

| Project | Project Description | Implementation Strategy | Detailed Tasks |
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| 1. DEVELOPED PARK PROPERTIES | | | |
| Use of four properties to enhance park stewardship and housing opportunity. | | | |
| A. SilverPlace (Headquarters and Mixed Use Project) | | | |
| | <p>A mixed-use project located in the heart of Silver Spring including a new community park, a new Park and Planning Headquarters facility, and an estimated 300 market and non-market rate residential units.</p> <ul style="list-style-type: none"> • Goal:30% affordable units. • Current use: Antiquated MRO Headquarters and Surface Parking Lot • Zoned CBD-1 Optional Method, 3.24 acres • Silver Spring Master Plan | <ul style="list-style-type: none"> • Solicit alternative design, development, and funding strategies. | <ul style="list-style-type: none"> • Select Project Development Advisor, complete pre-facility planning • Prepare RFP for Project Development Partner (Developer) |
| B. WSSC Pumping Stations at Burnt Mills Gateway to Silver Spring | | | |
| | <p>Explore adaptive reuse of two historic buildings</p> <ul style="list-style-type: none"> • East Building: explore senior housing (market and non-market) • West Building: new Rachel Carson Interpretive Center • Current use: Vacant/Deteriorating Pumping Stations • Zoned R-90, properties are each 2.7 acres • White Oak Master Plan recommends community oriented re-use. • Listed on the Master Plan of Historic Places • Compatible with proposed Rachel Carson Greenway Trail Corridor Plan | <ul style="list-style-type: none"> • Through HOC, solicit housing providers via RFP process for innovative use, design and funding alternatives. | <ul style="list-style-type: none"> • Work with HOC to draft RFP (note how reuse contributes to surrounding park & mission) • Explore creative partnership with Park Foundation; seek Historic grant funding to stabilize historic structures • Prepare concept guidelines for RFP • Prepare development guidelines for final design |
| C. Sam Poole Commercial Building adjacent to Little Bennett Regional Park | | | |
| | <p>Explore adaptive reuse of a commercial building to accommodate special needs housing, a sheltered workshop, or housing for income eligible Department employees.</p> <ul style="list-style-type: none"> • Current use: vacant commercial space/leased apartment • Zoned RDT, 0.99 acres • Hyattstown Special Study supports existing mix of commercial services and rural residences. | <ul style="list-style-type: none"> • Through HOC, solicit housing providers via RFP process for innovative use, design and funding alternatives. | <ul style="list-style-type: none"> • Work with HOC to draft RFP (note how reuse contributes to surrounding park & mission) • Prepare concept guidelines for RFP • Prepare development guidelines for final design |
| D. Kovachik House in Little Bennett Regional Park | | | |
| | <p>Explore adaptive reuse of large farmhouse and multiple farm buildings for special needs housing, agricultural-oriented use or housing for income eligible employees.</p> <ul style="list-style-type: none"> • Zoned RDT, 22.7 acres, farm setting • Preservation of Agriculture and Rural Open Space Functional Plan • Previous Use: BOE Wilderness School | <ul style="list-style-type: none"> • Through HOC, solicit housing providers interest, via RFP process, for innovative use, design and funding alternatives. | <ul style="list-style-type: none"> • Work with HOC to draft RFP (note how re-use contributes to surrounding park & mission) • Prepare concept guidelines for RFP • Prepare development guidelines for final design |
| 2. PARK HOUSES PENDING DEMOLITION | | | |
| | <p>Explore adaptive reuse or rebuilding of 4 Park Houses currently pending demolition to accommodate housing needs and eliminate the cost of demolition.</p> <p>24629 Clarksburg Road 25201 Frederick Road 5040 Muncaster Mill Road 6300 Muncaster Mill Road</p> | <ul style="list-style-type: none"> • Through HOC, solicit housing provider interest, via RFP process, for innovative use, design and funding alternatives. | <ul style="list-style-type: none"> • Work with HOC to draft RFP (note how reuse contributes to surrounding park & mission) • Prepare concept guidelines for RFP • Prepare development guidelines for final design |

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| 3. PROPOSED "EYES ON THE PARK" PROGRAM | | | |
| | <p>Explore development of an "Eyes on the Park" Program to offer limited caregiver housing opportunity for the purposes of</p> <ul style="list-style-type: none"> • Provide limited housing opportunity to income eligible Department employees to a) provide timely response to park <i>protection needs</i>, b) ensure reasonable deterrence of <i>threats to natural/cultural/historic resources</i>, and c) protect the <i>health and safety of park visitors</i>. • The need for caretaker services will determine the appropriate location for future Department workforce housing sites • Explore National Park Service model for creating employee housing on park property | <p>Phase 1</p> <ul style="list-style-type: none"> • Assess existing structures in regional and recreational parks for "Eyes on the Park" housing • Develop building design criteria <p>Phase 2</p> <ul style="list-style-type: none"> • Assess feasibility of creating new caretaker housing in regional and recreational parks and in future Park Master Plans. | <ul style="list-style-type: none"> • Note how reuse contributes to surrounding park & mission • Develop evaluation process to monitor and benchmark |
| 4. UNDEVELOPED PARK SITE | | | |
| | <p>Former Viers Mill Elementary Site</p> <ul style="list-style-type: none"> • 1.7 Acres • Zoning R-H • Aspen Hill Master Plan contains no specific language, Map shows site as parkland • PROS Plan identifies unmet need park needs • Surplus School Sites should be retained to meet park needs • Commission has never voluntarily declared parkland as surplus without receiving, in exchange, land of equal or greater value or size. • Legal Department expressed serious concern about the potential legal challenges to a park property surplus action as it relates to Article 28 | <ul style="list-style-type: none"> • Explore alternatives to increase density on existing, privately owned, property adjacent to the former Viers Mill School Site. Use the proposed multi-family zoning text amendments to facilitate development. | |