

**ATTACHMENT # 4**

**ASSESSMENT OF PUBLICLY-OWNED LAND  
APPROPRIATE FOR AFFORDABLE HOUSING**

*A JOINT VENTURE WITH THE DEPARTMENT OF  
HOUSING AND COMMUNITY DEVELOPMENT*

PREPARED BY

COMMUNITY-BASED PLANNING DIVISION  
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

# ASSESSMENT OF PUBLICLY-OWNED LAND FOR AFFORDABLE HOUSING

*A Joint Venture with the Department of Housing and Community Development*

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## SUMMARY

The Department of Park and Planning and the County Executive reviewed over forty publicly-owned sites identified by the County Executive for use as affordable housing. The staff recognizes that publicly-owned land must proceed through the disposition process, and that public agencies would have the first opportunity for use. The criteria used to review these sites included a consideration of master plan recommendations, existing uses, existing zoning, size of parcel, environmental constraints, and Annual Growth Policy concerns. An area map and existing zoning are included for each site.

The initial examination of the publicly-owned sites indicates that the following parcels have a high potential for use as affordable housing in the near term. In addition to the issues identified, compatibility with existing and proposed adjacent development will need to be addressed. Based on discussions with Montgomery County Public Schools (MCPS) and Montgomery County, preliminary indications are that the School Board does not have future plans for these sites. If the Planning Board and County Council wish to pursue utilization of the publicly-owned sites for affordable housing, staff will work with MCPS and the County on this matter to select the best sites. After selection of the best sites, the next step is to hire a development consultant to determine the appropriate type of affordable housing. Finally, a design/build competition with adequate funding could be held to implement a demonstration project.

### Montgomery County Public Schools Sites:

**Owner**

Intersection, Account Number	Master Plan	Zone	Lot Area	Issues
MCPS Edson Old G'town/Edson Ln AC 01975842	North Bethesda	PD 9	1.75 Acres	NA
MCPS Emory Grove Rd./ Midcounty Hwy. AC 02518618/0767806	Gaithersburg Vicinity	R-60	11.5 Acres	NA
MCPS Brickyard/ Horseshoe Lane AC 01614590	Potomac	RE 2	20 Acres	NA

**Montgomery County Sites:****Owner**

Intersection,

Account Number

Master Plan

Zone

Lot Area

Issues

**Montgomery Co.**

Laytonsville

Washington Gr. Ln./

Midcounty Hwy.

AC 02551340

Gaithersburg  
Vicinity

R-90

1.25 Acres

Size

**Montgomery Co.**

Bowie Mill Rd./

Cashell Rd.

AC 00702264

Olney

R-200

32.61 Acres

AGP  
status  
for housing**Montgomery Co.**

Layhill

Briggs Rd/Jingle Ln.

AC 00954593

Glenmont

R-90

8.2 Acres

NA

**Montgomery Co.**

Kendale Road

AC 00848550

Potomac

RE-2

10 Acres

NA

**Housing Authority**

Washington Grove

Washington Gr Ln./

Emory Grove Ln.

AC 00767943

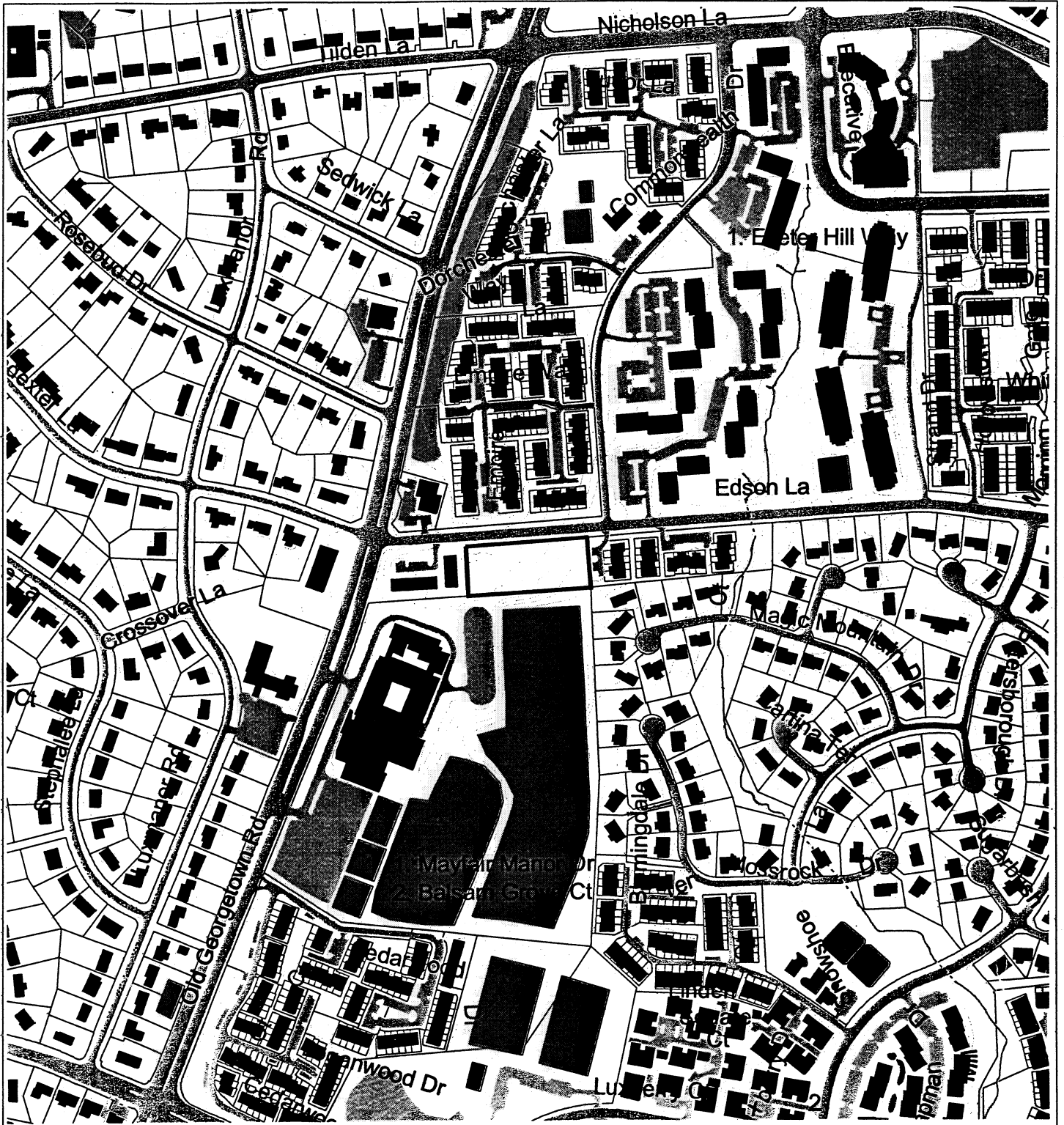
Gaithersburg  
Vicinity

C-1

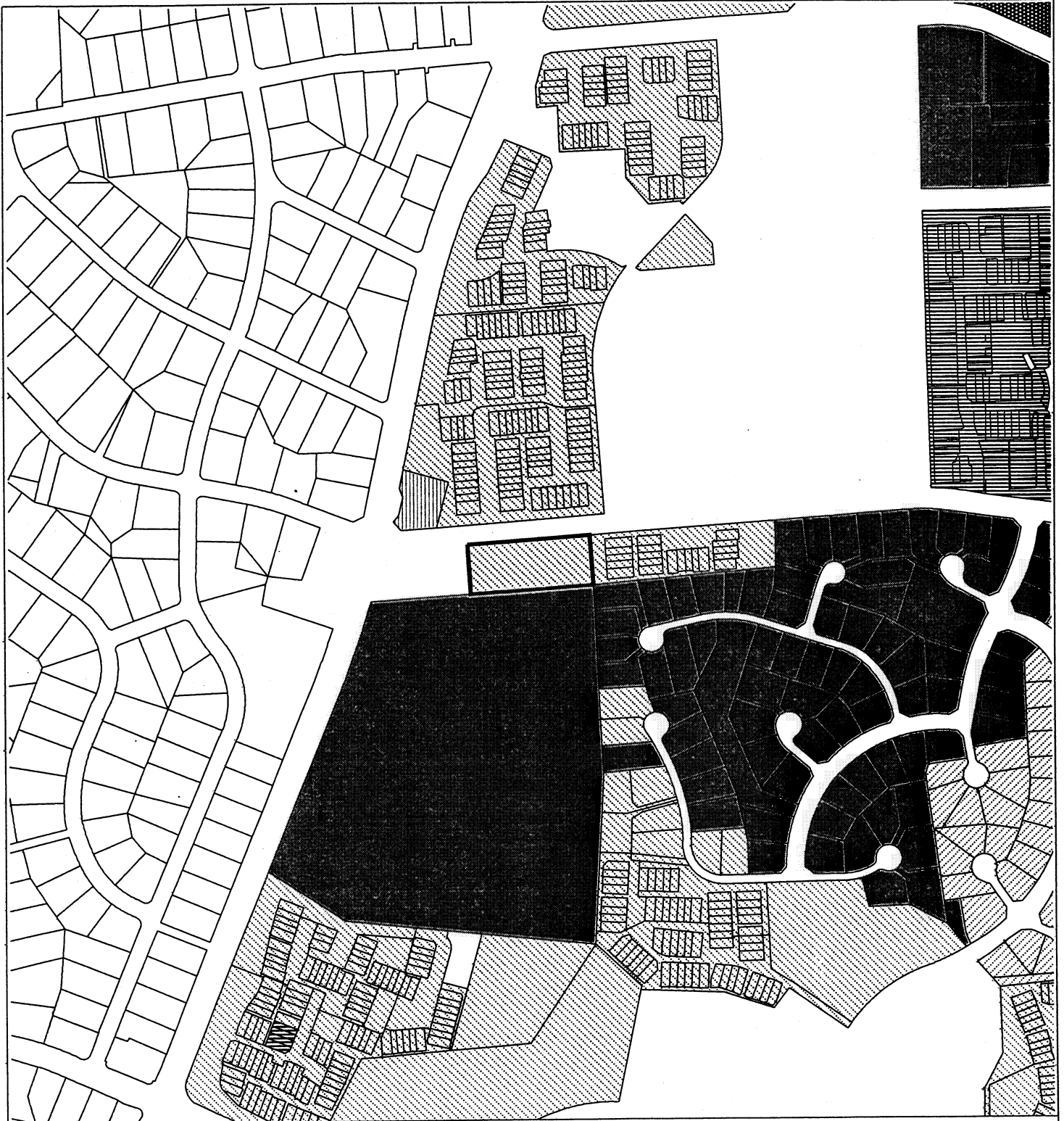
2.70 Acres

Zoning









EDSON - 01975842 PD9



# EDSON - 01975842 PD9



## Zoning - Unique

-  OM
-  PD11
-  PD9
-  R200
-  R90
-  RZ
-  TSR
-  PD3









# EMORY GROVE - 767806 & 2518618 R-60



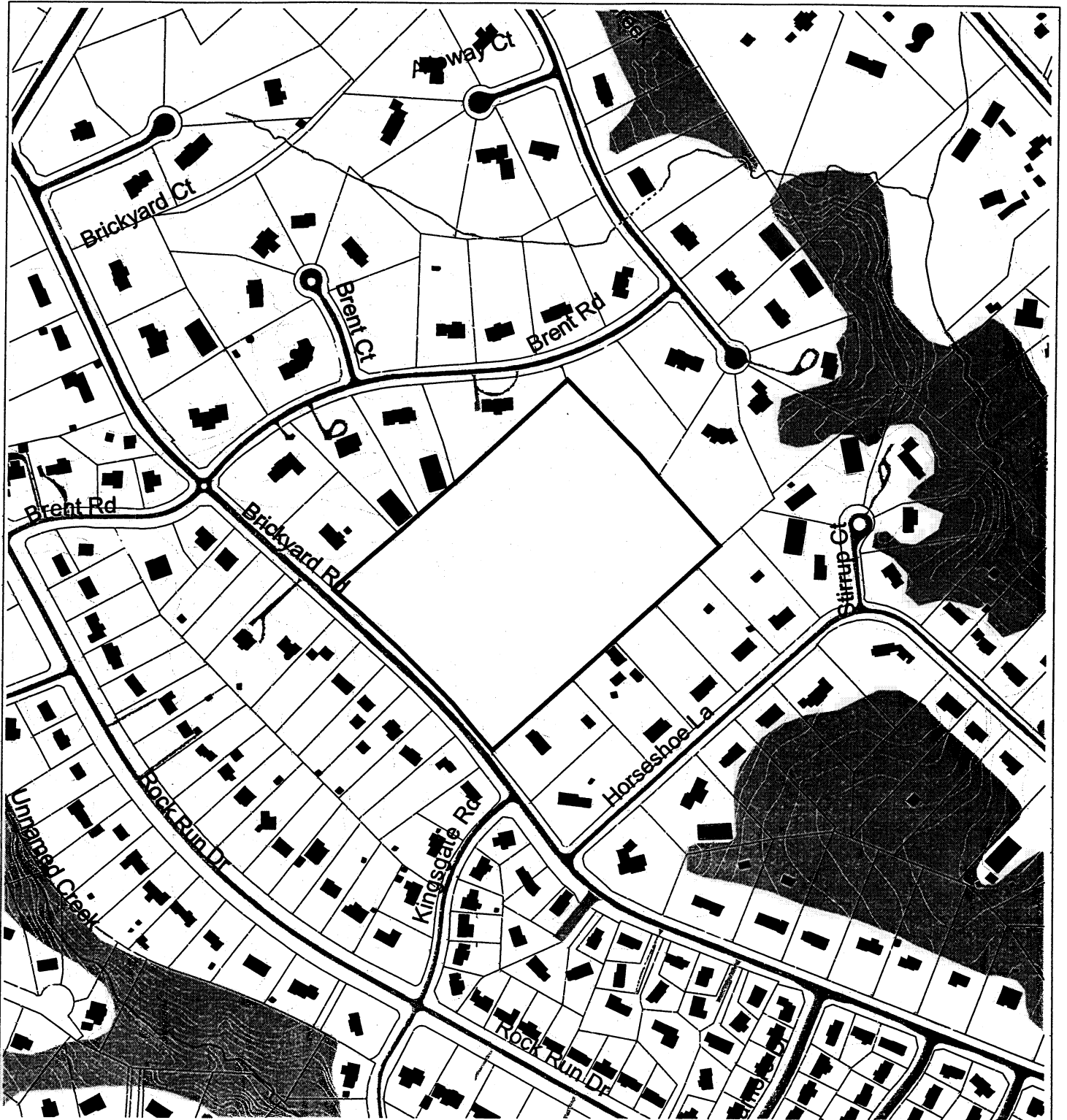
# EMORY GROVE - 767806 & 2518618 R-60



Zoning.shp

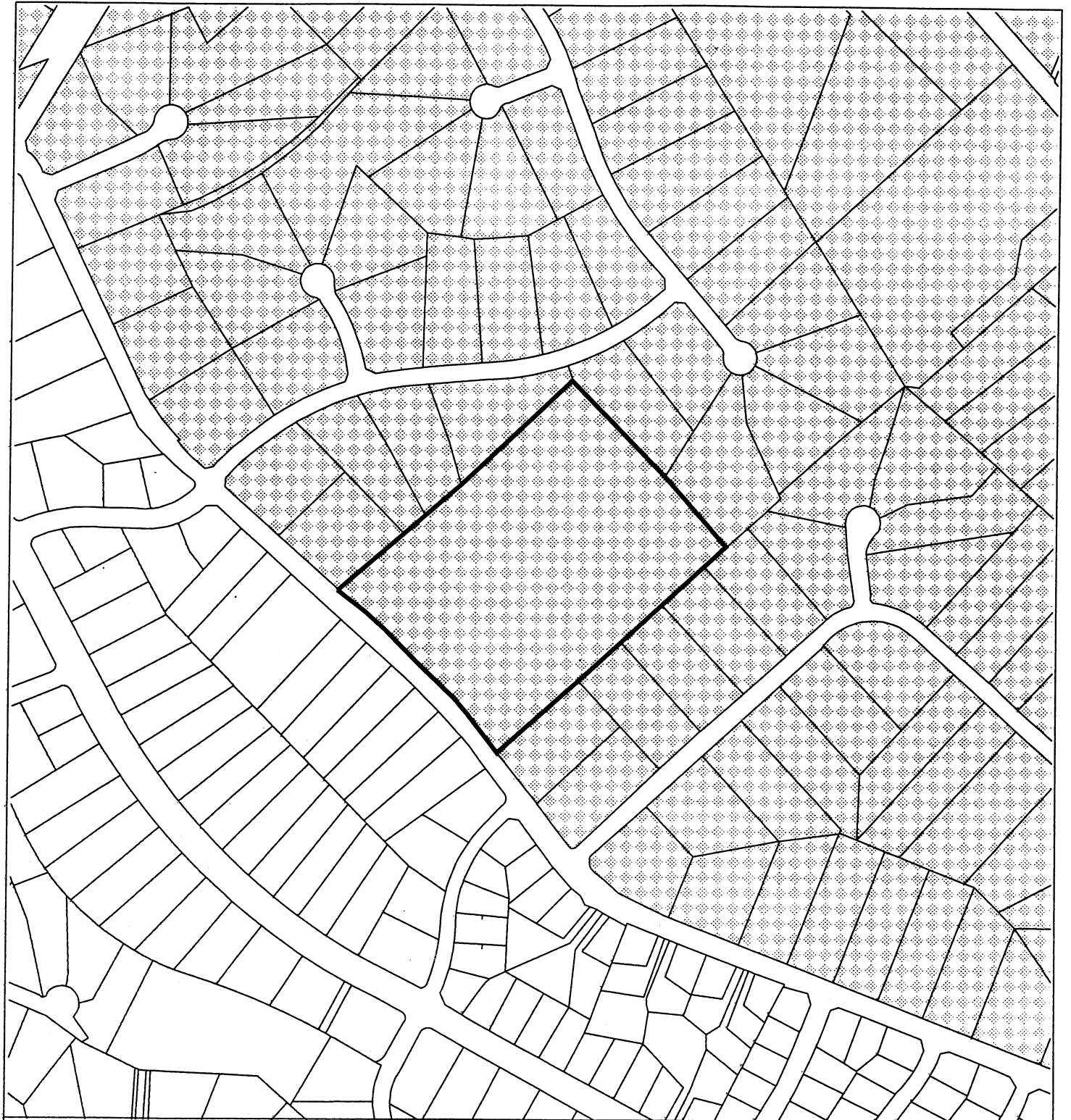
-  PN
-  R18
-  R200
-  R6
-  R60
-  R90
-  RE2
-  RPT

BRICKYARD - 01614590 RE2





# BRICKYARD - 01614590 RE2



## Zoning - Unique

-  R200
-  RE2










LAYTONSVILLE - 02551340 R90



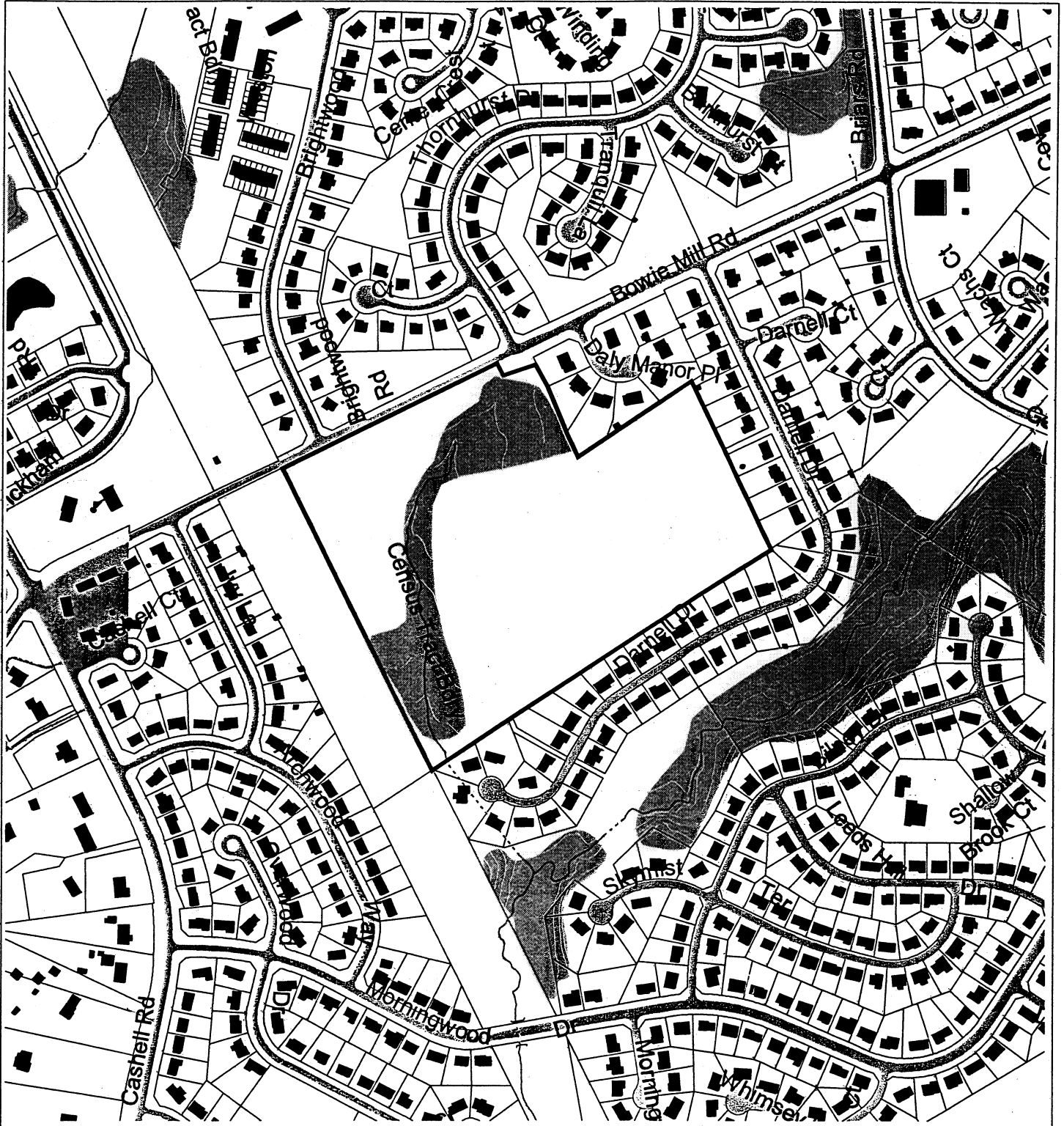
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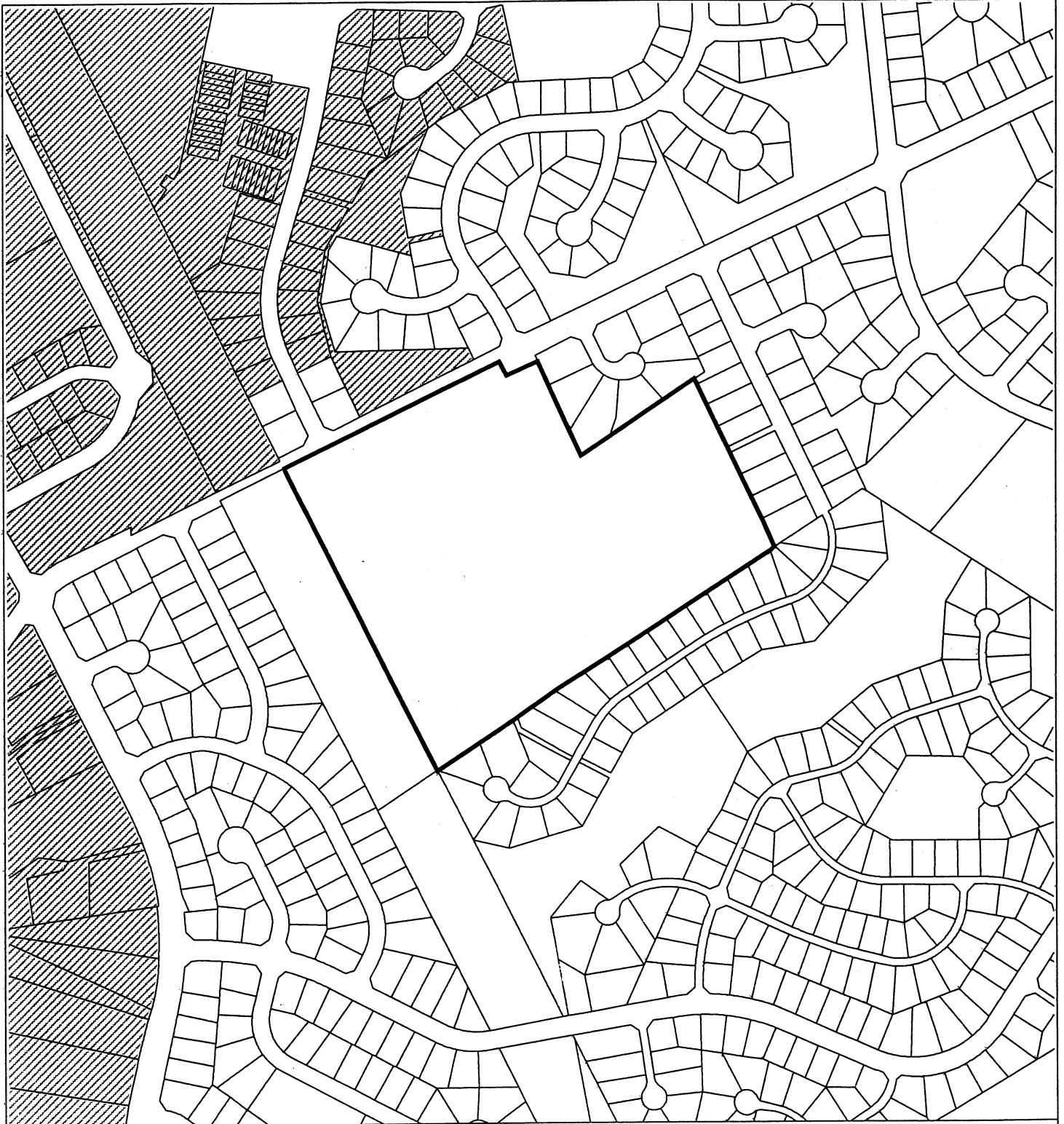
## Zoning - Unique

-  C-1
-  R-18
-  R-200
-  R-30
-  R-6
-  R-60
-  R-90
-  RT
-  RT-10

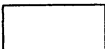
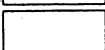
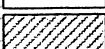
**BOWIE MILL - 00702264 R200**



**BOWIE MILL - 00702264 R200**



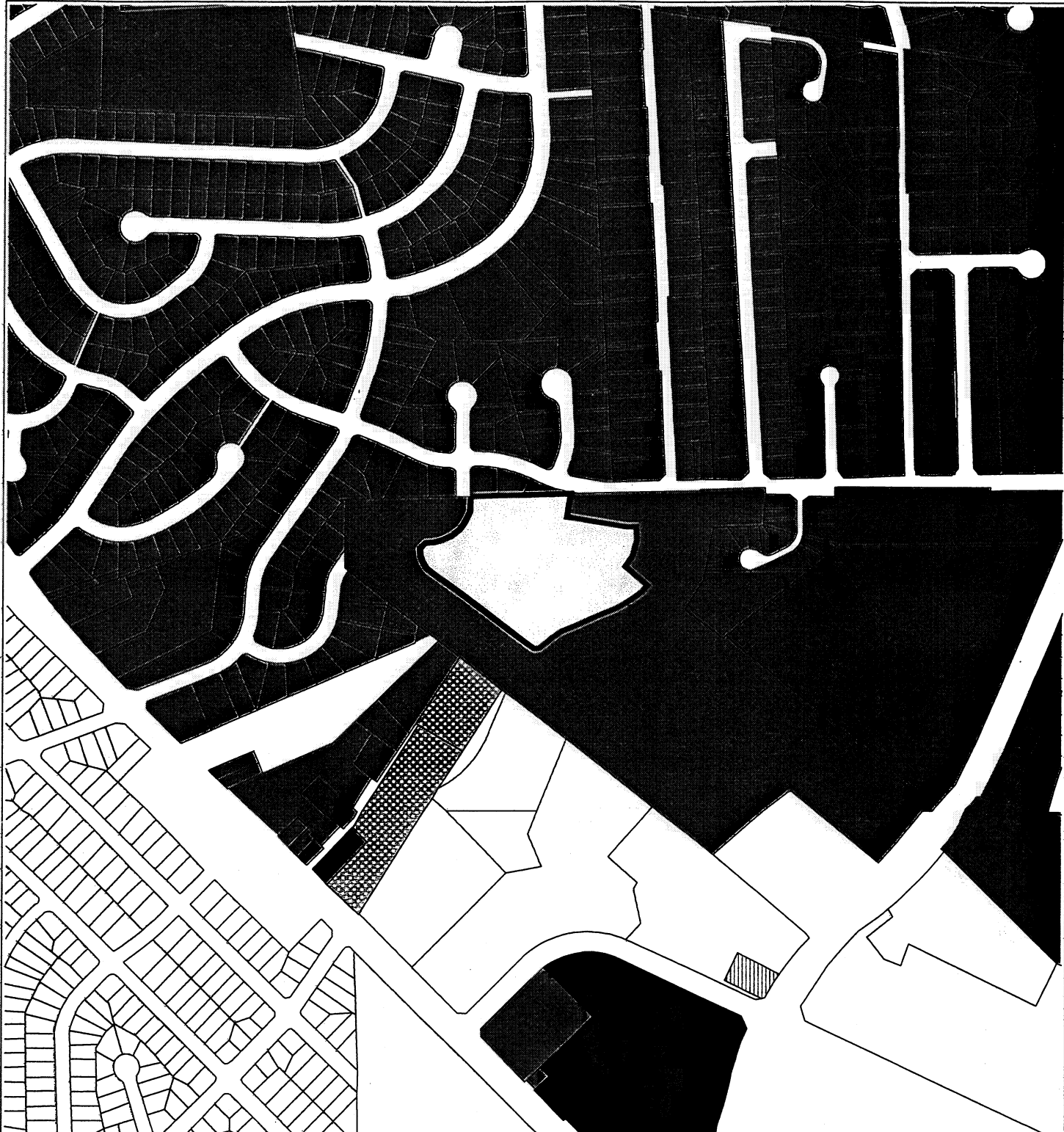
**Zoning - Unique**

-  R200
-  R60
-  RE1

LAYHILL - 954593 R-90



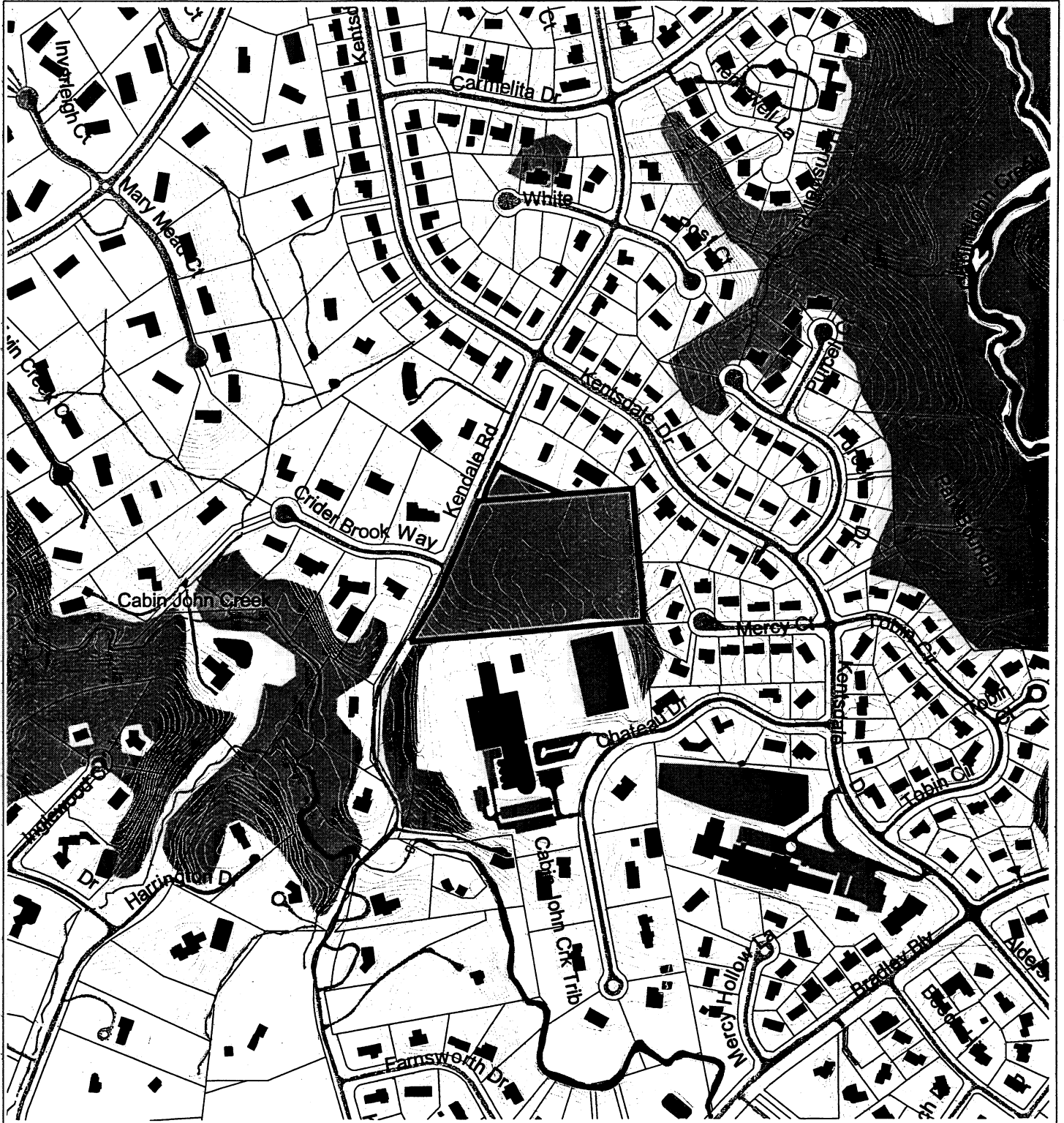
LAYHILL - 954593 R-90



Zoning.shp

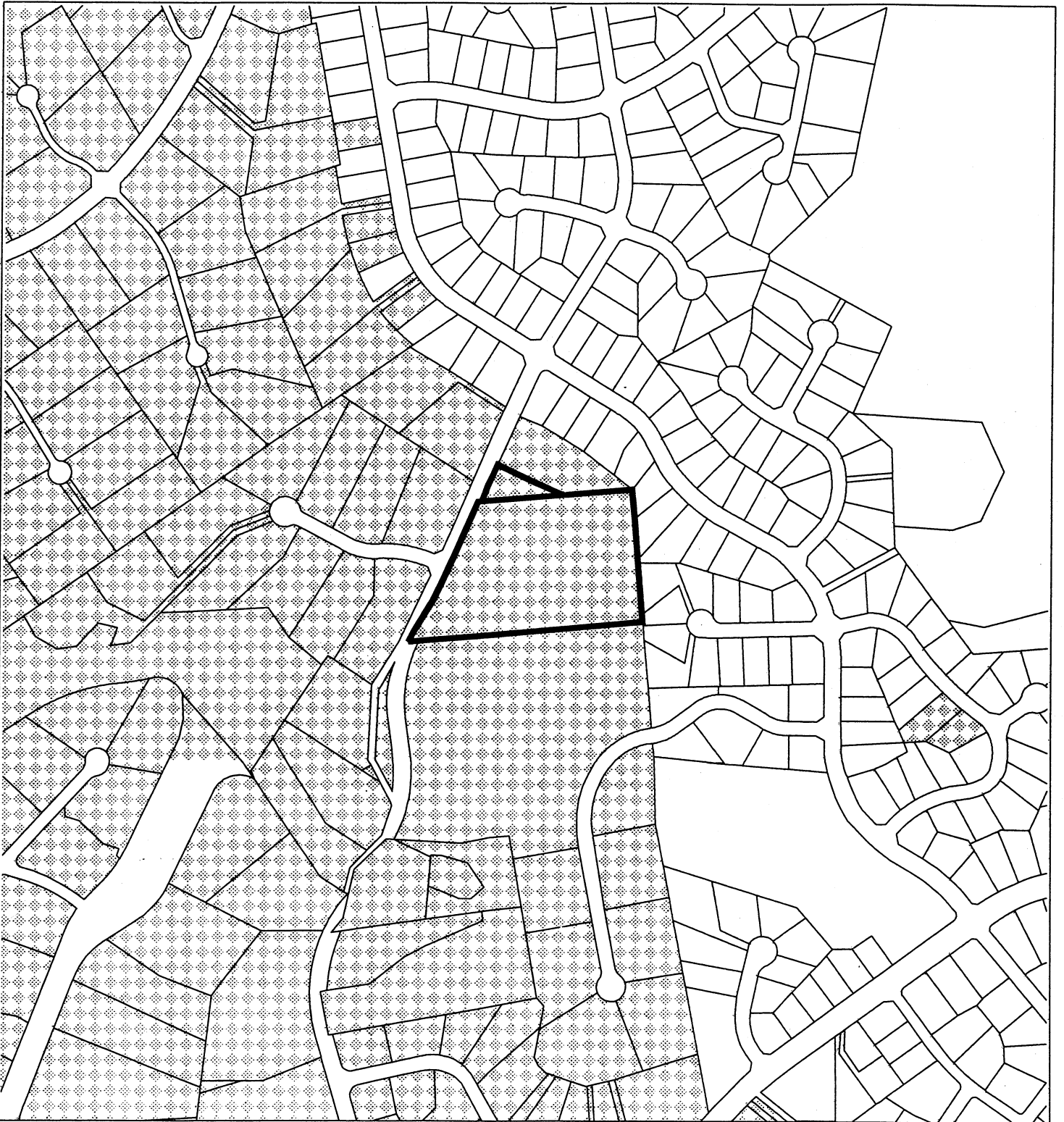
- C1
- ▨ OM
- ▨ R20
- ▨ R30
- ▨ R60
- R90
- ▨ RT

KENTDALE - 848550 & 882742 RE2



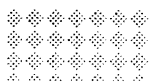


**KENTDALE - 848550 & 882742 RE2**



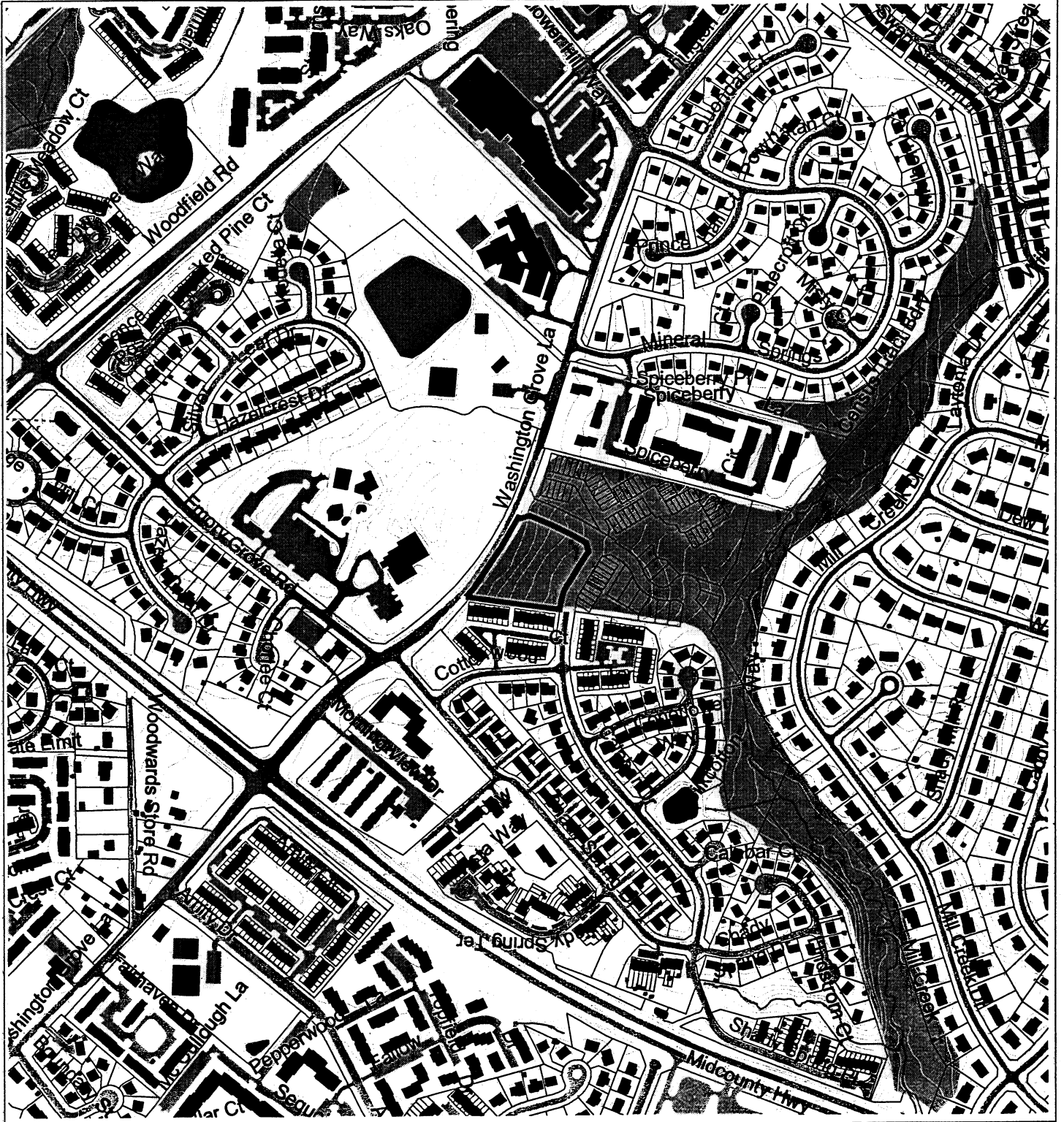
**Zoning.shp**

**R200**



**RE2**

# WASHINGTON GROVE - 767943 C-1



# WASHINGTON GROVE - 767943 C-1



Zoning.shp

- C1
- PN
- ⊞ R18
- ▬ R200
- ▬ R30
- ▬ R6
- ▬ R60
- R90
- ⊞ RT
- ⊞ RT10