

Subdivision Regulation Amendment (SRA) 25-02 Testimony – September 16, 2025

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I am a resident of the Sumner Neighborhood abutting Mass Ave where part of the upzoning is being proposed. I am a huge supporter of the upzoning and believe that certain groups are distorting the proposed ZTA and the development type and scale. This is a very common development scheme for nearby jurisdictions such as DC and Arlington where a mix of housing types commonly coexist and allow for households of varying means to live in the same neighborhood. As an example, townhouses and duplexes are on the same block and opposing blocks with single family homes just over the DC line in Chevy Chase DC. I moved from 3930 McKinley Street NW to my current home in Sumner. The photo below highlights my former home, a duplex, which is located adjacent to a single-family home and is facing single family homes and duplexes across the street. The duplexes price relationship to single family homes varies by the size of the single-family homes which are typically larger. The duplexes are typically 30-40% less than the cost of a similarly located and larger single-family home in this neighborhood. The standard duplex or townhome in Chevy Chase DC is 20 feet wide and vary in depth. They are comparable in size and scale to modern townhomes being built in Montgomery County today.

There are many more examples in DC and Arlington of duplexes, triplexes, townhomes and small apartment building that allow for the integration of housing types and include Glover Park, Georgetown, Arlington\Lyon Village, Arlington\Westover, Alexandria, Del Ray and many more.

This ZTA is a great start to creating opportunities for allowing those not able to afford single family homes to come to and remain in our County.

