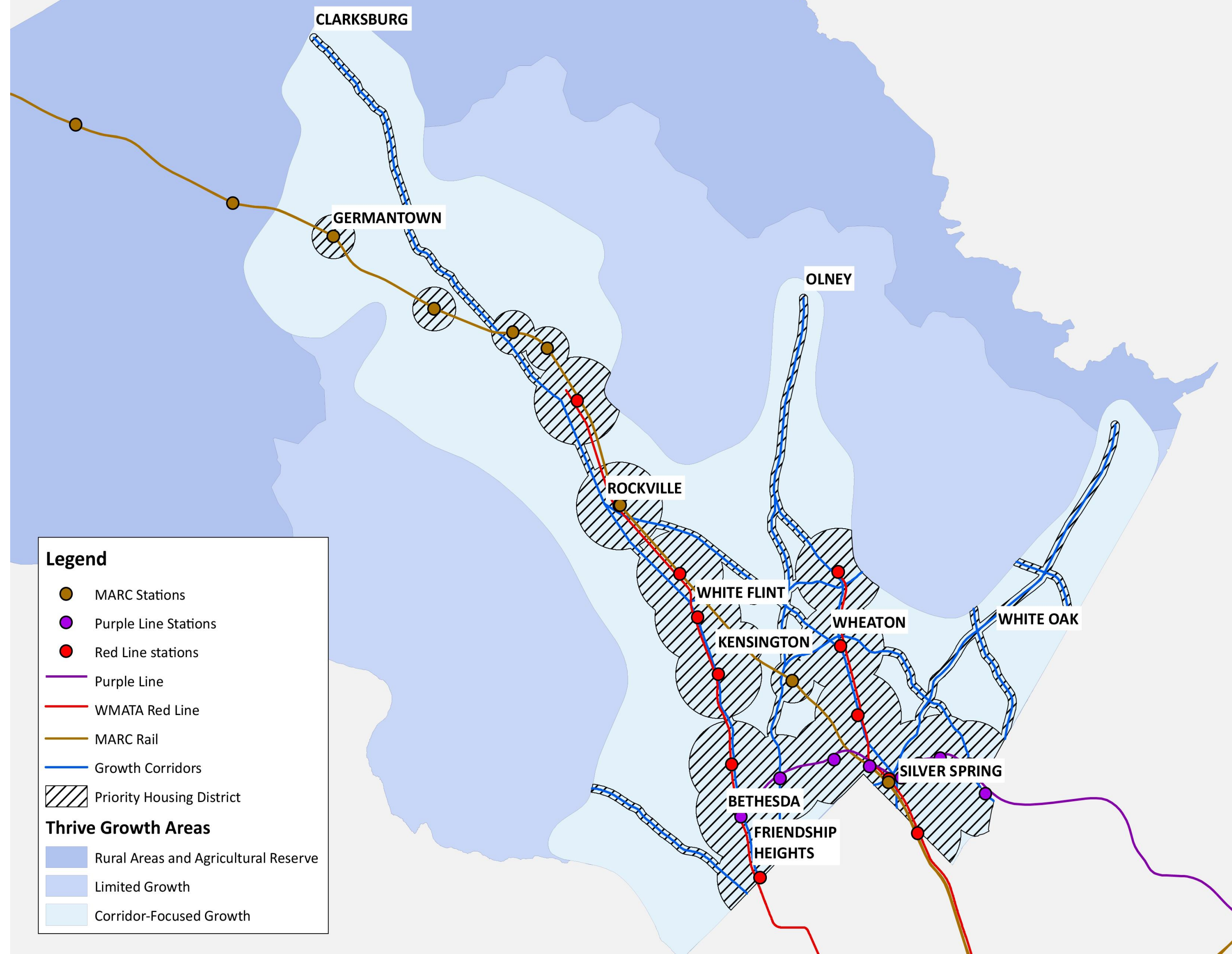


Priority Housing District – Buffers

- ☐ **What type of buffer should we use? Straight line or walkshed?**
- ☐ **What buffer distance should we use?**
 - ☐ **For Metrorail stations?**
 - ☐ **Lightrail stations?**
 - ☐ **MARC stations?**
 - ☐ **Roadways?**
- ☐ **As a reminder, staff recommended a straight-line mile of a Metrorail or lightrail station, half mile of a MARC station, or 500 feet of the centerline of a Growth Corridor identified in the Thrive Montgomery 2050 Growth Map.**

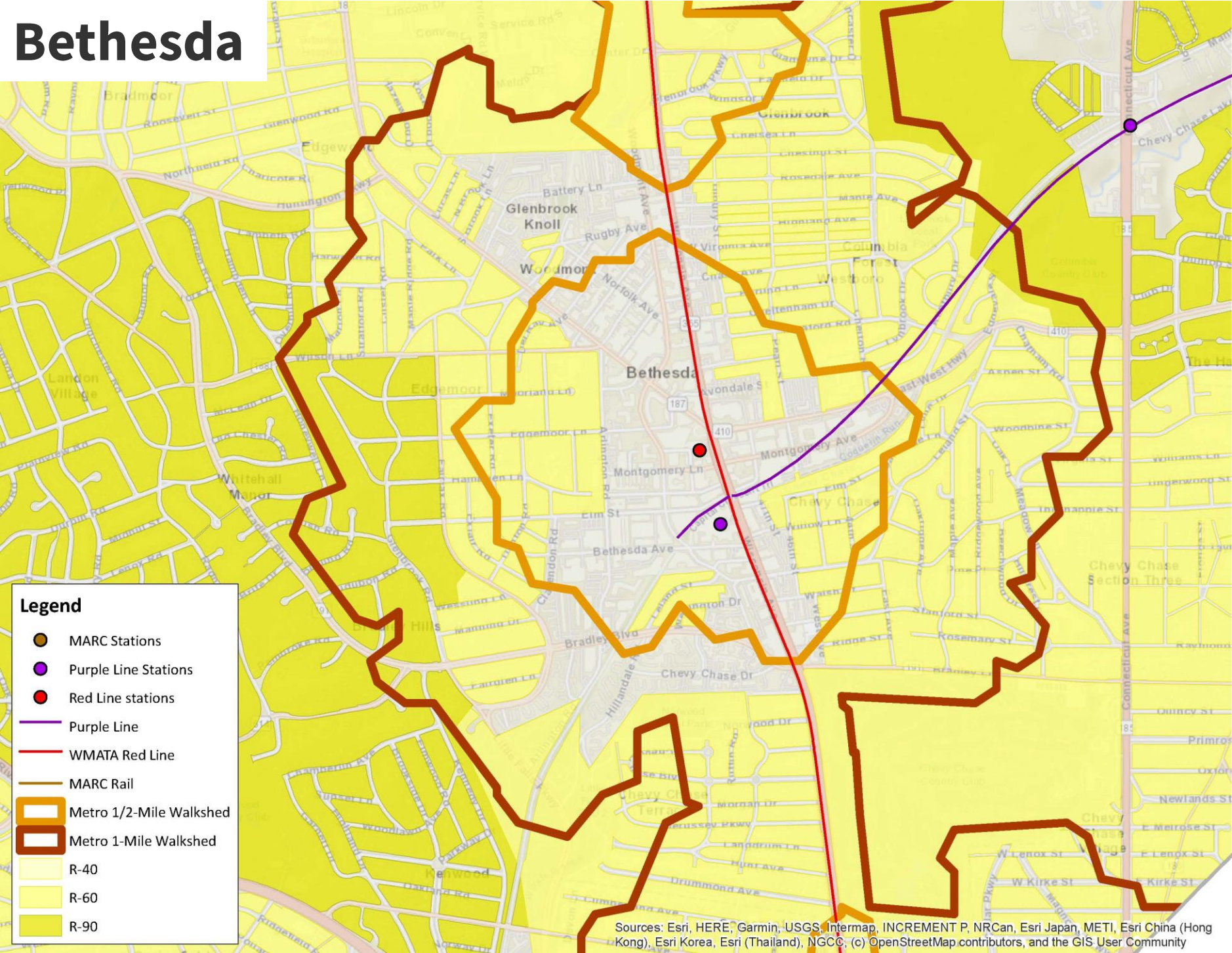


Priority Housing District

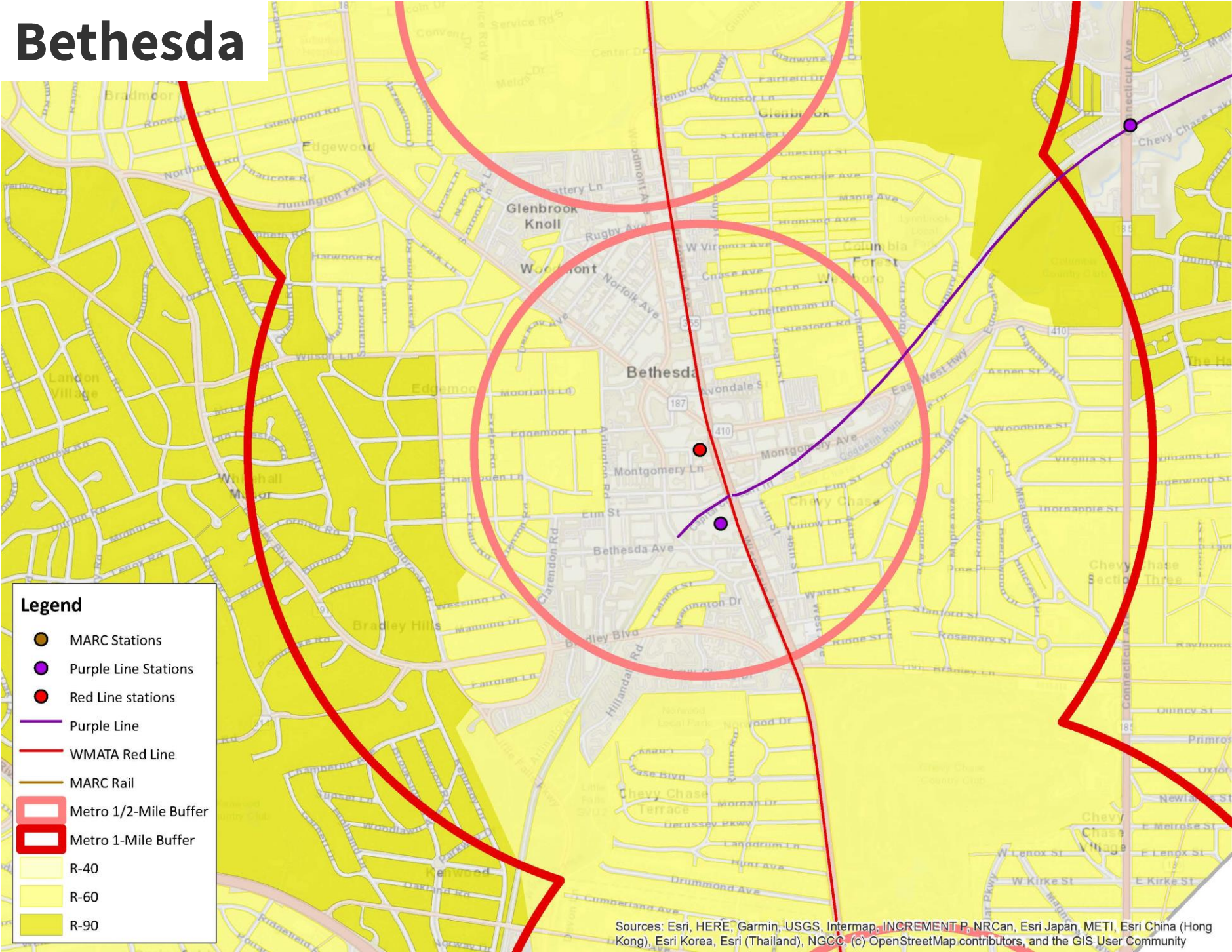


Priority Housing District Options: Buffers

Bethesda

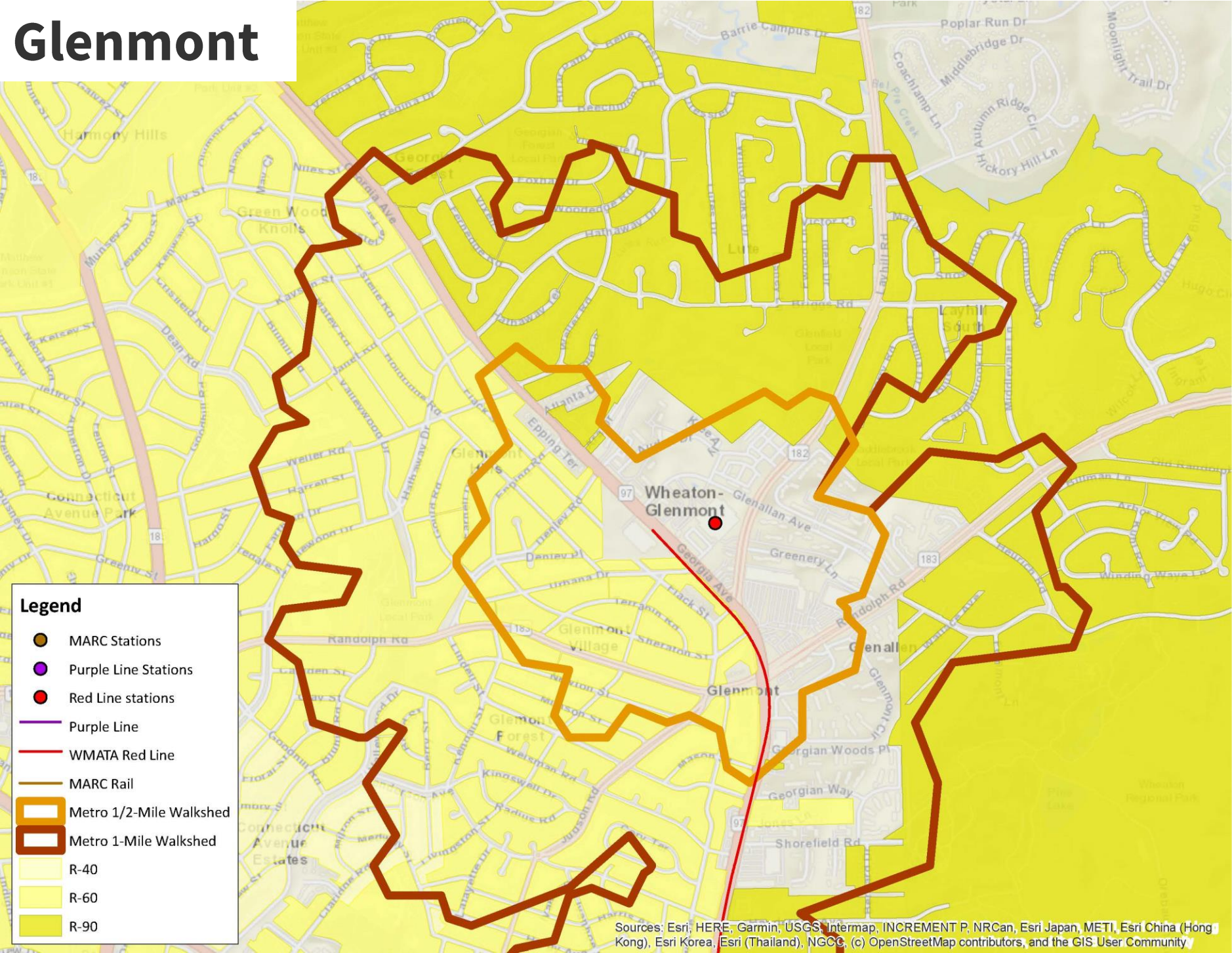


Bethesda

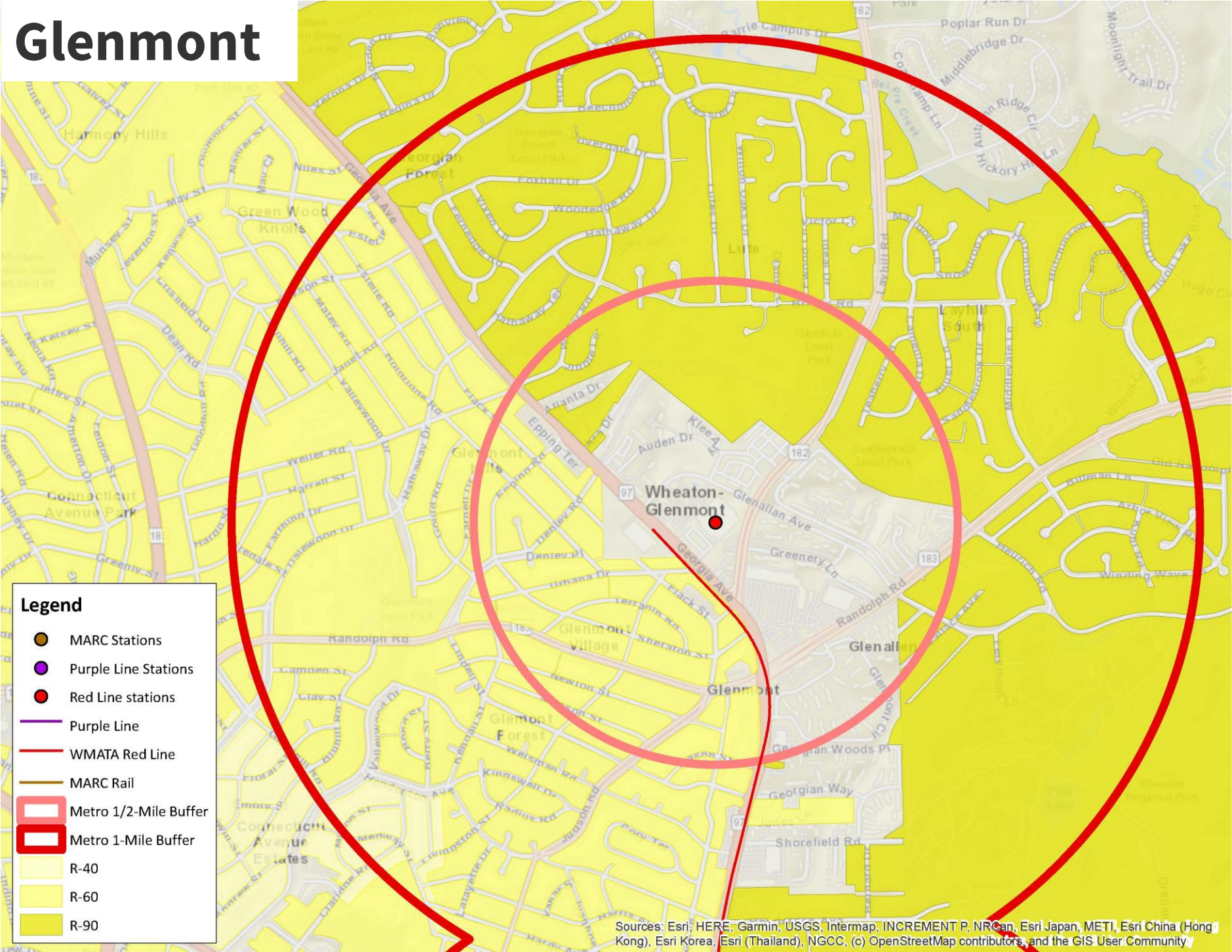


Priority Housing District Options: Buffers

Glenmont

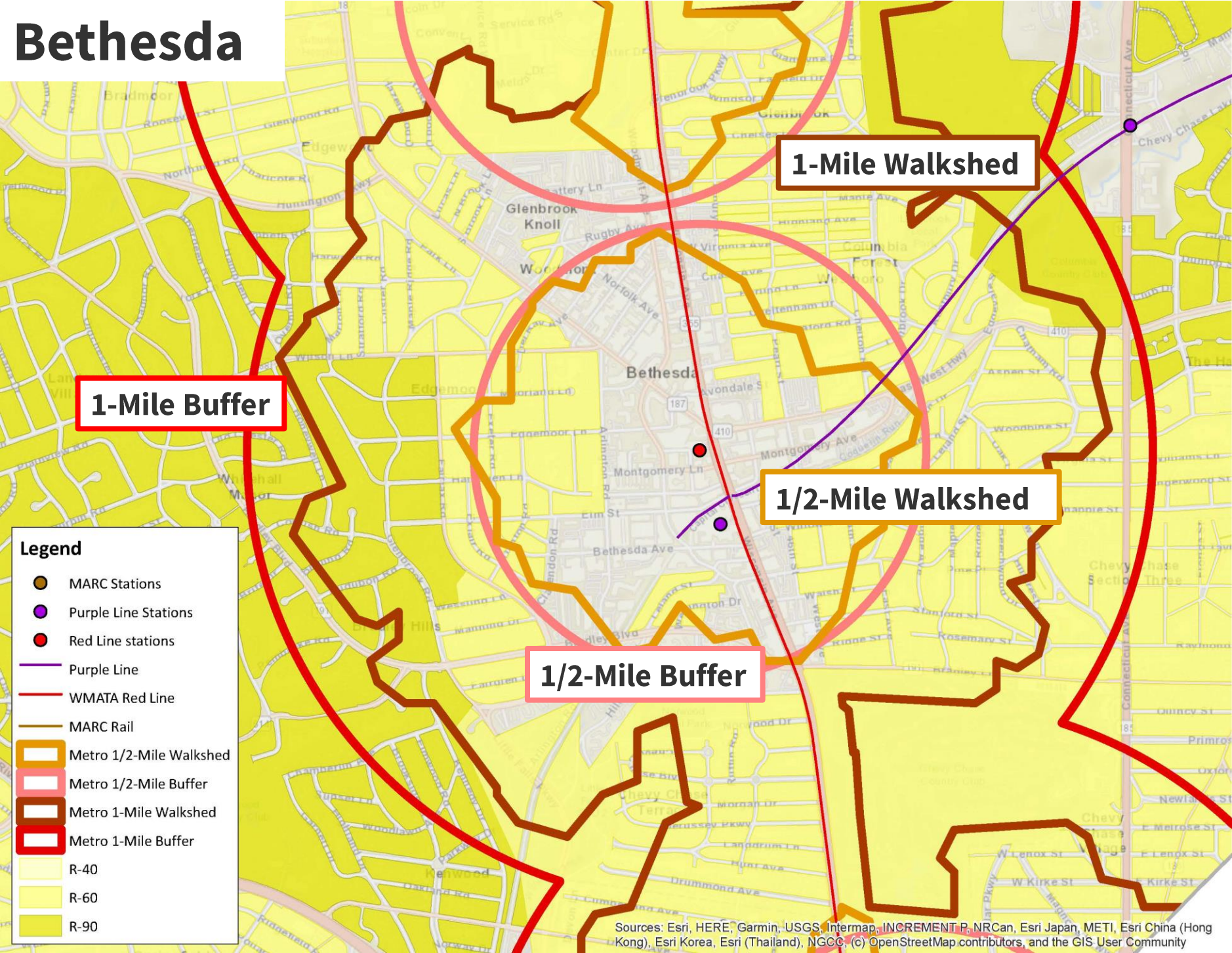


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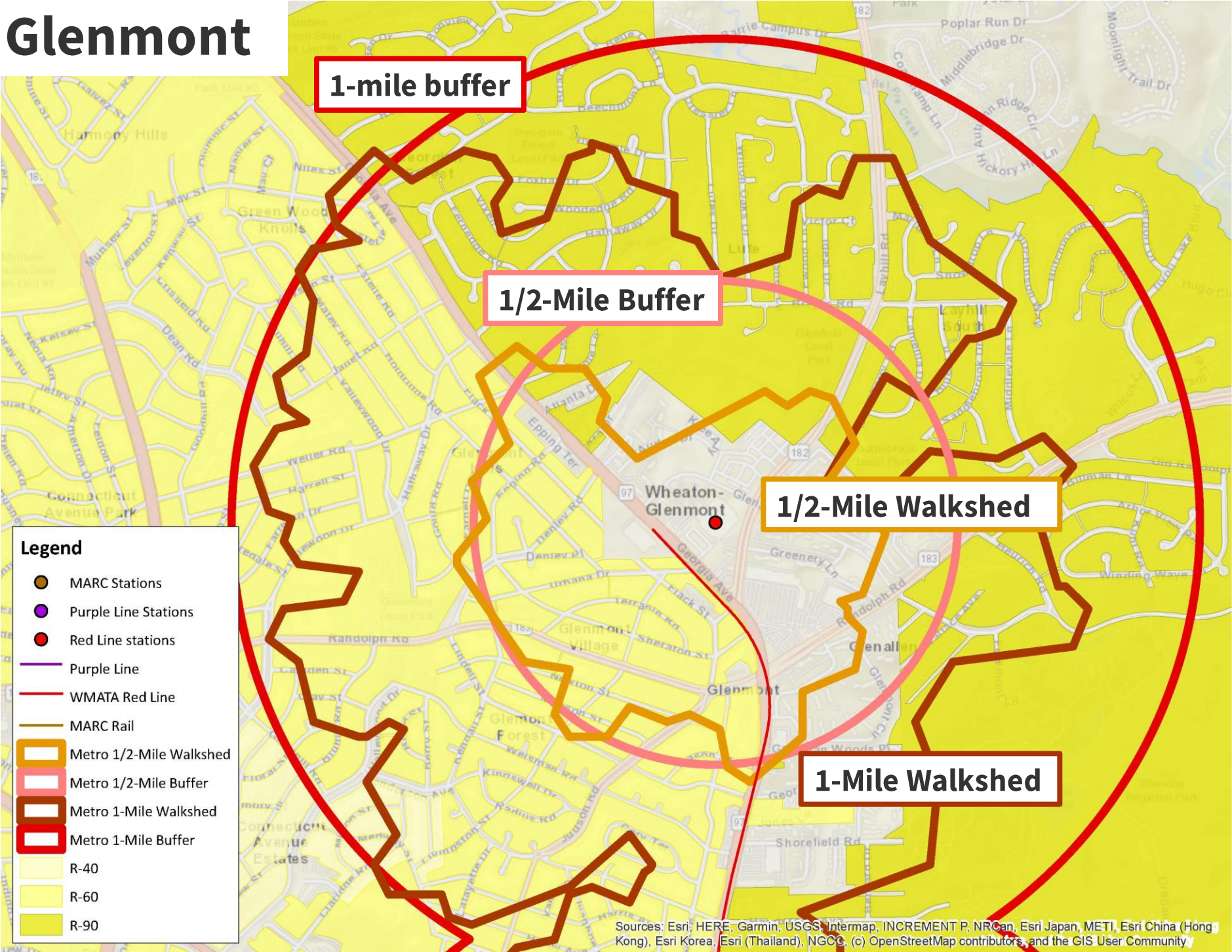


Priority Housing District Options: Buffers

Bethesda



Glenmont



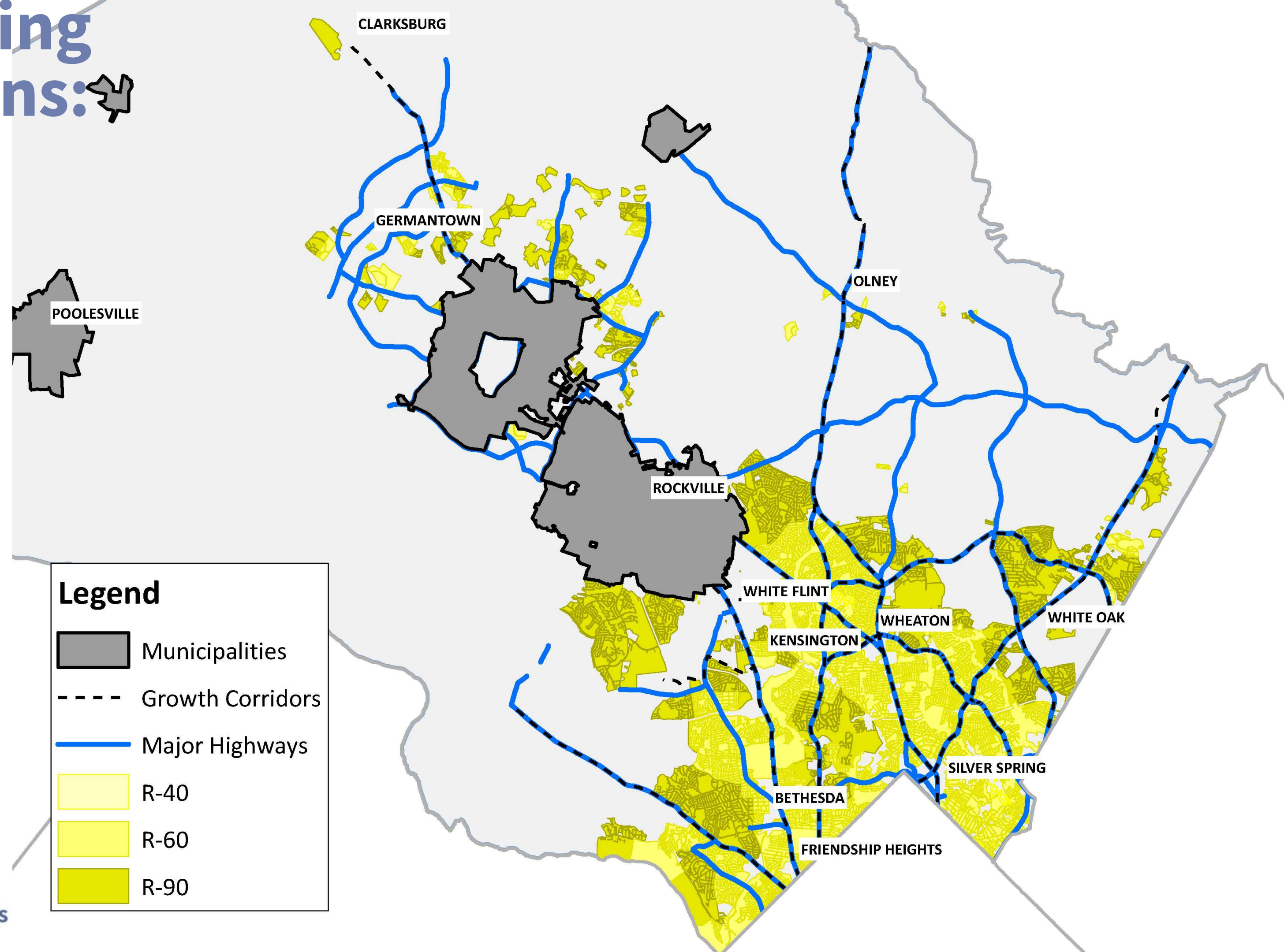
Priority Housing District - Roadways

❑ What roadways should be included in the Priority Housing District?

- ❑ 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?
- ❑ 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 **plus Connecticut Avenue and River Road.**
- ❑ Roads classified as “Major Highways” in the Master Plan of Highways and Transitways?



Priority Housing District Options: Growth Corridors



Priority Housing District Options: Growth Corridors

Germantown

- Father Hurley Blvd
- Ridge Road
- Germantown Road
- Middlebrook Road
- Great Seneca Highway
- Clopper Road

Gaithersburg

- Goshen Road
- Woodfield Road
- Midcounty Hwy
- Shady Grove Road
- Darnestown Road

Rockville

- E Gude Drive
- Norbeck Road

Olney

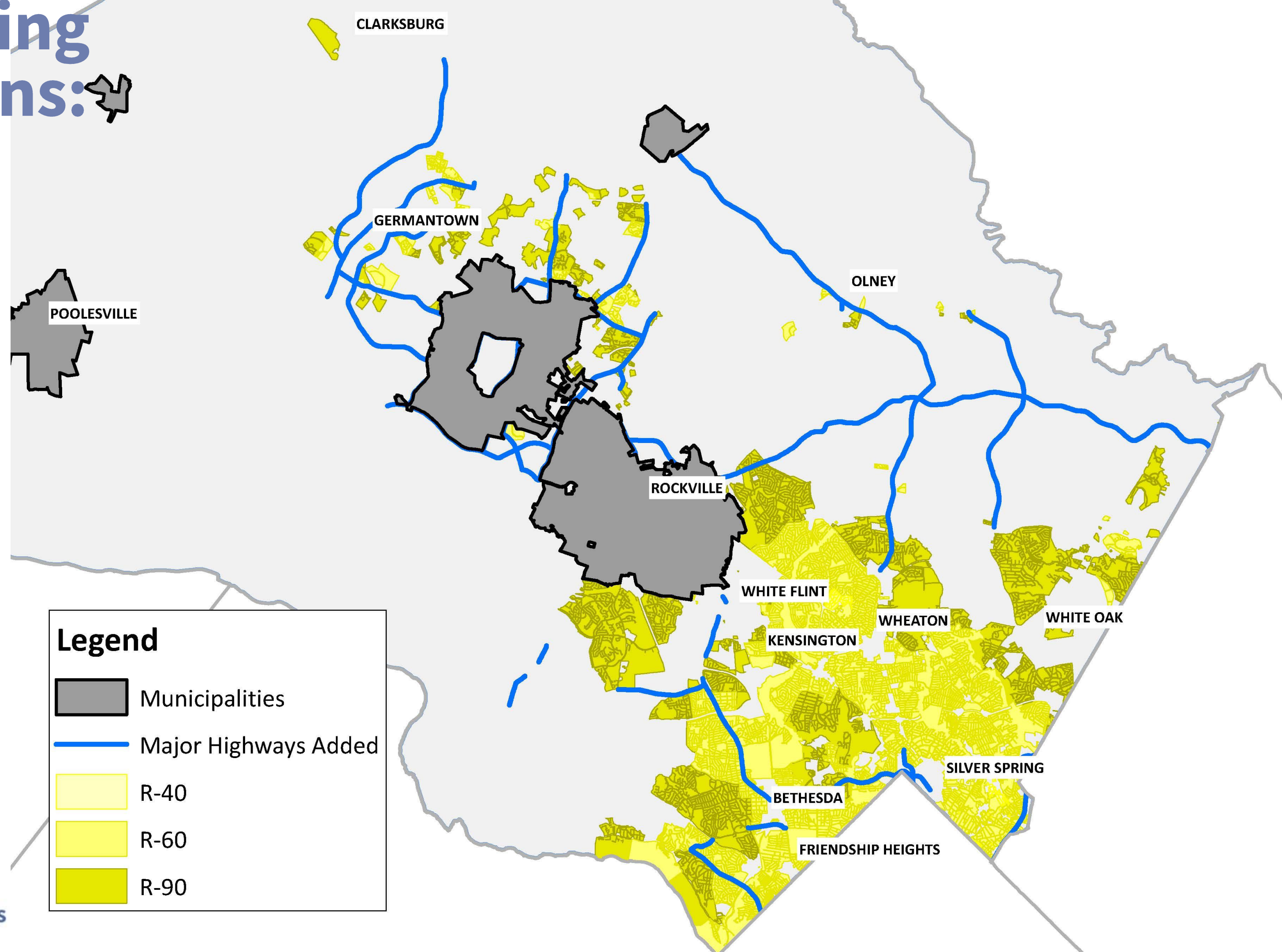
- Olney-Laytonsville Rd
- Georgia Ave (N of 108)

Greater Silver Spring






- Layhill Road
- New Hampshire Ave (N of Randolph)
- University Blvd West
- East-West Highway
- 16th Street
- Piney Branch Rd

Bethesda

- Old Georgetown Road
- Democracy Blvd
- Bradley Blvd
- Massachusetts Ave



Legend

-  Municipalities
-  Major Highways Added
-  R-40
-  R-60
-  R-90



Attainable Housing Optional Method (AHOM)

Should we create an attainable housing optional method of development?

- Staff recommends creating a new optional method of development, called the Attainable Housing optional method (AHOM), to provide opportunities to assemble lots and construct ***medium scale attainable housing*** (including townhouses, stacked flats and multiplexes three stories or less in height)
- The Attainable Housing option would require development to provide units that are size limited as a means of ensuring the development is more price attainable than it may otherwise have been.



Attainable Housing Optional Method: Corridors

Geographically, where should the AHOM be applicable?

- Staff recommended the AHOM only be applicable to tracts in the R-40, R-60 or R-90 zone directly fronting one of the Thrive Montgomery 2050 Growth Corridor roadways and/or adjacent to the medium and large centers of activity, as identified in Thrive Montgomery 2050.
- The Planning Board previously defined what roadways would be included in the Priority Housing District during the earlier Growth Corridors discussion. **Staff believes that the previously defined roadways for PHD should also be the roadways on which a property would need frontage be included in the AHOM.**
- **Staff believes that properties fronting a growth corridor should also have direct or indirect (access road) access to the corridor. Properties that back onto a corridor should not count.**



Attainable Housing Optional Method: Centers of Activity

Geographically, where should the AHOM be applicable?

- Staff recommended the AHOM only be applicable to tracts directly fronting one of the **Thrive Montgomery 2050 Growth Corridor roadways** and/or adjacent to the medium and large centers of activity, as identified in Thrive Montgomery 2050.

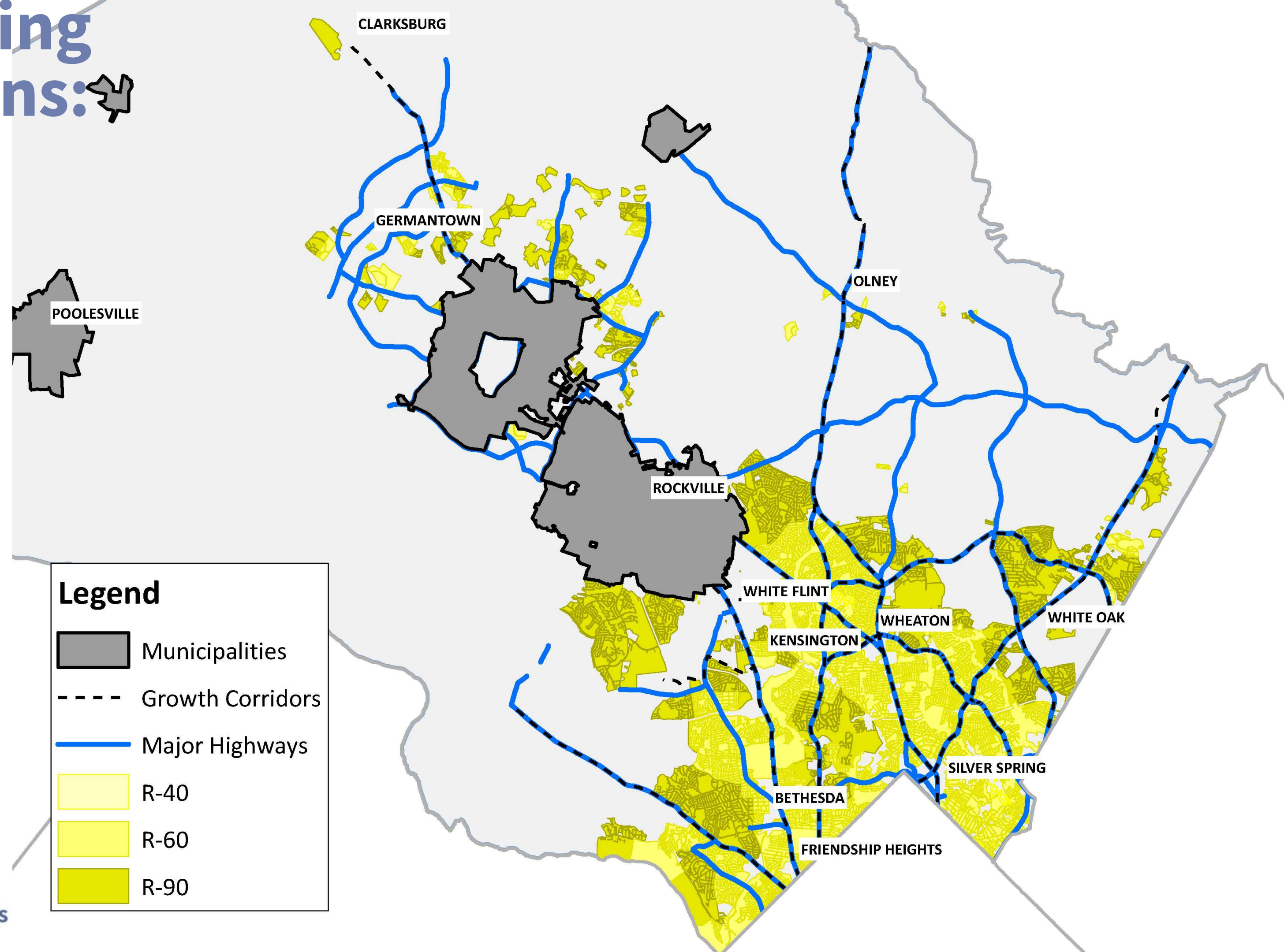
Alternative Approach:

Staff believes it is the intent of the Planning Board to move away from the medium & large centers of activity identified in Thrive Montgomery 2050.

- ☐ **Should we just focus on the corridors and not worry about adjacent property to centers?**
- ☐ **Should we look at proximity to any CR/Employment zone in the Priority Housing District, or focus on ones around Metro/Light Rail/MARC stations?**
- ☐ **Is proximity defined as abut and/or confront a CR zone and/or Employment Zones, or a narrow buffer from them?**

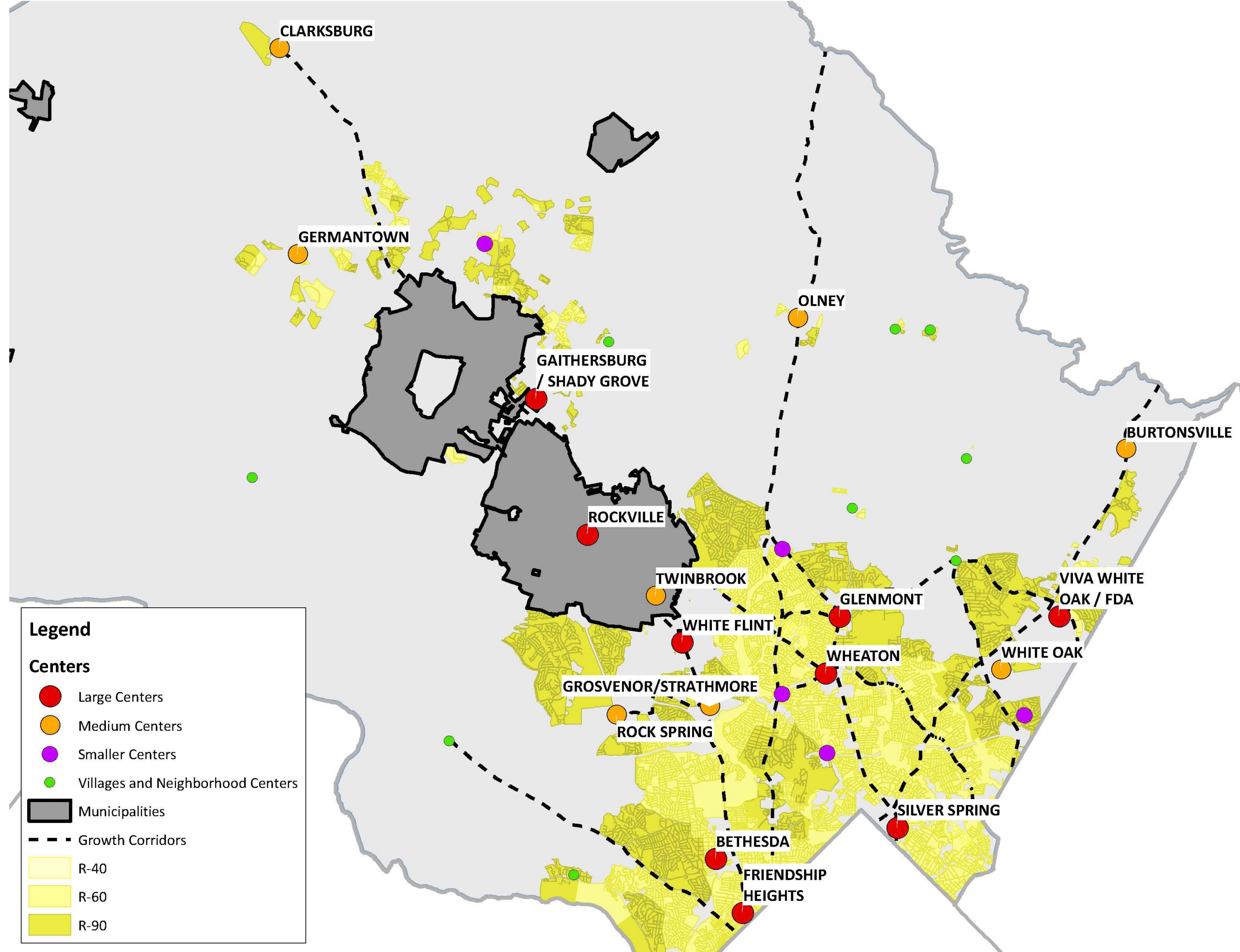


Priority Housing District Options: Growth Corridors






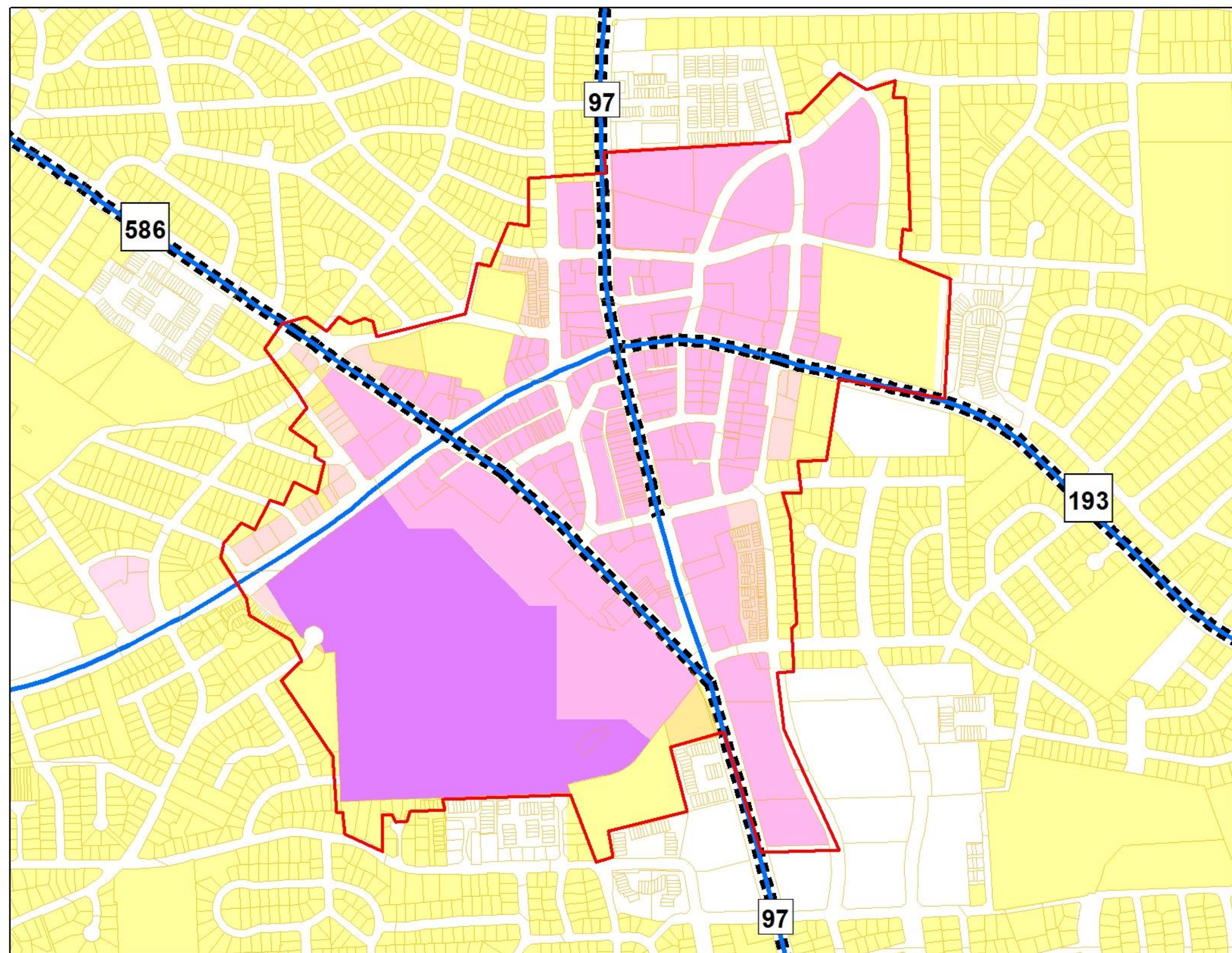
AHOM: Centers of Activity

Name	Center Category
Friendship Heights	Large Centers
VIVA White Oak / FDA	Large Centers
Silver Spring	Large Centers
Bethesda	Large Centers
Rockville	Large Centers
Glenmont	Large Centers
Wheaton	Large Centers
White Flint	Large Centers
Gaithersburg / Shady Grove	Large Centers
Clarksburg	Medium Centers
Germantown	Medium Centers
Twinbrook	Medium Centers
Burtonsville	Medium Centers
Olney	Medium Centers
Grosvenor/Strathmore	Medium Centers
Rock Spring	Medium Centers
White Oak	Medium Centers






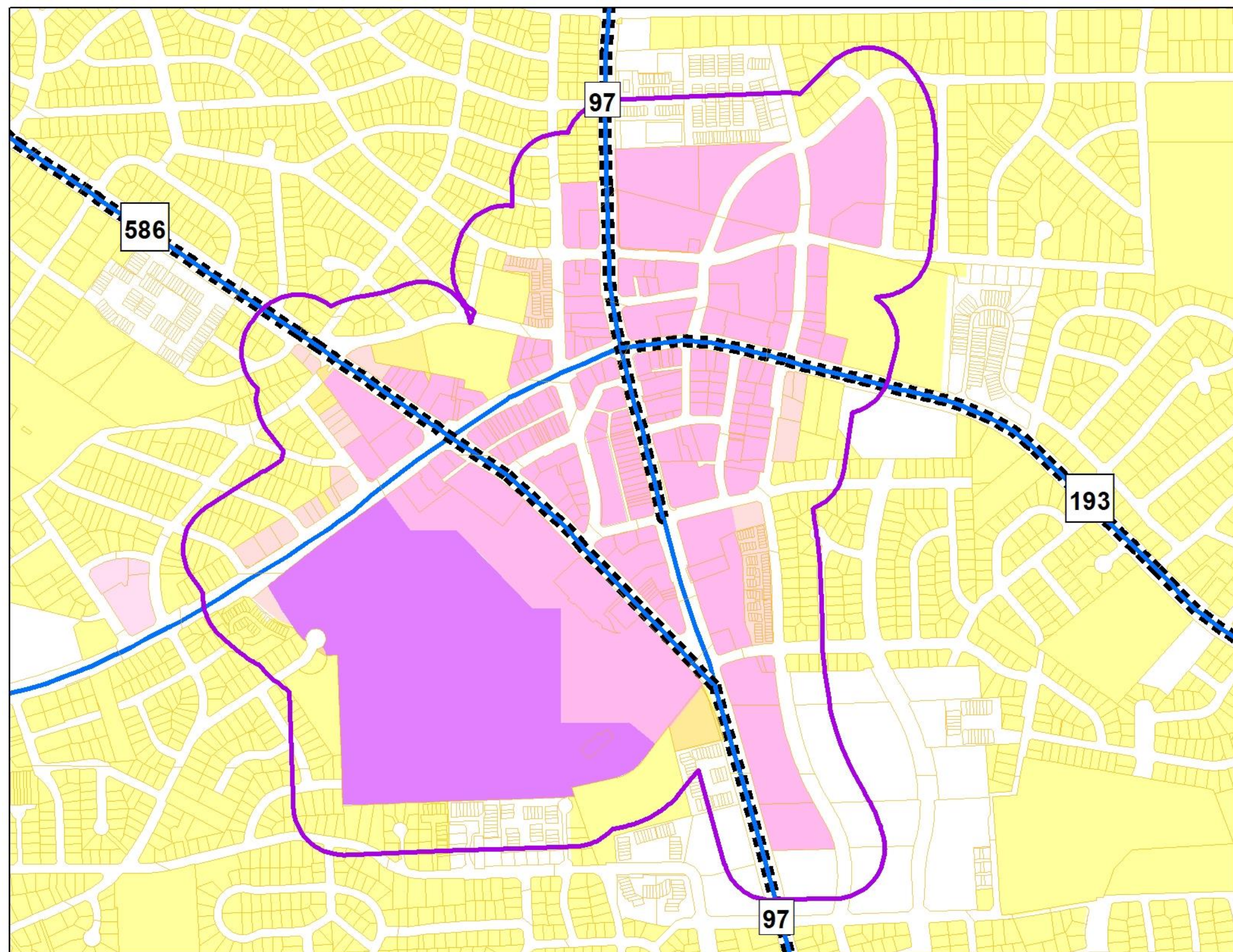
AHOM: Adjacent or Confronting

-  Residential Zones
-  Commercial/Residential or Employment Zones
-  Residential properties adjacent or confronting



AHOM: 300 foot buffer

-  Residential Zones
-  Commercial/Residential or Employment Zones
-  300 foot buffer



Update of Existing Optional Method of Development

Does the Planning Board agree with updating the existing MPDU and Cluster Optional Methods of Development to allow the use of triplex and quadplex buildings?

- Staff recommends updating the development standard tables for the existing optional methods of development to include triplexes and quadplexes, and to provide appropriate development standards for those building types.
- Providing the option for a developer to also build triplexes or quadplexes is a logical extension of these allowed uses and may help increase the housing diversity of our new developments.
- Specifics on development standards can be discussed at future work sessions if the Planning Board agrees to this in concept.



Large Scale Attainable Housing

Does the Planning Board agree with focusing future master plan efforts on corridors that would target areas for large scale attainable housing using existing Commercial/Residential zones?

- In the report we send to the County Council on the initiative, we would clearly state prioritization goals, including focusing new growth on corridors in future master plans.
- Staff's analysis looked at the opportunity for residentially zoned land on the Growth Corridors to support even larger scale housing (up to 4 stories and longer structures) than is available through the proposed medium scale AHOM.
- This scale of building is most appropriate after the full analysis undertaken during a local master plan process, which may recommend rezoning particular parcels.



Pattern Book

- Staff's recommendations to allow duplexes, triplexes and quadplexes by-right in certain geographies rely on new housing conforming to a pattern book.
- Envisioned to be a complementary document to the development standards within the Zoning Ordinance
- Would serve as both an extra layer of design control and as an inspiration to property owners considering building attainable housing



Pattern Book Examples

section **C** ARCHITECTURAL PATTERNS

RESIDENTIAL BUILDING TYPES

This Pattern Book defines building types by scale, form, and use. In using the Pattern Book, architects and manufacturers will be working with plan types that differ from the historic ones that generated many of the original building types. However, the character, image, and architectural style of those building types has enduring value, especially in the creation of neighborhoods and communities that are consistent with the character of Louisiana's traditional ones. Single-family houses include the Acadian-influenced and Creole-influenced cottages, shotgun houses, as well as center and side-hall houses. These variations are illustrated within each of the architectural styles presented in this book. Rowhouses also have many variations including mixed-use (with the inclusion of ground-floor retail). Porches and galleries, when added, provide an almost infinite number of possible building forms. The mansion apartment house is a new house type that uses traditional, large, single-family house forms to create a multi-family building that can fit comfortably within the scale of Louisiana neighborhoods.

Each type is appropriate for several, but not all, of the Transect Zones.

The emergency house, developed during the Demonstration Charrettes, uses traditional forms to create a house that can be put in place quickly at low cost, yet can also be the first phase in the development of a larger complex.

The bars on the right refer to the six Transect Zones. The colored area adjacent to each house type indicates the Transect Zones in which that building type is appropriate.

These basic building types can be built using a number of different architectural vocabularies as shown on the opposite page.

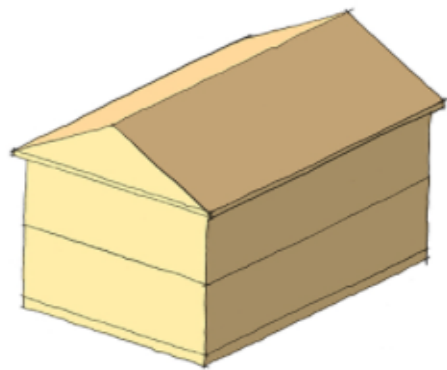
T1	T2	T3	T4	T5	T6		
							
							
							
							
							
							
T1	T2	T3	T4	T5	T6		

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Building Types explainer from the Louisiana Speaks Pattern Book

Primary Mass

Window & Door Composition



Slide to see Massing Composition

Slide to see Design Possibilities

Massing Composition Options from Chattanooga's Online Pattern Book.



Pattern Book – Guiding Questions

- ☐ Should we use a pattern book as a tool to ensure design standards?
- ☐ Should the pattern book be regulatory or advisory in its nature?
- ☐ Should the pattern book apply to all small-scale attainable housing typologies, or only certain ones?
- ☐ Should the pattern book apply to only small-scale attainable housing, or also medium and large scale?
- ☐ Should the pattern book only apply to certain geographies?



Next Steps

- Planning staff wants to plan at least two additional work sessions in September.
- Staff believes there is still a lot to work through with the Planning Board.

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 Work Session #1
July 22	Planning Board Work Session #2
September	Work Sessions Continue
Fall/Winter	Potential Council Action

