



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Public Hearing Notice for Disposition – Halpine View Real Property	Executive Order No. 142-20	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 12/3/2020

Notice of Proposed Disposition of 1.99 acres of County Land

In accordance with Section 11B.45.01 of the Code of Montgomery County Regulations, Montgomery County, Maryland, announces that it proposes to transfer approximately 1.99 acres of County-owned property off of Twinbrook Parkway opposite Pier Drive in Rockville, Maryland (the “County Property”) to Halpine Park LLC for redevelopment to include affordable housing.

The County Property is bordered by garden-style apartments to the north and south, single family homes to the west, and a cemetery and stream valley park to the east. A group of the adjacent apartment buildings, Parkway Woods, are owned by the Housing Opportunities Commission. The other apartments are the market-rate Halpine View Apartments, owned by Halpine Park LLC (“Halpine Property”). The County Property is largely unimproved, though there is a drive aisle connecting the Halpine Property parking lots and a portion of the recreational facilities for the Parkway Woods Apartments on the County Property. The County Property is more particularly identified as follows:

The property of Montgomery County, Maryland is recorded in Liber 3221 at Folio 441, among the Land Records of Montgomery County, Maryland. It is comprised of 1.99 +/- acres of land and is included in Plats 7381 and 7500.

The County Property was acquired fee simple in 1964. The Veirs Mill Corridor Master Plan was approved in April 2019 and includes specific guidance for the County Property, notably, returning it through the disposition process to the Halpine Property in exchange for the requirement to provide a minimum of 30 percent of the dwelling units attributable to the density of the 1.99 acres in the form of Moderately Priced Dwelling Units (MPDUs).

Montgomery County proposes to transfer the subject 1.99 acres of land at less than full market value in exchange for deeply affordable units in the proposed redevelopment, to be detailed in a Declaration of Covenants to be recorded in the land records and bind the property.

A virtual public hearing on the proposed transfer of property will be held at 7:00pm on December 17, 2020 via a Zoom meeting. Information on how to attend can be found at:

<https://montgomerycountymd.gov/DGS/OPD/home.html>.

Accommodations for disabilities, including sign language interpreter services, will be made upon request. If you need any services or aids to participate in this event, please call the ADA Compliance Manager at 240-777-6197 or email a request to adacompliance@montgomerycountymd.gov. Please provide as much notice as possible, preferably three days in advance. Last minute requests will be accepted but may be impossible to fulfill.

Approved as to Form and Legality
Office of the County Attorney

By: [Signature]
Date: 12-3-20

APPROVED

[Signature]
A. Jerome Fletcher
Assistant Chief Administrative Officer
Date: 12/3/2020