
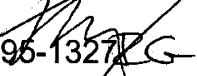

**MEMORANDUM**

July 9, 2004

TO: Montgomery County Planning Board**VIA:** Charlie Loehr **FROM:** Melissa Cuñha Banach, Chief, Strategic Planning (301) 495-4509 
Terry Brooks, Coordinator, Special Projects, (301) 495-4726 
Roselle George, Master Planner, Strategic Planning, (301) 495-1327 **SUBJECT:** Workforce Housing Opportunity on Park Property: Status Report**RECOMMENDATION:** Approval

The County Council requested the Department of Park and Planning to identify housing opportunity on park property in support of the County Council's priority workforce housing efforts.

In response to the request, the Department recommended two overarching approaches that directly contribute to the accomplishment of the Commission's stewardship mission while helping to address the critical need for workforce housing.

On Thursday, June 17, 2004, the Planning Board unanimously approved the first approach—development of an innovative employer-assisted housing (EAH) program for income-eligible Park and Planning employees, in partnership with the nationally renowned Fannie Mae Corporation.

The proposed EAH program, the first government-sponsored program of its kind in Montgomery County, will refocus the existing 28-year old park house program into a more formalized employer assisted housing program. This approach maximizes the benefit of the existing park house program, while further enhancing park stewardship efforts.

With the establishment of a model EAH program, the Department is committing its staff resources and experience to promote other similar EAH programs with other public and private employers throughout Montgomery County.

In addition, the Department explored a second approach to help increase workforce housing opportunity on Commission-owned property. The Department examined park property already developed with non-park uses on land conveyed to the Commission through unusual land swaps or conveyances for purposes other than park use (see attachment).

Four properties have the potential for adaptive reuse that could contribute to the Commission's stewardship mission, while providing housing opportunity:

- **SilverPlace at 8787 Georgia Avenue in Silver Spring**

A proposal to explore mixed use development to possibly include a new Headquarters facility for Park and Planning, a new community park, and market and non-market rate residential units.

- **WSSC Pumping Stations at the Burnt Mills Gateway to Silver Spring**

A proposal to explore adaptive reuse of two deteriorating historic buildings to possibly include senior housing and a Rachel Carson Interpretive Center

- **Sam Poole Commercial Building on Rt. 355, adjacent to Little Bennett Regional Park**

A proposal to explore adaptive reuse of a commercial building to possibly include housing for income eligible Department employees, special needs housing, or a sheltered workshop

- **Kovachik House in Little Bennett Regional Park**

A proposal to explore adaptive reuse of a large farmhouse and multiple farm buildings for income eligible Department employees, special needs housing, or some agriculturally oriented use

In addition, the Department explored three other workforce housing opportunity areas:

- Identification of four park houses pending demolition as possible candidates for adaptive reuse or rebuilding.

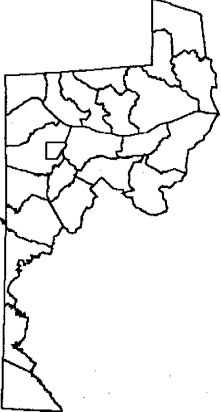
- Development of an "Eyes on the Park" Program to offer limited caregiver housing opportunity for the purposes of: (a) providing a timely response to park protection needs, (b) ensuring reasonable deterrence of threats to natural/cultural/historic resources, and (c) protecting the health a safety of park visitors. This workforce housing initiative is modeled after a similar National Park Service housing initiative.

Further development of these new approaches for workforce housing using park property, must reflect the Commission's steadfast commitment to:

- Preserve and protect natural resources
- Provide for public enjoyment
- Provide for public and employee safety
- Protect government property
- Manage the existing park housing program with an approach that considers park operations and mission
- Provide safe and decent park housing
- Meet park housing needs in a cost effective manner demonstrating sustainable practices and energy efficiency

MCB:dsk
Attachment

Maryland



Sites To Be Studied

Pending Demolition

Kovachik House

Pending Demolition

Sam Poole Commercial Building

Pending Demolition

Pending Demolition

Veirs Mill Elementary Surplus School Site

WSSC Buildings

Silver Place

- Pending Demolitions
- Developed Park Properties
- Undeveloped Park Property



1:240000
1 inch equals 20,000 feet.
0 500 1000 Feet

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND TOUCAN CORPORATION
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Sheet 1 of 6 Studied

Map Revised July 8, 2004