

North Bethesda, Maryland

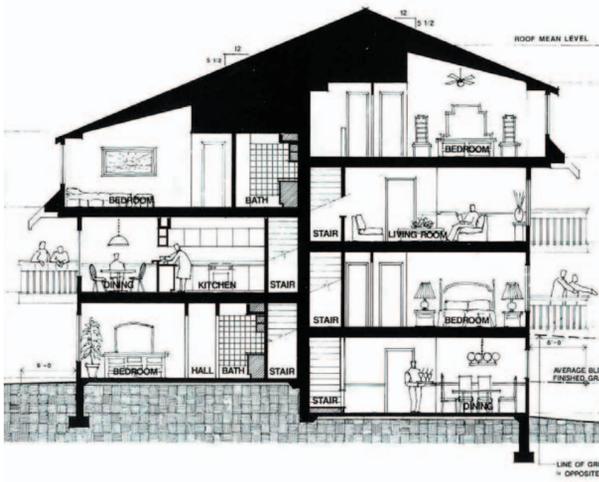
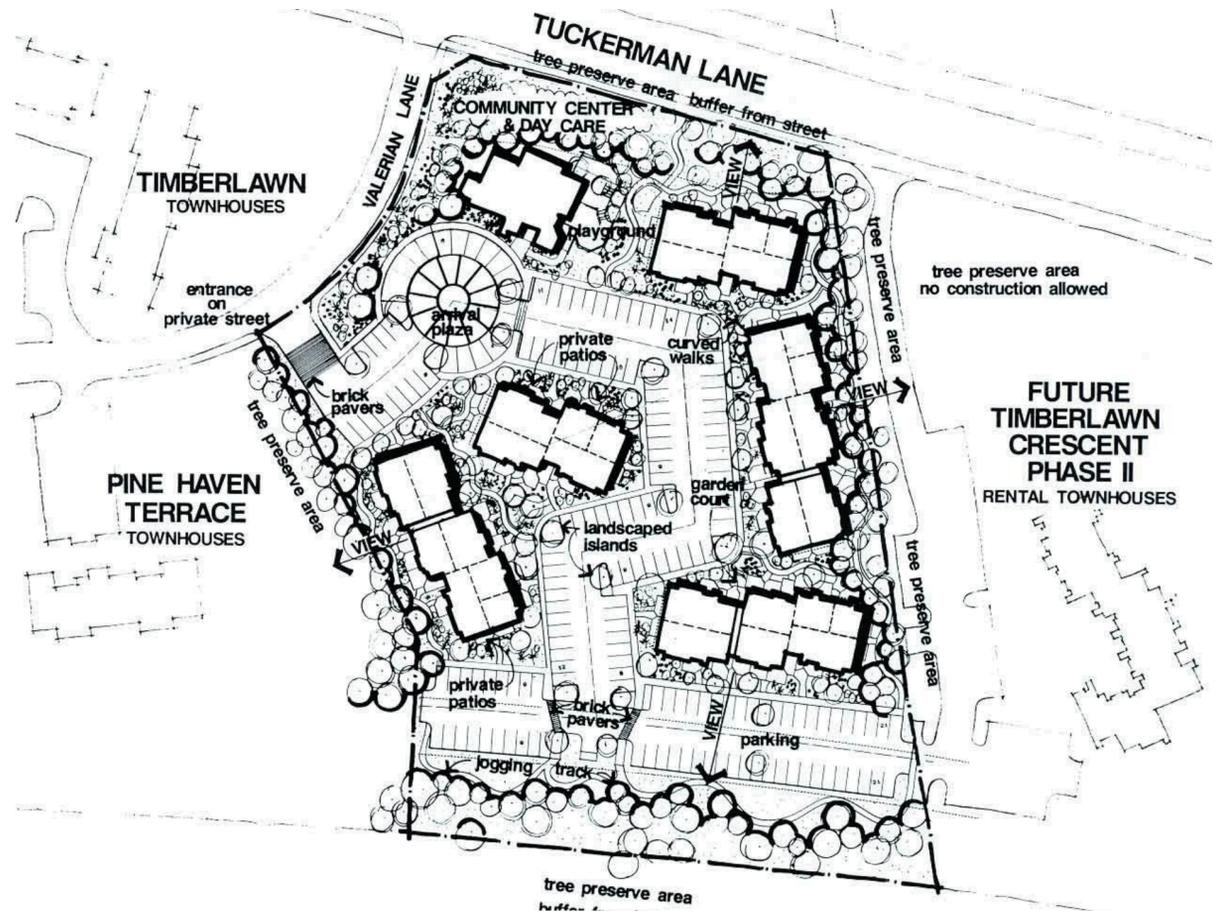
Work Force Housing Today

Timberlawn Cresnet, Architects Collective

Montgomery County, one of the wealthiest in the nation, has long been a desirable place to live. In the last decade housing had become so expensive that people with low and moderate incomes could not afford to rent or buy homes in the area. Fortunately, the county has policies that encourage the development of affordable housing by giving density bonuses and other concessions to developers. At Timberlawn Crescent, a mixed-income rental community, the original goal of 30 per cent subsidized and 70 per cent market-rate units changed to almost 60 per cent subsidized by the time the housing was completed.

The moderate density is generally equivalent to surrounding communities, with the buildings designed as two-story townhouses over flats. Each unit has a ground level patio or balcony, which helps interaction between neighbors. To save energy, heat pumps were used for heating and cooling, and triple pane windows reduce heat loss and unwanted noise from the nearby freeway. In Phase II, the apartments incorporated a "bonus room" which residents can use as an extra bedroom, study, or home office. Parking is distributed in open lots a short walk from each apartment. The architect was able to weave the buildings into the site to save as many of the existing tulip trees as possible. Although the loss of some trees was unavoidable, enough were saved to create screening between buildings and filtered views.

Timberlawn is a successful mixed-income community, and a national model of income integration. Residents of market-rate apartments have not reacted negatively to the presence of people with low incomes in the complex.



Project Data

Owner Client:	Housing Opportunities Commission of Montgomery County
Project Cost:	\$7.6 Million.
Project Type:	Very-low-income, low-income, moderate-income, market-rate singles and family units.
On-site Amenities:	Community Center, Day Care, Outdoor Recreation Areas
Date of Completion:	1991
Number of Units:	107 Units. 12 - 1 Bedroom; 78 - 2 Bedrooms; 17 - 3 Bedrooms.
Site Area / Density:	5.4 Acres / 22 D.U.A.