

September 15, 2025
Montgomery County Council
100 Maryland Ave
Rockville, MD 20850

Re: Support for SRA 25-02

Dear Council President Stewart and Councilmembers:

Thank you for accepting this testimony on behalf of the Coalition for Smarter Growth. CSG advocates for walkable, bikeable, inclusive, and transit-oriented communities as the most sustainable and equitable way for the Washington, DC region to grow and provide opportunities for all.

I write to you to share our support for SRA 25-02, and to urge you not to further limit lot consolidation or add additional barriers to the review and approval of new homes under ZTA 25-02 and SRA 25-02.

The guidelines provided for in SRA 25-02 align with those put forward for public consideration during the passage of ZTA 25-02, and are thoughtfully informed by the Council's discussions with and feedback from community members both for and against the More Housing N.O.W. package.

Lot consolidation can provide needed flexibility in site layout to preserve mature trees, meet stormwater requirements, and provide for more homes than may be possible if each lot were developed separately.

As Planning staff shared ([see starting at page 220](#)) during the Council's worksessions on ZTA 25-02, limiting lot consolidation will severely limit the number of homes that can feasibly be built under this ZTA by making it impossible to meet stormwater management, parking, and site coverage requirements on certain sites. In the R-60 zone, for example, a single standard-sized lot can only feasibly accommodate a duplex, whereas two- and three-lot consolidation could allow for four to seven townhomes or eight apartments with significantly more greenspace and workforce income-restricted units.

Please do not create additional obstacles to building the new homes we need near transit, jobs, and amenities by further limiting lot consolidation or requiring additional layers of review above what was agreed upon during the Council's consideration and passage of ZTA 25-02.

Sincerely,



Carrie Kisicki
Montgomery County Advocacy Manager, Coalition for Smarter Growth