

Missing Middle Housing Study: Expanding Housing Choice

Phase 2 County Board Work Session

July 12, 2022



Work Session Agenda

- 1. Overview of Phase 2 Key Elements**
- 2. Overview of Community Feedback**
- 3. Options for Consideration**
- 4. Schedule and Next Steps**

Overview of Phase 2

Key Elements

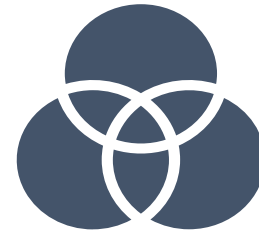


Missing Middle Housing Study: Expanding Housing Choice



Study Goals:

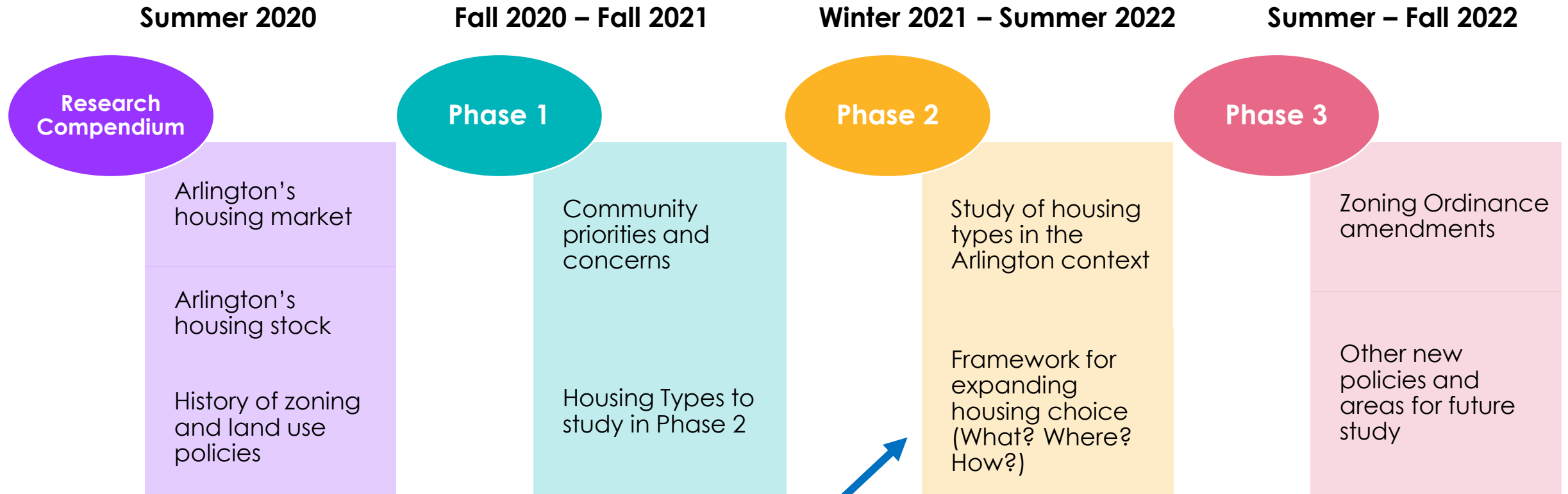
- **Increase housing supply**
- **Diversify housing types**



Phase 2 Objectives:

- **More equitable housing options for more people at more income levels and more stages of life distributed throughout Arlington**

Study Approach and Schedule



We are here

Community Engagement and Input Throughout

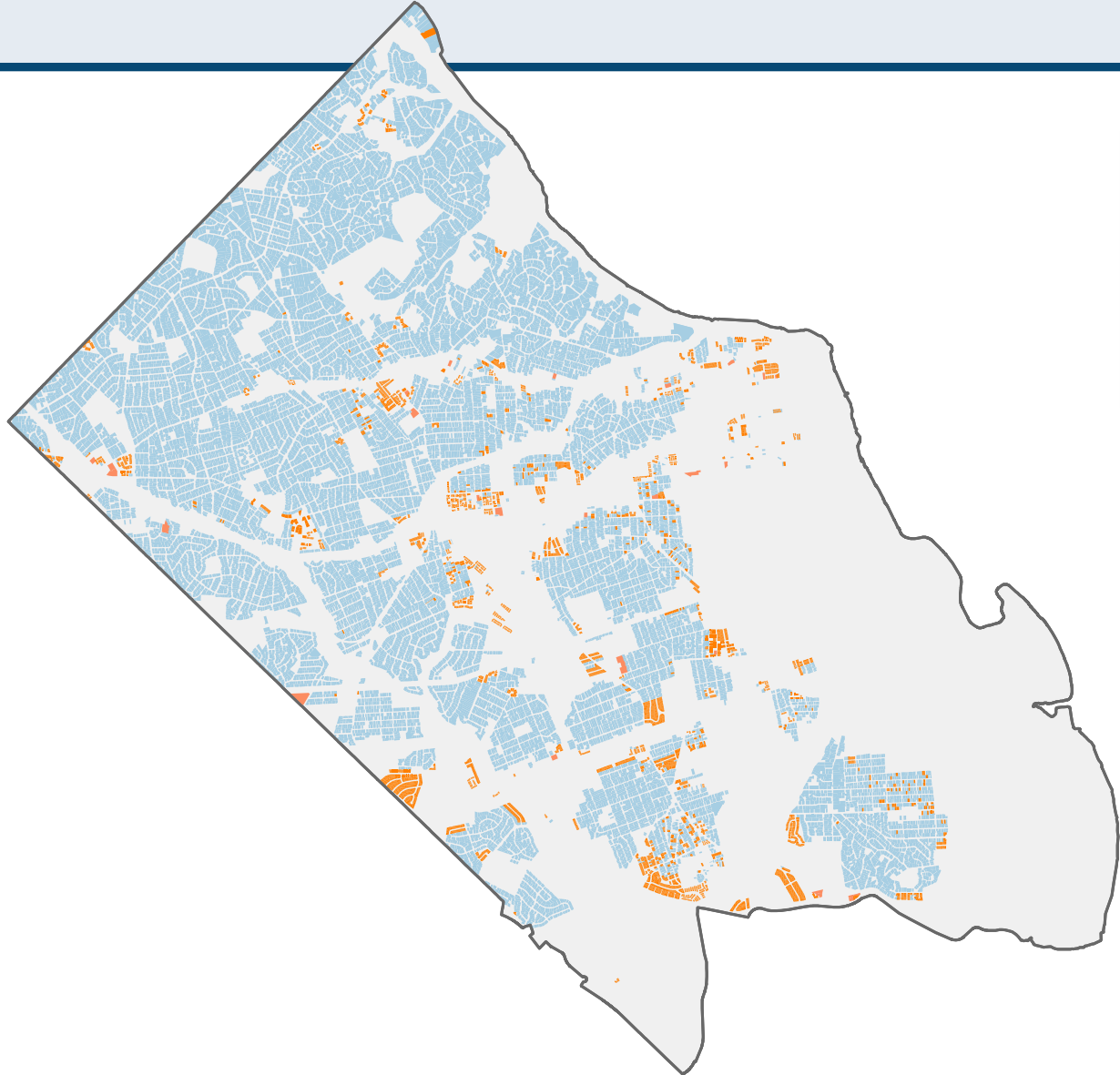
Phase 1: Community Priorities & Concerns

Priorities	Concerns
Reduce housing costs, add more housing supply, and add housing options that reflect the needs of the whole community	The impacts of growth on quality of life: <ul style="list-style-type: none">➤ School and infrastructure investment potentially leading to higher taxes➤ Higher or lower property values➤ More demand for parks➤ Increased runoff and flooding➤ Loss of trees
Conserve tree canopy and create and maintain connections to nature	
Achieve sustainable land use and construction	
Invest in schools and infrastructure to keep pace with growth	Loss of existing housing stock and diversity
Maintain and expand valued neighborhood features: diversity, connection with neighbors, walkability	Suitability of new housing options with existing neighborhoods




Phase 2 Draft Framework: Core Elements

- Duplicate single-detached standards (height, setbacks, lot coverage, stormwater management requirements)
- Allow townhouses and buildings with 2 to 8 units in zoning districts currently limited to single-household development
- Reduce parking requirements to 0.5 spaces/unit
- Set a maximum building size (total square footage) for new housing types and limit townhouses to 3 units

Existing Missing Middle Housing



Existing Land Use

-  Lots with 2-8 Housing Units or Townhouses
-  Lots with Single-Detached Housing
-  All Other Land Uses

Overview of Community Feedback



How We Reached People



Postcards mailed to **151,000+** residential addresses



Walking tours of missing middle housing in **6** Arlington neighborhoods



Direct outreach with community partners and stakeholders



Materials translated into **4** languages



9 pop-up engagements held around the County



QR codes (to English and Spanish content) and custom URLs



Promotion through e-newsletters, e-boards, and social media



Virtual community Q&A session with **75** participants

How People Participated



2,566 feedback form responses
279 emails received
322 open-ended comments



~430 engagements at pop-ups
692 responses at pop-ups



3 feedback forms in Spanish
1 feedback form in Amharic
15 responses at Spanish-only pop-up



578 QR codes to the online form were scanned (**5** in Spanish) and **322** clicks on bit.ly link

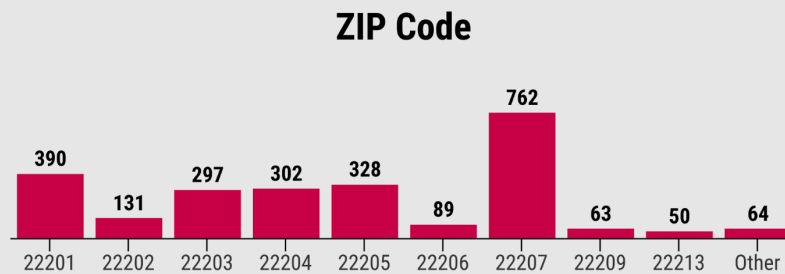
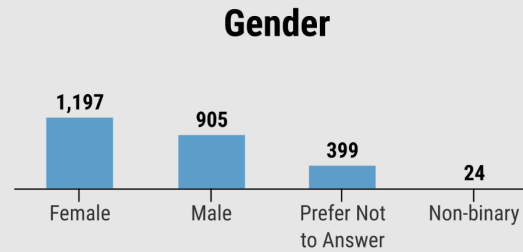
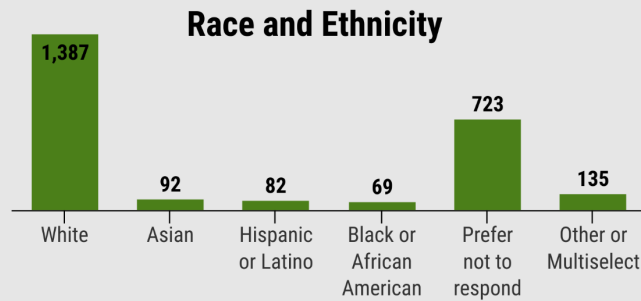
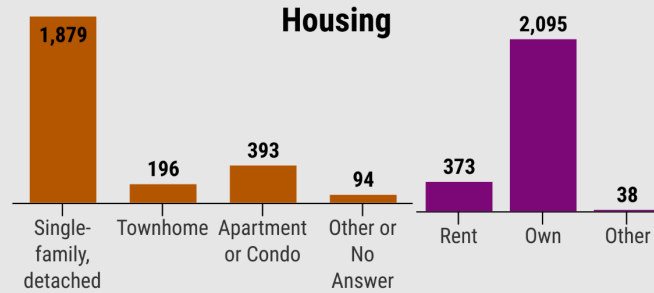
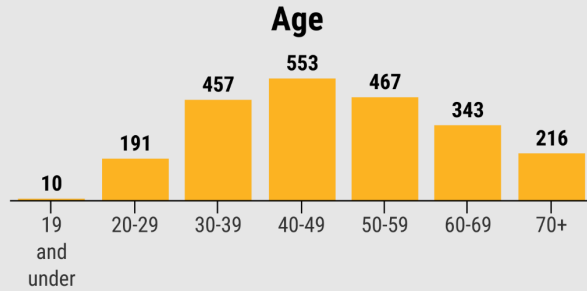


222 virtual walking tours taken



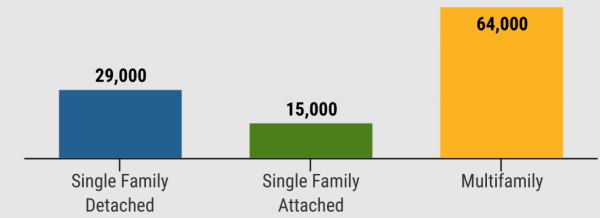
PHASE 2 ENGAGEMENT OVERVIEW

Who we heard from Feedback Form

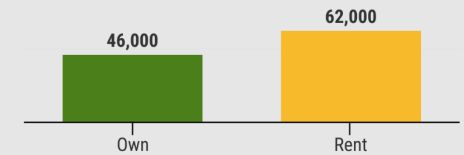


County Demographics

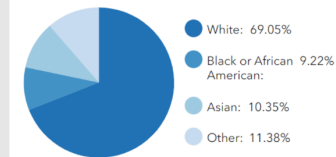
Housing Type



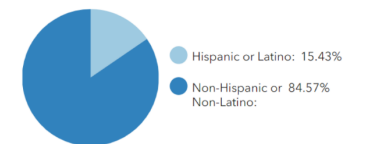
Own vs. Rent



Race

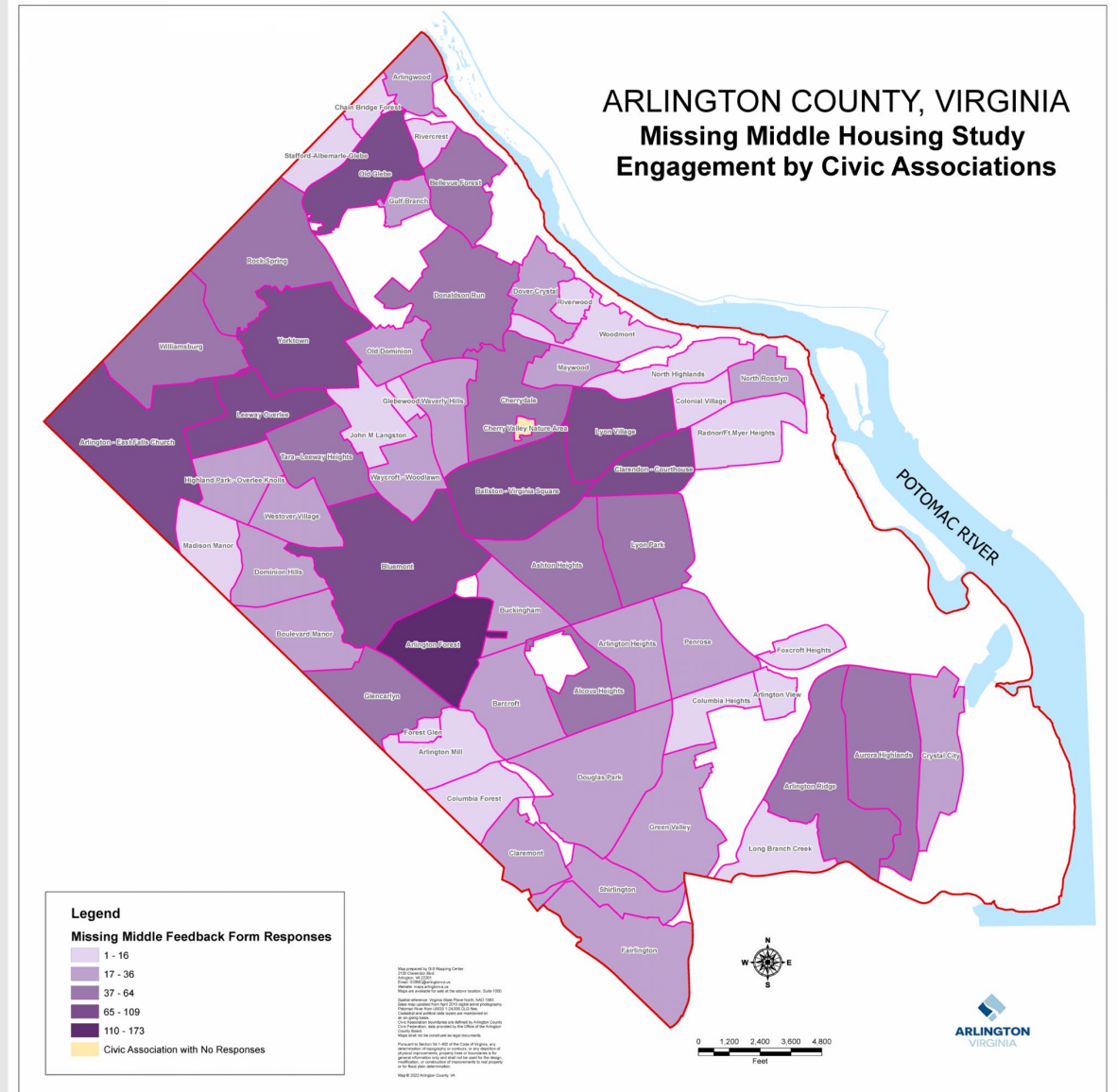


Hispanic or Latino Origin



Sources: Arlington Race and Ethnicity Dashboard; Arlington County Census Tract Demographics Dashboard

Civic Association Participation Feedback Form





OPEN-ENDED COMMENTS: OVERVIEW

Feedback Form

 **1,694** Comments received in feedback form

General Opinion

295 ↑ Positive **751** ↓ Negative **154** ↔ Mixed

Other Concerns:

188 Comments	59 Comments	12 Comments
Study Process/Timing	Feedback Form	No Housing Issue

Top Themes from Participants





OPEN-ENDED COMMENTS: OVERVIEW

Comment Form



322 Comments received as of June 30

General Opinion



Other Concerns:

Study Process/Timing	Feedback Form	No Housing Issue
25	3	7
Comments	Comments	Comments

Top Themes from Comments





OPEN-ENDED FEEDBACK: OVERVIEW

Emails/Letters



279 Emails/Letters received

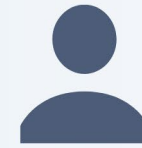
General Themes

154 
Positive

65 
Negative

88 
Questions or Suggestions

Who We Heard From



Individuals

258



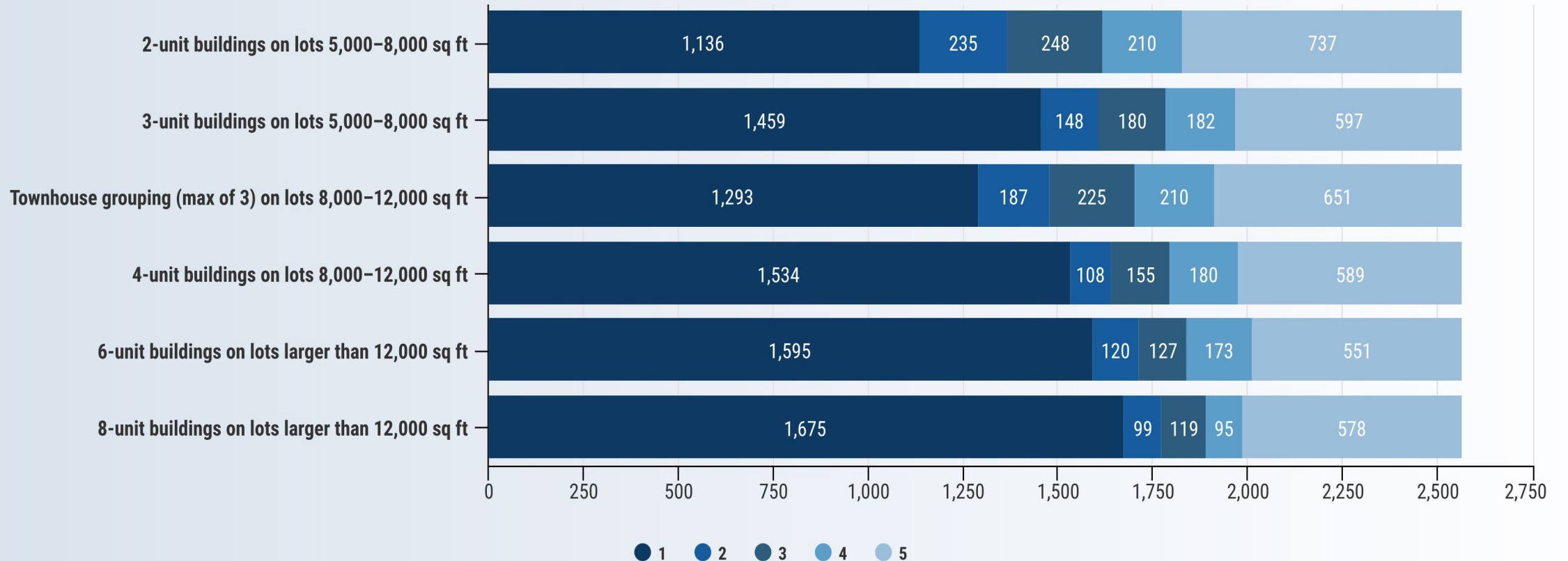
Organizations

21



HOUSING TYPES: FEEDBACK FORM

On a scale of 1-5, where 5 is greatest, how much do you like each of the following housing types for Arlington's neighborhoods, given the provided lot size parameters?

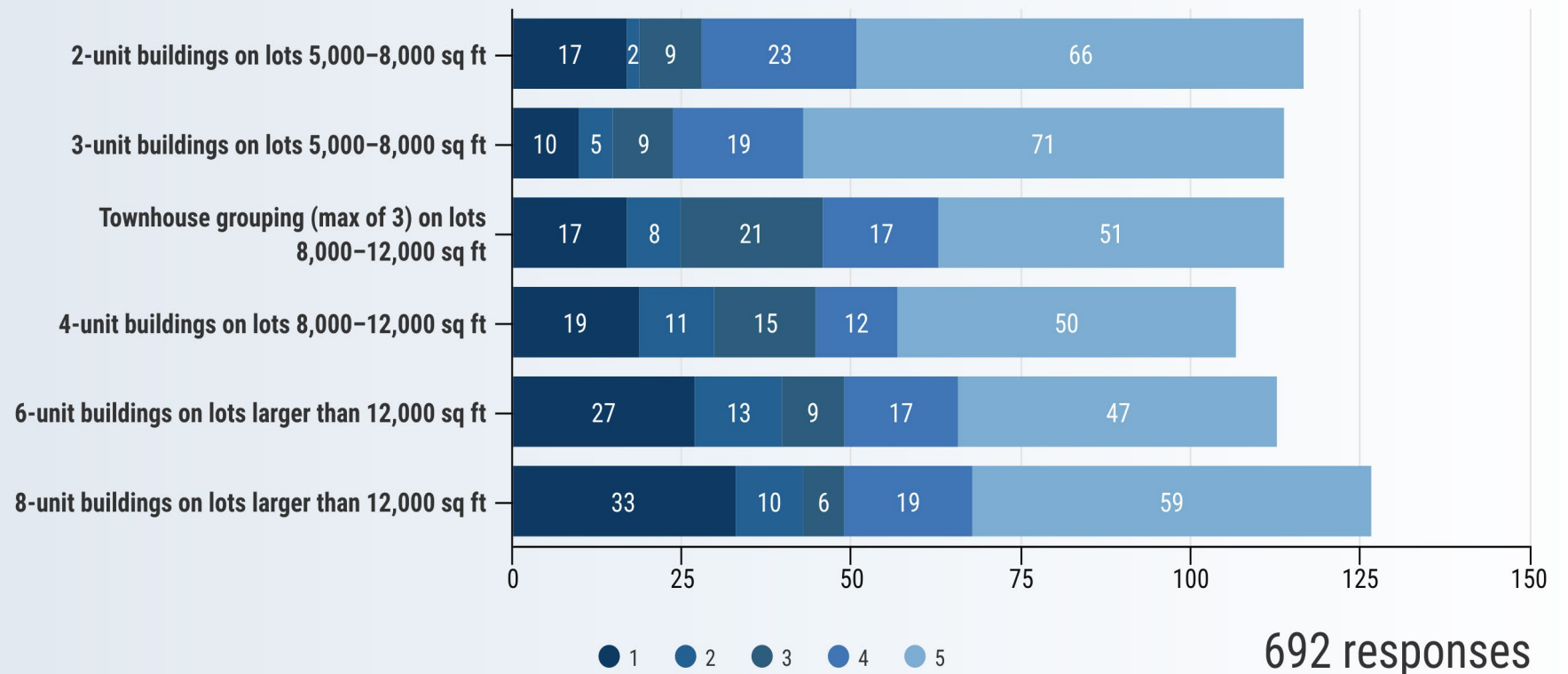
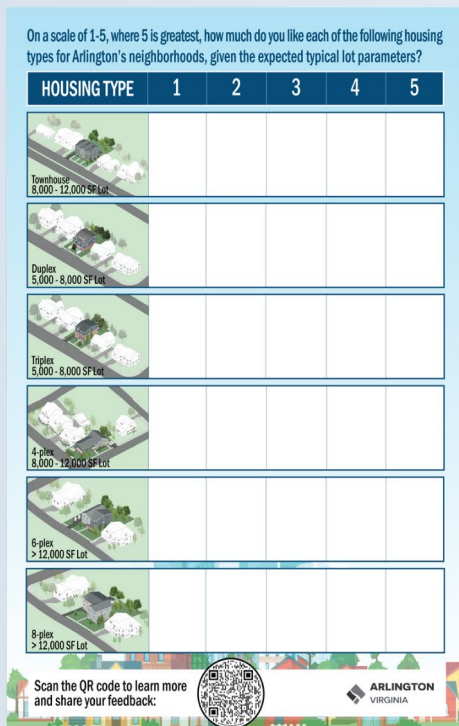


2,566 participants



HOUSING TYPES: POP-UPS

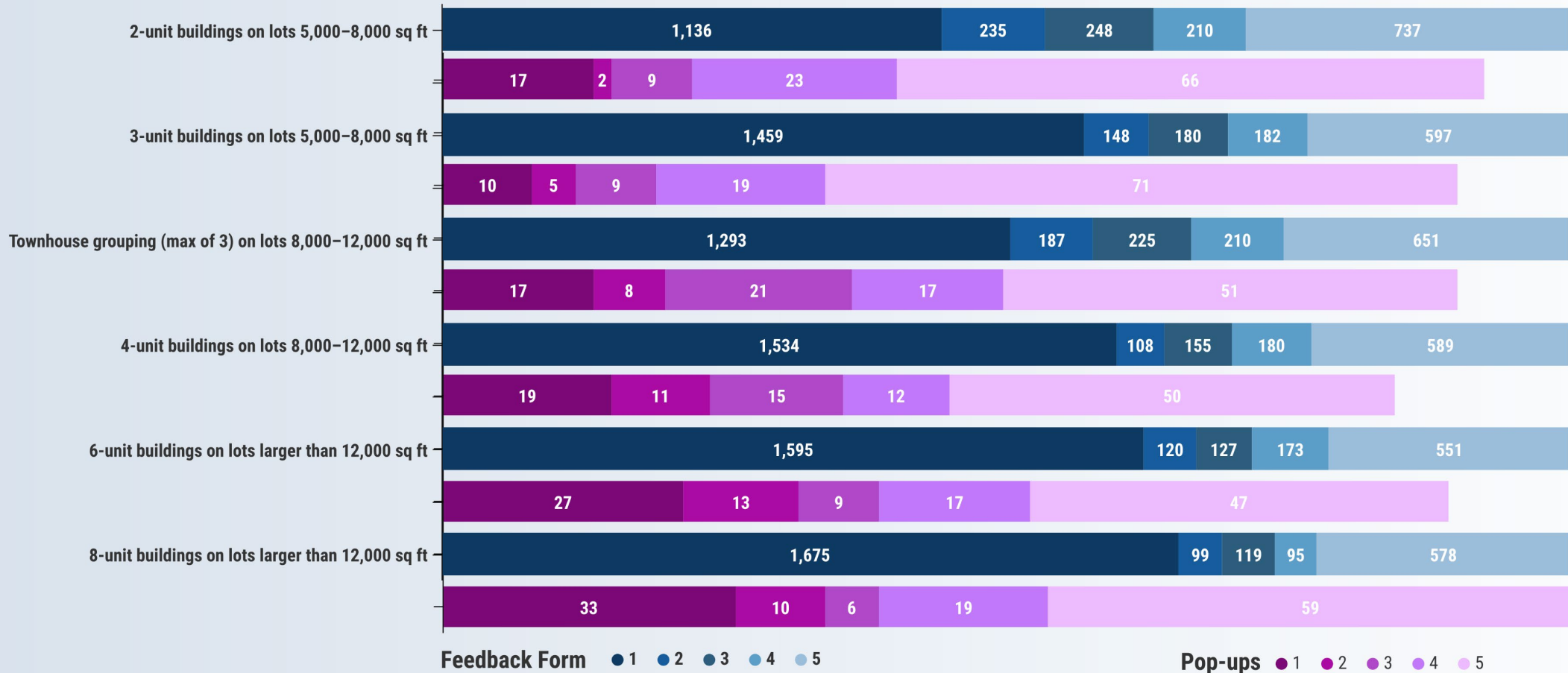
On a scale of 1-5, where 5 is greatest, how much do you like each of the following housing types for Arlington's neighborhoods, given the provided lot size parameters?





HOUSING TYPES: COMPARISON

On a scale of 1-5, where 5 is greatest, how much do you like each of the following housing types for Arlington's neighborhoods, given the provided lot size parameters?

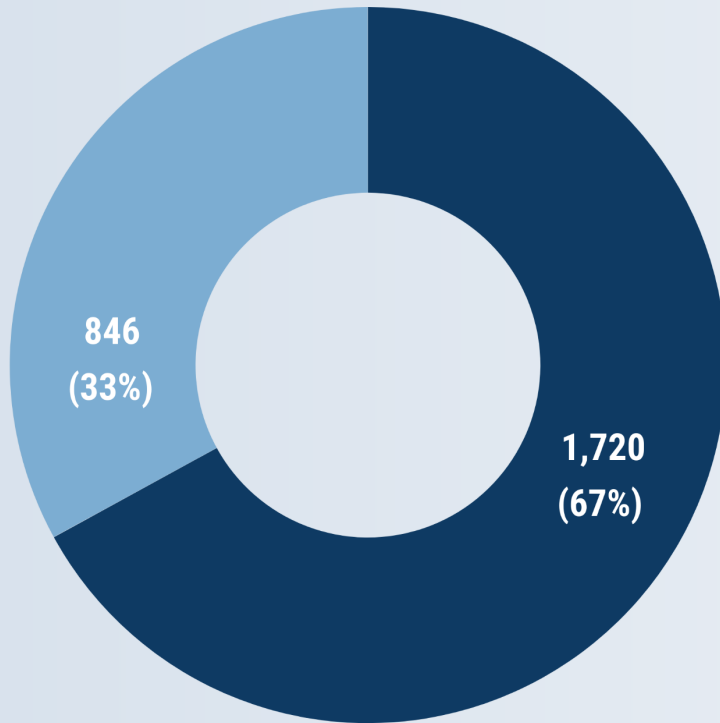




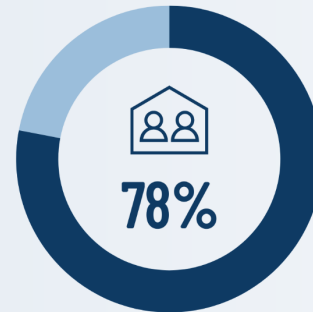
HOUSING TYPES (CONT.)

Feedback Form

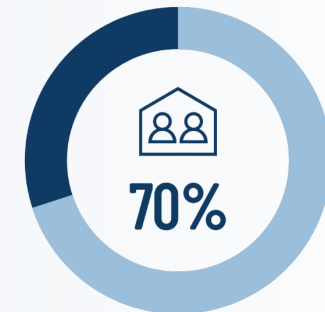
Do you think any of the housing types should be excluded?



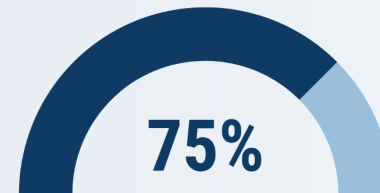
● Yes ● No



of participants living in **single-family detached homes** said **YES** to excluding housing types



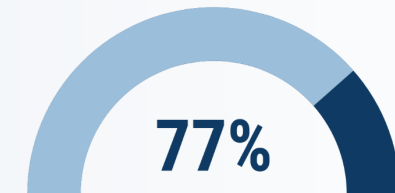
of participants living in **apartments, condos, and townhomes** said **NO** to excluding housing types



of participants who are **homeowners** said

YES

to excluding housing types



of participants who are **renters** said

NO

to excluding housing types



HOUSING TYPES (CONT.)

[Feedback Form](#)

Which of the following housing types would you exclude?

Total Per Housing Type

1,654 Exclude 8-plexes

1,588 Exclude 6-plexes

1,460 Exclude 4-plexes

1,312 Exclude Triplexes

834 Exclude Townhouses

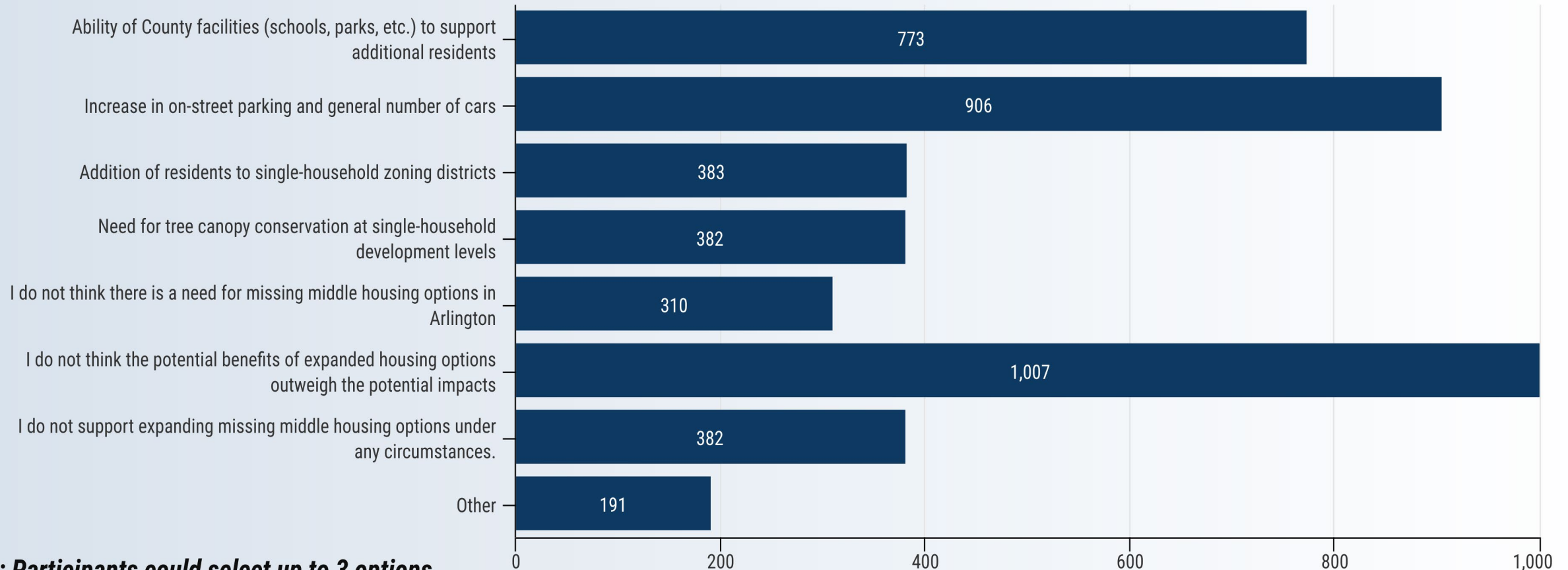
818 Exclude Duplexes



HOUSING TYPES (CONT.)

Feedback Form

For which of the following reasons do you think these housing choices should be excluded from the framework?



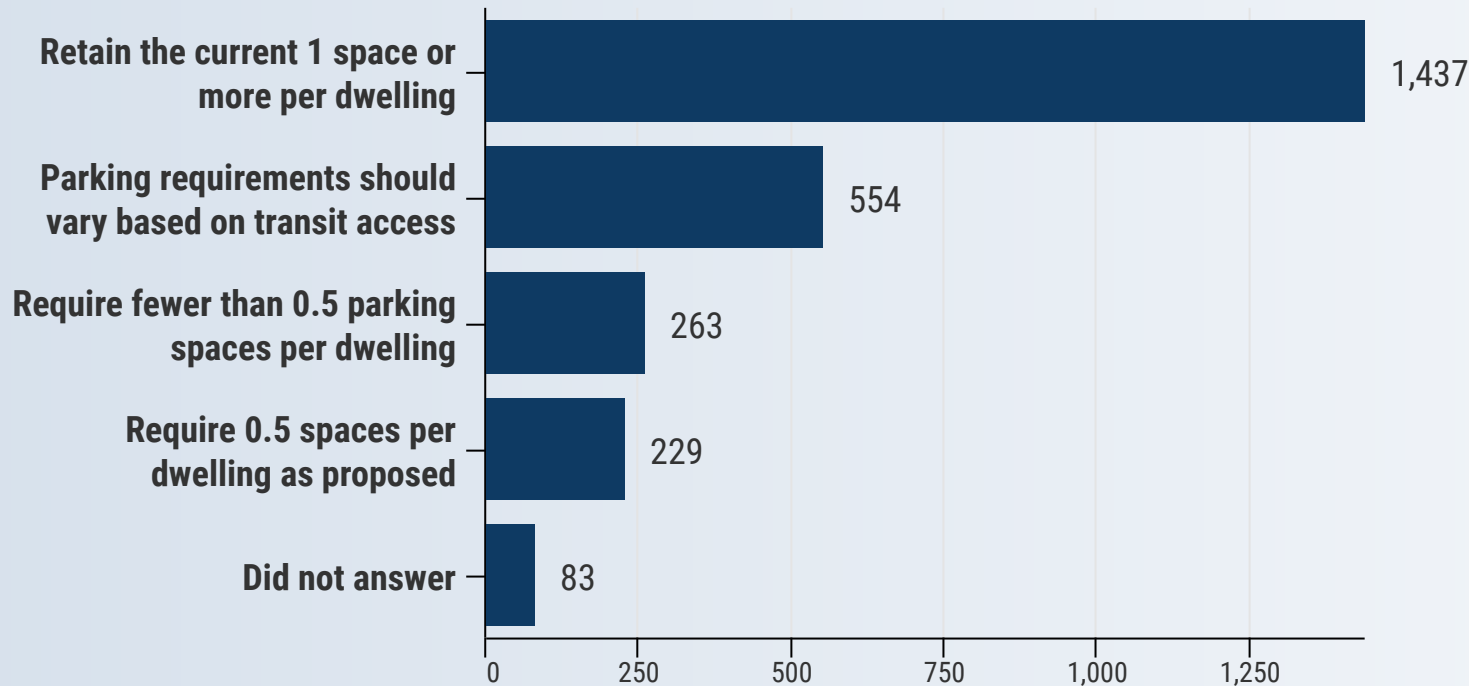
Note: Participants could select up to 3 options.



PARKING FEEDBACK

Feedback Form

What is your preference for the minimum parking requirement for missing middle housing types?



1,437

Retain the current 1 space or more per dwelling

554

Parking requirements should vary based on transit access

263

Require fewer than 0.5 parking spaces per dwelling

229

Require 0.5 spaces per dwelling as proposed

83

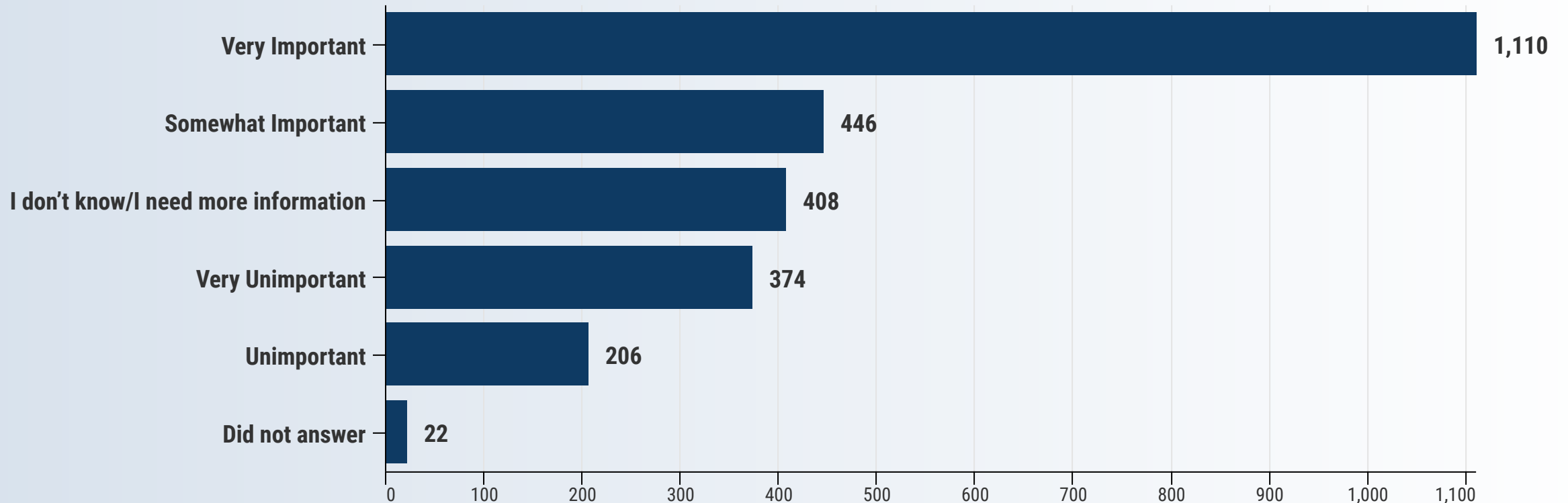
Did not answer



DEVELOPMENT STANDARDS

Feedback Form

How important do you think it is for Arlington County to review and revise its standards for single-household development as another way to address the impacts of teardown development?



Discussion

County Board questions and discussion on Phase 2 community engagement and feedback

Options for Consideration



Framework Elements For Consideration

- **Number of units per building**
- **Locations where MM housing allowed**
- **Parking requirements**
- Building form and placement standards (e.g., height, setbacks, max building size)
- Additional housing types
- Additional design standards (building orientation, etc.)

Number of Units per Building



Framework Element: Units per Building

- **What was included in the Draft Framework?**
 - Allow up to 8 units per building, by-right
 - Does not set a minimum lot size, but zoning standards (lot coverage, setbacks, height, parking) would effectively limit most 6-plexes and 8-plexes to larger lots
 - No incentive for consolidating lots to achieve more units
 - Two separate lots have more potential developable area than one double-sized lot, due to existing zoning limitations on building footprints for “oversized” lots

Framework Element: Units per Building

- **Options for consideration:**

1. 2 – 8 units per building (Draft Framework)
2. Specify minimum lot size, based on number of units
3. Restrict or limit number of units allowed per building
 - a. Reduce # of units allowed per building
 - b. Require use permit and development conditions above a certain # of units

- **Considerations for Options 2 and 3 compared to draft framework:**

- Fewer housing units produced, and fewer housing options
- Eliminates or reduces opportunity for lowest cost housing options
- Could address some community concerns on impacts of growth

Discussion

What is the County Board's preference among the options for the **number of units allowed per building**?

1. 2 – 8 units per building (Draft Framework)
2. Specify minimum lot size, based on number of units
3. Restrict or limit number of units allowed per building
 - a. Reduce # of units allowed per building
 - b. Require use permit and development conditions above a certain # of units

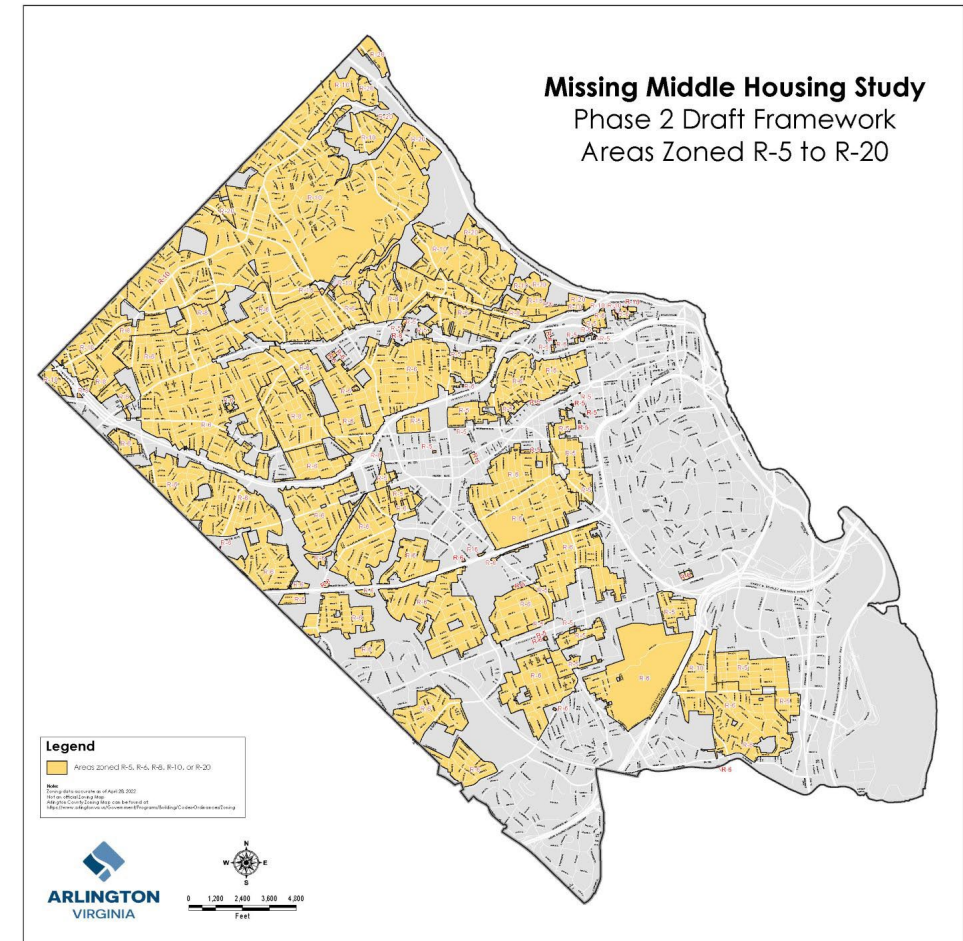
Locations



Framework Element: Locations

- **Draft Framework**

- Missing middle housing types would be allowed in R-5, R-6, R-8, R-10, and R-20 zones



Framework Element: Locations

- **Options for consideration:**

1. Apply to R-5 to R-20 zones (Draft Framework)
2. Restrict locations based on proximity to transit (e.g. $\frac{3}{4}$ mile from Metrorail, $\frac{1}{4}$ mile from priority/premium bus network)

- **Considerations for Option 2 compared to draft framework:**

- Fewer housing units produced and fewer housing options available
- Some neighborhoods would not have alternatives to large, single-detached houses
- Growth of housing options would be concentrated, rather than dispersed
- Could address some community concerns on impacts of growth

Discussion

What is the County Board's preference among the options for **locations where MMH should be allowed?**

1. Apply to R-5 to R-20 zones (Draft Framework)
2. Restrict locations based on proximity to transit (e.g. $\frac{3}{4}$ mile from Metrorail, $\frac{1}{4}$ mile from priority/premium bus network)

Parking Requirements



Framework Element: Parking Requirements

- **Draft Framework**

- Minimum requirement of 0.5 parking spaces per unit
- Minimum requirements could be exceeded, based on market demand
- Parking and driveways count toward maximum lot coverage

Framework Element: Parking Requirements

- **Options for consideration:**

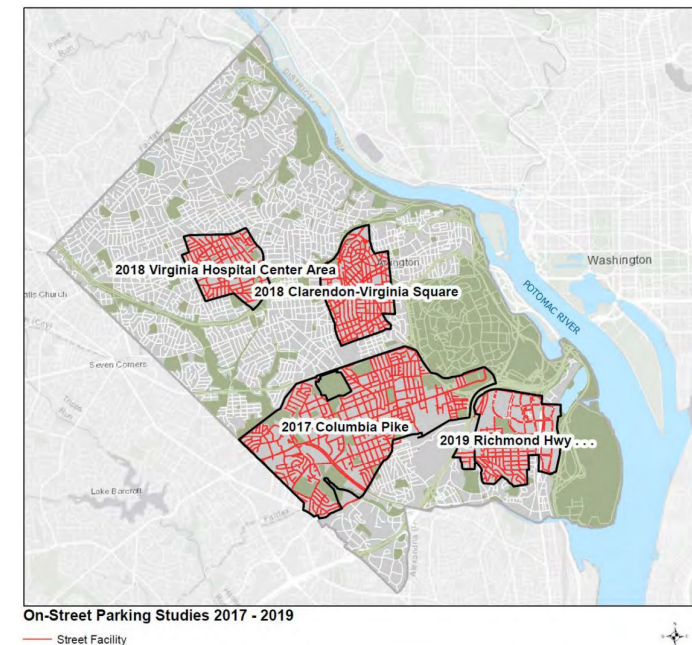
1. Fixed minimum parking requirement
 - a. 0.5 spaces per unit (Draft Framework)
 - b. 1 space per unit
2. Eliminate minimum parking requirement
3. Vary parking requirements based on locational factors (transit proximity, on-street parking availability, cul-de-sacs)

Framework Element: Parking Requirements

- **Considerations for options with lower parking requirements**
 - Does not require more paving than necessary to meet parking demand
 - Could support tree canopy and stormwater management
 - Supports use of existing on-street parking
 - If on-street parking supply is limited, increased reliance on on-street parking could reduce availability
- **Considerations for options with higher parking requirements**
 - Could address concerns about on-street parking availability
 - Could require more parking than necessary, reduce area available for tree canopy, increase housing costs, and make stormwater management more challenging
- **Considerations for Option 3 (variable requirements)**
 - Could account for variations in parking demand and availability
 - Adds complexity; parking surveys could increase project costs and timelines

Parking: Policies and Data

- **Master Transportation Plan: Parking and Curb Space Management Element**
 - Ensure that minimum parking needs are met and excessive parking is not built
 - Promote on-street parking in residential neighborhoods
 - Goal of 60% to 85% on-street parking occupancy on streets without Residential Permit Parking (RPP) restrictions
- **2017 - 2019 On-Street Parking Occupancy Studies**
 - Occupancy of RPP restricted and unmanaged spaces typically 20% - 45%



Discussion

What is the County Board's preference among the options for **parking requirements**?

1. Fixed minimum parking requirement
 - a. 0.5 spaces per unit (Draft Framework)
 - b. 1 space per unit
2. Eliminate minimum parking requirement
3. Vary parking requirements based on locational factors (transit proximity, on-street parking availability, cul-de-sacs)

Additional Framework Elements and Next Steps



Additional Framework Elements

Topic	Draft Framework	Other Option(s)
Building Height	Same maximum building height for MMH as single-detached housing (35')	Allow additional height (40') for MMH in limited locations (e.g., fronting on arterials, 10- to 15- minute walk from Metro, adjacent to sites zoned for >35' height, flat roofs)
Setbacks	Same minimum setbacks height for MMH as single-detached housing	Study front and rear yard setback requirements to support tree conservation and stormwater management
Maximum Building Square Footage	Set a maximum floor area (total sq. ft. of all floors) for MMH, to encourage increased housing supply and modest-sized units; future study of single-detached floor area	No limits on building floor area, subject to height, setback, lot coverage, and main building footprint standards

Bold text indicates option proposed for Phase 3, if County Board agrees

Additional Framework Elements

Topic	Draft Framework	Other Option(s)
Townhouses	Limit to no more than 3 attached units	No limitation on number of townhouse units; subject to setback, lot coverage, and main building footprint restrictions
Accessory Dwellings	Detached ADs not allowed in combination with MMH development	Allow one detached AD, subject to current requirements and proposed limits on units/lot
Small lot single-detached housing	Maintain current lot sizes/widths	Reduce minimum lot sizes for single-detached housing and/or revise pipe stem lot regulations to be more permissive
Design Standards	Not specified	Include <u>basic</u> design standards in the Zoning Ordinance, to be developed in Phase 3 (e.g. building orientation, location of parking/garages)

Bold text indicates option proposed for Phase 3, if County Board agrees

Additional Engagement Themes

Open-Ended Feedback



Single-Family Development

135 more restrictive standards

150 concerned about
“teardowns”

Environment

Environment/climate change:

23 positive impact

45 negative impact

136 concerned about
stormwater runoff/flooding



Tree Canopy

216 concerned
about impacts

In Their Words

“In my neighborhood, I am more worried about teardowns of historic homes for massive SFHs than I am about increased density...”

“Address teardowns of current affordable housing and the destruction of our tree canopy.”

“Given that most teardowns result in a bigger house with a larger footprint, standards needs to be evaluated so that footprint is no greater than what is presently on the lot.”

“This is a huge accomplishment for Arlington County in tackling the housing affordability crisis and climate change.”

“As a part of this study, please consider incorporating immediate recommendations for enhanced tree canopy to address storm water and environmental concerns...”

“Single family household development standards should be reviewed so that on teardowns building footprint should be no bigger than what it was for the former house to protect tree canopy and minimize rain runoff.”

“These teardowns with ginormous homes built on them are an eyesore and do nothing to help ensure that Arlington remains a vibrant community for all.”

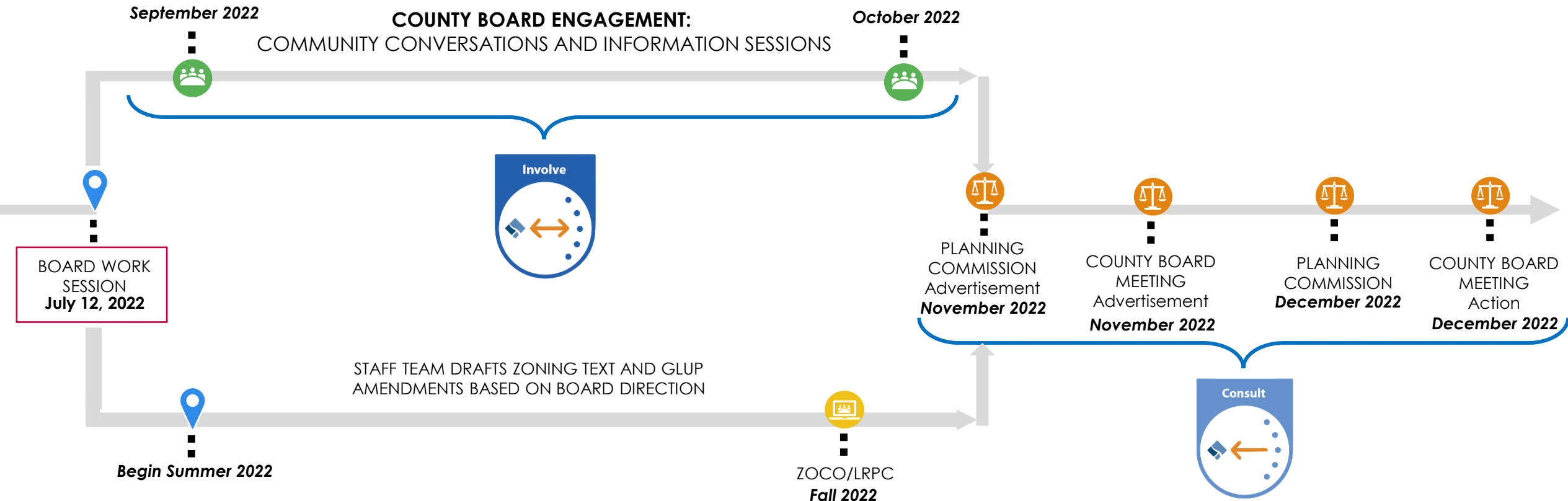
Draft Forestry and Natural Resources Plan (FNRP)

- Reinforces key considerations in the MMHS Draft Framework
- Both studies have identified overlapping priorities and issues:



- Sustain Arlington's tree canopy and natural areas
 - Maintain 40% County-wide tree canopy goal
 - Pursue state legislation for more tools
 - Develop new tools to educate and encourage private property owners to conserve and plant trees and vegetation beyond minimum requirements
- Consider changes to Zoning Ordinance to align with County's natural resources goals while fostering diverse housing choices:
 - Lot coverage standards and definition
 - Building placement (i.e. setbacks)
 - Opportunities for additional height to increase plantable areas

Schedule and Next Steps



Discussion

Does the County Board have any guidance for additional framework elements?

Discussion of schedule and next steps