

Item 9 - Correspondence

From: [Weston Henry](#)
To: [MCP-Chair](#)
Cc: dreed@ggwash.org
Subject: Attainable Housing Strategies in Potomac
Date: Wednesday, May 22, 2024 10:43:52 AM
Attachments: [Outlook-sifiko3v.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Morning,

I am glad to see the planning commission seriously consider upzoning our suburban neighborhoods to allow for missing middle housing. I support the unzoning around our corridors, but wish that these zoning changes were considered for our wealthiest, lowest density neighborhoods (outside of the ag preserve)

As someone who grew up in Potomac, and whose parents and grandparents currently live in Potomac, I was disappointed to see that this upzoning is only planned to occur around our corridors. Potomac, as I'm sure you know, is expensive and has a population that is ageing far more rapidly than the rest of the county. As the county is perusing an age in place strategy of [tax cuts to keep seniors in current housing](#) (as opposed to investing in more senior housing or providing financing for duplex/triplex/ect conversions), this will leave people like me in a predicament: we will want to move close to our parents during their final years to assist with various medical and non-medical issues that arise in old age, but our housing options will be limited to the basement, the garage, and perhaps our childhood bedroom. These are not practical living accommodations for those trying to raise a family and I believe planning for these future residents is necessary.

As multifamily developers in Gaithersburg, we have watched the Lakeforest Mall development in horror as our planning commission has seemingly been pushing the developer to lower their proposed density to accommodate missing middle housing. Amending the county's zoning to allow for more missing middle housing in single family only neighborhoods will hopefully take some of the pressure off large scale developers to provide missing middle housing while also opening up lower cost, lower risk development opportunities to middle class developers.

While I believe that the proposed change to the county's zoning should theoretically make the dream of home ownership available to more residents, I also think that neighborhood pushback will be a predictable outcome of this legislation. In order for the proposed upzoning to be effective, we need [anti-NIMBY legislation](#), paired with [pre-](#)

[approved housing plans](#). Without these measures, the county could end up doing more harm than good by allowing neighbors with regressive housing beliefs to bankrupt families, small developers, and houses of worship.

FAIRCHILD

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Owner Managed by HIP Projects, LLC

From: [michael mckee](#)
To: [MCP-Chair](#)
Subject: Thank you for supporting duplexes, triplexes, and quadplexes in single-family zones!
Date: Friday, May 17, 2024 6:56:30 PM

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Dear Chair Artie Harris and Members of the Montgomery County Planning Board,

Allowing the construction of missing middle housing by-right in areas near metro and bus stops, as recommended by the planning board staff, is a fantastic idea that will allow the county to accommodate new residents with minimal impact on our existing educational and transit infrastructure. When combined with lot splitting and the elimination of parking requirements, I really think the county can start to address this terrible housing bottleneck we've been dealing with, following the recent positive example of Austin, Texas. As a MoCo native, I'd like to express my appreciation for all your hard work!

Sincerely,
Michael

From: [Leo Wagner](#)
To: [MCP-Chair](#)
Cc: dreed@ggwash.org
Subject: Thank you for agreeing to Planning Staff recommendations
Date: Friday, May 17, 2024 3:35:28 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Planning Board,

My name is Leo Wagner, I am a young Montgomery County resident and urban planning graduate student. I wanted to commend and thank you all for your support of allowing quadplexes by-right in the priority housing district, duplexes and triplexes in denser areas currently zoned for single-family housing (R-90, 60, and 40), and allowing duplexes by-right in the R-200 zones. Importantly, I am happy to see reduced parking requirements for even these denser typologies being built outside of the priority housing district to keep costs down for prospective buyers and renters and disincentivize car use. These measures will help make Montgomery County affordable and attractive for all, as well as furthering worldwide sustainable development goals by making the county more walkable.

Best,

Leo Wagner
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Rockville, MD 20853