

**Resolution on the Montgomery County Planning Board's
Recommendations for Attainable Housing Strategies Initiative**

1) WHEREAS

Woodside is a small and diverse residential neighborhood adjacent to downtown Silver Spring that is comprised of single-family homes, townhomes, and accessory dwelling units that are an integral part of the community, along with religious institutions, a government services building, and a county park, and

2) WHEREAS

Woodside has supported and encouraged smart growth in recent decades, including missing middle townhouses that constitute 27% of the neighborhood, while recognizing the rights of existing and future homeowners of all housing types to live in residences that are walkable, with green space, a sufficient tree canopy, unencumbered by excessive storm runoff and overburdened street parking, and with access to quality school systems, and

3) WHEREAS

Woodside previously resolved to oppose the proposed boundary change to annex portions of Woodside into the downtown master plan, and

4) WHEREAS

The Planning Board's purported goals related to rezoning have repeatedly shifted which has stymied genuine efforts of the Woodside Civic Association and Woodside residents to meaningfully participate in the process, and

5) WHEREAS

The Woodside community believes that the expedited way the Planning Board has handled the issue of long term housing needs amidst an immediate pandemic crisis is a disservice to the community, that further study is needed to understand the possible effects of the pandemic on future housing needs, and that the Planning Board must give serious consideration to questions of how to protect the neighborhood's naturally occurring affordable housing and infrastructure needs, including school enrollment and potential negative environmental impacts.

BE IT THEREFORE RESOLVED

6) THAT

The Woodside Civic Association supports the development of high and medium density housing-on the numerous undeveloped or underutilized sites within the downtown.

7) THAT

The Woodside Civic Association supports the development of affordable and attainable housing on the existing 2.6 acre site of the Health and Human Service (HHS) property at 8818 Georgia Avenue, as well as on the 4.6 acre site of the Woodside/16th Street Purple Line station at 8600 16th Street.

8) THAT

The Woodside Civic Association supports retaining the local master planning process, looking at Woodside as a whole, and including consideration of climate effects on any planned development and data-driven analysis of the housing market, typologies in demand, price ranges in demand and effective measures to foster homeownership and affordability.

9) THAT

The Woodside Civic Association supports the creation of a county-wide Citizens Advisory Panel to review and as appropriate recommend changes to any Zoning Text Amendment (ZTA) when it is sent to the County Council.

10) THAT

The Woodside Civic Association reiterates its opposition to zoning proposals that geographically segment the Woodside neighborhood.

11) THAT

The Woodside Civic Association is prepared to work with the Planning Board to create attainable duplexes within Woodside that are by-right, owner-occupied and house-scale. Any plan to create such duplexes must be environmentally sound; preserve the tree canopy; have non-waivable stormwater runoff requirements; adhere to the size, height, setback and maximum lot coverage requirements that apply to single family homes; adhere to a pattern book that encourages compatibility with surrounding

structures; and permit community input into the Planning Board process for the pattern book and other considerations listed above for duplexes.

12) THAT

The Woodside Civic Association opposes any planned zoning changes that do not include measures to limit investor-owned housing in Woodside. Permitting more investor-owned development does not meet the stated goals of providing attainable housing and will make opportunities for homeownership more difficult. Specifically, with respect to any permitted multifamily structures on current R-60 parcels, the proposed zoning changes should mandate owner occupancy in line with existing ADU regulations.

13) THAT

The Woodside Civic Association opposes any planned zoning changes that do not include identifiable criteria by which the Planning Board's stated goal of creating attainable or affordable housing can be measured and a timeline for doing so.

14) THAT

The Woodside Civic Association opposes initiatives for zoning changes in Woodside that provide for by-right development of multifamily or medium and high density developments that do not allow for community input, except with regard to duplexes as outlined above.

15) THAT

The Woodside Civic Association opposes any plan that allows for the assemblage of lots for the purpose of constructing larger structures.

Approved by Zoning Subcommittee on

Approved by the Executive Committee on 12/15/21

Presented as amended at the General Meeting on 01/12/22

General Meeting Vote

For - 60 Against – 2 Abstentions - 1