



MCPB Item # 6 ⁴
 November 19, 2008
 Roundtable Discussion

MEMORANDUM

November 13, 2009

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director of Parks *M Bradford*
 Michael F. Riley, Deputy Director of Parks, Administration *MR*
 John E. Hench, Chief, Park Planning and Stewardship Division *J Hench*

FROM: Brenda Sandberg, Legacy Open Space Program Manager *BBS*
 Dominic Quattrocchi, Legacy Open Space Senior Planner *DQ*

RE: Legacy Open Space Update

An update report has been requested by the Planning, Housing and Economic Development (PHED) Committee of the County Council on the Legacy Open Space program. A response to their request is attached for your review and approval to transmit to PHED.

Attached is a draft memorandum to the PHED Committee summarizing progress on the Legacy Open Space program to date. The draft memo includes two detailed tables that summarize sites protected to date and expenditures to achieve that protection, and a listing of all designated Legacy Open Space sites and their current status (protected or not protected).

The final attachment to the draft memo is the presentation slides that provide information on the adaptive reuse Concept Plan for Warner Circle Special Park, as presented to the Planning Board on 9/24/09.

The Planning Board is requested to take one action at the roundtable discussion:

- **Approve the attached memo for submission to the PHED Committee**

Attachment:

Proposed memorandum to PHED Committee and attachments

cc: Gene Giddens, Deputy Director of Parks
 Mike Horrigan, Chief, Northern Region
 Brian Woodward, Chief, Southern Region
 Al Astorga, Chief, Central Maintenance

David Vismara, Chief, Horticulture
 John Nissel, Chief, Facilities Management
 Mitra Pedoeem, Chief, Park Development
 Darien Manley, Park Police Chief



MONTGOMERY COUNTY DEPARTMENT OF PARKS

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 13, 2009

MEMORANDUM

TO: Planning, Housing & Economic Development Committee
Montgomery County Council

VIA: Mary Bradford, Director of Parks
Michael F. Riley, Deputy Director of Parks, Administration
Dr. John E. Hench, Ph.D., Chief, Park Planning and Stewardship Division

FROM: Brenda Sandberg, Legacy Open Space Program Manager
Dominic Quattrocchi, Legacy Open Space Senior Planner

RE: LEGACY OPEN SPACE UPDATE

This memorandum provides a summary of the implementation progress for the Legacy Open Space Program. As you are aware, the Legacy Open Space program was created in 2000 by the Planning Board and County Council to protect the best remaining open spaces in Montgomery County. The *Legacy Open Space Functional Master Plan* (2001) is implemented by the Montgomery County Department of Parks through two staff positions and a PDF funded through the Parks CIP. The memo includes the following sections:

- Acquisition Progress Summary: October 2009
- Current Acquisition Efforts/Capital Budget Implications
- Proposed FY11-FY16 CIP
- Reviews of New Nominations to LOS Program
- Class III Reviews
- Operation and Use Planning:
 - Capitol View Park Open Space
 - Red Door Store Special Park/Darby Store Special Park
 - Warner Circle Special Park

Acquisition Progress Summary: October 2009

The first nine years of the Legacy Open Space program have seen significant progress in the protection of a wide variety of open spaces for the enjoyment of future generations of Montgomery County residents. A total of 4000 acres of land have been protected through acquisitions and easements on forty different Legacy Open Space sites. Sites have been protected in all six Legacy resource categories: urban open space, natural resources, water supply protection, heritage resources, greenway connections, and farmland and rural open space. Over \$81 million in funding has been spent for the forty sites protected to date. Of that sum, \$47 million in County Legacy Open Space funds have been spent while partner contributions of non-County funds to the program total over \$30 million.

Non-County funds contributed to date include private donation of six parcels with a total value of \$2.78 million, municipal contributions totaling \$1.36 million, and \$25.9 million from various State of Maryland funds. This figure of \$30 million in non-County funds exceeds the target established by the Council to achieve \$15 million in contributions during the first 10 years of the program (FY01-FY10). In addition to these funding sources, \$4 million in ALARF funds were used to acquire one Legacy property in the Upper Paint Branch watershed.

In addition to private donation of six sites totaling 208 acres, many designated Legacy Open Space sites have been protected through the development review process. Protection of sites through the development review process has resulted in conveyance of 268 acres to the Park system with no acquisition cost.

See Attachment A for a map of Legacy Open Space protected sites and Attachment D for a worksheet showing details of Legacy Open Space projects, including the acreage protected and the acquisition cost and source of funds associated with each project. See Attachment C for a table summarizing the status of all LOS designated sites.

Several recent accomplishments deserve to be highlighted here because of their significant open space benefits to the County. Perhaps the most important is the donation in December 2008 of the Stadtman Preserve, consisting of 5.8 acres of high quality wetlands, forest, and a Modern movement house by a locally significant architecture firm, all immediately adjacent to Rock Creek Stream Valley Park. This significant donation (valued at \$2 million) was made by Drs. Earl and Thressa Stadtman of the property that they lived on for nearly 50 years. The property occupies a critical buffer area between the Mill Creek tributary of Rock Creek and the ICC right of way.

Another recent accomplishment is the completion of acquisition of Clarksburg Triangle, an identified Urban Open Space in the heart of the historic town of Clarksburg. The Clarksburg Triangle site is being included in the countywide Urban Park Study currently underway by the Park Planning and Stewardship Division; this study will provide County-wide context for the potential design of this new urban park.

A third recent acquisition deserving significant attention is the partial acquisition of the Thompson Farm, an important agricultural and rural open space in Boyds that was added to the Legacy program in August 2008. LOS successfully negotiated acquisition of 97 acres of forest and farmland (consisting of 8 lots) for Ten Mile Creek Conservation Park and donation of an associated 77 acres of forest as an addition to the Black Hill Regional Park. This partial acquisition of the original 435-acre farmstead that had undergone subdivision has resulted in the following:

- Protection of significant rural viewsheds along designated Rustic Roads
- Protection of over 50 acres of farm fields that will continue to be actively farmed through the Parks agricultural lease program
- Protection of the Agricultural Reserve through reduction of the final development density to 1 unit per 54 acres, meeting the density reduction goal in the Legacy Open Space plan for Farmland and Rural Open Space preservation
- The opportunity to preserve and improve a forested wildlife corridor between Bucklodge Conservation Park and Black Hill Regional Park
- Provision of a natural surface trail connection between Bucklodge Conservation Park and Black Hill Regional Park

The protection of this sensitive area of the Agricultural Reserve is an important contribution to the County's multifaceted efforts to preserve agriculture.

Fourth, significant progress has occurred over the past two years in acquiring and preserving open space in the Upper Paint Branch watershed. Six different sites have been added to the park system in the Upper Paint Branch Stream Valley Park since May, 2007, protecting a variety of existing forest and wetlands, headwater and streamside resources, pristine sites and restoration sites, small sites and large sites. The protected sites total 145.1 acres and were acquired with \$5.2 million in Legacy Open Space funds, \$4.1 million in ALARF funds, and \$7.2 million in State ICC mitigation funds. The three largest sites are the Erwin Property (51.7 acres of forest that connect the Left and Right Forks), the Mitchell Property (35 acres in the Left Fork acquired through ALARF), and the Left Fork Headwaters (53.7 acres acquired by the State and deeded to the Commission as ICC mitigation).

And finally, a critical expansion of the Josiah Henson site (formerly known as the Riley Farm/"Uncle Tom's Cabin") was accomplished through recent acquisition of the adjacent Rozier Property. The Josiah Henson site was not originally acquired through the Legacy Open Space program, but it clearly qualifies as a "best of the best" heritage site in the County, and thus was recently added to the Legacy program so that expansion acquisitions such as this one can be accomplished through LOS. The single family home on the Rozier Property will be removed to create more space for access, interpretation, and future archaeological investigations of this important cultural site.

Current Acquisition Efforts/Capital Budget Implications

Several properties are currently in negotiation for acquisition during the remainder of FY10. These sites represent a variety of critical Legacy properties and unique preservation opportunities. Current offers have been made to owners for four properties in the heritage resource and natural resource categories, and negotiations are at an earlier stage for several additional properties.

Current acquisitions to date have spent all of the funds appropriated to Legacy through FY09 and committed approximately \$1 million of FY10 funds. The value of the offers on the four properties mentioned above is approximately \$1.2 million, and the estimated value of additional properties under negotiation is approximately \$6 – 7 million. Park acquisition and Legacy staffs anticipate that all remaining appropriated FY10 funds (approximately \$4.7 million) will be committed before the end of FY10 and more than one of these projects may have to be funded in FY11.

Note that the current downturn in the real estate market, while having negative impacts on State and County budgets, does potentially create opportunities for preservation that may not have existed before. More willing sellers for certain types of properties and stable or decreased real estate investment profitability, as opposed to the rapidly increasing values of recent years, may create the opportunity to acquire certain designated open spaces that were not possible in recent years.

Proposed FY11-FY16 CIP

The proposed FY11-16 capital budget for Legacy Open Space has been reviewed by the Planning Board this fall as part of the full Parks CIP and has recently been submitted to the County

Executive for the next stage in the CIP approval process. No major changes are proposed from the FY09-14 PDF.

The PDF continues to provide up to \$250,000 per year for One-Time Costs, aka acquisition-related costs, to support the initial integration of newly acquired Legacy sites into the Park system. These acquisition-related funds are used to: clean up dump sites; post, gate, and otherwise secure a property; and conduct any emergency stabilization repairs that must be made to preserve the resource. To date, \$132,000 has been spent to post, gate and remove debris from acquired parkland, and \$295,000 has been spent for emergency stabilization of acquired historic structures (Red Door Store, Darby House & Store, and Warner Circle).

Pending Nominations to LOS Program

The *Legacy Open Space Functional Master Plan* created a process for new sites to be evaluated and added to Legacy Open Space through action of the Planning Board and/or the County Council. Sites can be nominated by citizens and staff for the program. Nominated sites are put through an initial screening process followed by field work and GIS evaluation to assess natural, historic, and other site resources. Sites that do not meet even the initial screening, according to established procedure, are rejected by staff. Numerous staff members from Parks and Planning (and other public agencies as appropriate) are involved in the evaluation of sites that pass the initial screening. Staff recommendations for sites are further reviewed with the LOS Implementation Team (internal to Park and Planning) and LOS Advisory Group (external citizen's advisory group) to form final recommendations. Final recommendations to add sites to the program are reviewed by the Planning Board only for Class II sites and the Planning Board and County Council for Class I sites.¹

Several properties have been nominated to LOS by staff and citizens over the past several months. Staff is in the process of evaluating those sites and determining which, if any, of the sites should be recommended for addition to the Legacy program. Several of the sites are still in the initial review phase and property owners have not been fully noticed, so we are not listing those properties in this memorandum. Staff anticipates taking any recommendations for new sites to the Planning Board no earlier than January, 2010.

One pending nomination is already known to the owners and public due to the fact that it was already reviewed for Legacy Open Space, so we will discuss it briefly in this memorandum. The Maryland College of Art & Design (MCAD) site was reviewed in January, 2008, by the Planning Board and was rejected as a Legacy Open Space site though it was noted to have some potential as future parkland. In the past few months, the Commission has received formal requests from the community and recently from three County Council members to re-evaluate the site for Legacy Open Space designation. Given these two formal requests for reconsideration, staff will re-evaluate this site along with the other pending nominations and will take a new recommendation to the Planning Board in the coming months.

¹ Note that the only difference between Class I and Class II properties is whether one tool will be available for the protection of the site: the use of involuntary reservation is provided for Class I sites but not for Class II sites through the Legacy Master Plan. In all other respects, the same tools are available for preservation efforts for both Class I and Class II properties. Also note that a different classification does not mean a difference in the quality or importance of the resource, just that for Class II properties, a policy decision has been made that protection is likely to be achieved without the use of involuntary reservation.

Reviews of Class III (Appendix D) Resources

Following the process established in the Functional Master Plan, Class III properties that were identified in the appendix have been periodically reviewed and brought to the Planning Board for either addition to or removal from the Legacy program. Several of these reviews have occurred as individual site reviews when a property has been submitted for development. To achieve the Council's goal of removing all the properties from Class III status, staff also has worked through the land use master plan process to address multiple properties at once. To date, eight Class III sites have been removed from the LOS Plan, nine sites have been added to the Program as Class I or II sites, and 14 Class III sites remain to be evaluated.

To address the remaining Class III sites that are not within any pending land use master plans in the near future, staff intends to evaluate several of these sites in conjunction with the current set of new nominations under consideration. Recommendations for those sites will be brought to the Planning Board and /or County Council, as necessary, in early 2010.

Operation and Use Planning

Operation and Use Plans (formerly called Management Plans) are underway for acquired properties to integrate the properties into the park system and provide appropriate public access. These staff-level plans address management of natural resources and cultural resources, public access issues such as trails and parking areas, and park operational issues such as maintenance and policing. Legacy staff coordinates broad-based teams to develop these Operation and Use Plans, including Park Planning & Stewardship staff, park managers and park police. Public outreach and consultations with the Legacy Open Space Advisory Group provide additional input to the operation & use plan process. Operating budget impacts associated with management activities also are identified. The Planning Board reviews and approves the public access element of the Operation & Use Plans following public input. To date, Operation & Use Plans have been completed for three of the most significant new additions to the Park system (Bucklodge Forest Conservation Park, Hoyles Mill Conservation Park, and Serpentine Barrens Conservation Park) and two additional Plans are underway (Chevy Chase Open Space and Capitol View Park Open Space).

Capitol View Park Open Space is an important heritage and natural resource park within the historic community of Capitol View Park. The Park consists of 11 acres acquired from two families, but these acquisitions create an area of linked publicly-owned open space that stretches over 40 acres in a densely developed historic community. Public outreach efforts and environmental and heritage assessments of the site is currently underway for the Operation & Use Plan. The anticipated vision for this park is a combination of natural forested areas and historically-appropriate landscaped open space. Significant public input will be sought for this important park.

For smaller acquisitions, such as those that are incomplete (only part of a planned future park) or are additions to an existing park, a shorter planning process is implemented that results in an **Operation and Use Guidelines** document. The Guidelines are also an internal document that analyzes current conditions, assesses immediate actions that park managers must take to stabilize/secure/cleanup the property, and recommends a direction for the ultimate use and public access to the parkland.

An example of a property for which the Guidelines were recently completed is the Red Door Store Special Park, a 70-acre area of open rural land, stream and forest that serves as the gateway to rural Sandy Spring. The Guidelines for the Red Door Store site describe

recommendations to park managers for meadow maintenance, forest and wetland restoration, stream valley buffer plantings, and non-native invasive control efforts. The shorter Guidelines were developed for this park because the eventual use of the Red Door Store itself and reuse plans for the adjacent Woodlawn Cultural Park will have a great impact on the overall park, so some planning decisions regarding use of the open space part of the park could not be made at this time. A full Operation & Use Plan may be completed in the future, if necessary.

Cultural Resource Planning

A third category of planning that is occurring for some LOS-acquired sites is for the reuse of historic structures. It is essential to activate vacant historic buildings on Parks' inventory with appropriate uses to prevent deterioration. Thus, staff are moving forward with all due speed with several rehabilitation projects. Sites include the Red Door Store in Sandy Spring, the Darby House and Store in Beallsville, and the Warner House and Carriage House in Kensington. No formal Operation & Use Plan is being developed for these sites, but a parallel process that includes significant public outreach, staff input, publication of RFPs to identify potential partners, and site design and architectural work is underway for each of these sites. These planning efforts are being led by staff from the LOS program and from the Cultural Resources Stewardship section within Park Planning and Stewardship Division.

The **Red Door Store**, an historic country store in Sandy Spring, is currently near the end of a curatorship RFP process. A Request for Expressions of Interest (REOI) was issued in June 2009 looking for a private entity to enter into a curatorship agreement that would support the heritage and agricultural open space themes for the park. The curatorship offers a low- or no-cost lease in exchange for the tenant using their own funds to rehabilitate the structure. Several applicants were selected following the REOI process to submit a formal proposal. Responses to the proposal are currently due on November 18. Staff anticipates reviewing viable proposals at the beginning of the new year and hopes to have a signed lease in place by Spring 2010.

The **Darby House and Store** site in Beallsville includes a large historic house and a country store with a remarkably intact historic interior. Work is currently underway to stabilize and move the store back from the highway intersection against which it abuts. An architect and engineer are finalizing plans that have received approval from the Historic Preservation Commission. Once completed, the actual work will be bid. In the meantime, staff is working on a variety of issues such as well and septic, utilities, and tree save plans. In addition, staff is in informal negotiations with a non-profit heritage organization as a potential occupant for both buildings. If that tenant falls through, staff will seek a curatorship similar to the Red Door Store effort once the store has been relocated (hopefully by Summer 2010).

Finally, we want to make you aware of an historic site with significant ongoing planning activity that will result in a construction funds request in the CIP this coming spring: the **Warner Circle Special Park** (WCSP). Warner Circle SP, located in the heart of the Kensington historic district, was the home of Brainard Warner, the founder of the Town of Kensington, Maryland, and a significant figure in the development of Montgomery County. This 4.5-acre property was acquired by M-NCPPC in 2005-2006 through the Legacy Open Space program. The site includes over four acres of historic landscaped grounds and two significant historic structures, an 1890's Queen Anne house and a carriage house. The site was formerly occupied as a nursing home and is currently vacant. An RFP to seek a potential private partner to fund the preservation of these buildings was pursued in 2006-2008, but a viable partner did not come forth. Thus, the Parks Department is pursuing a public adaptive reuse of the site. The Mayor and citizens of the Town of Kensington, State Delegates representing the area, and several local non-profit groups

(Kensington Historical Trust, Kensington Historic Society, and the Warner Circle Foundation) have been intimately involved with the process to create the concept for adaptive reuse of this site.

A preservation architecture and planning firm was hired in March 2009 to create a Concept Plan for public reuse of the site. On September 24, 2009, the Montgomery County Planning Board was briefed on the Concept Plan developed by Bell Architects, Parks staff, and the Kensington community. The Planning Board strongly supported the staff recommendations to continue planning and design and to seek construction funding in the current FY11-16 CIP cycle. During the session, the Planning Board Chair and all other members present commented on the excellent architectural design of the project, noting the work rose above that of other architectural projects coming before the Board. The current Concept Plan and building design also has been strongly supported by the Mayor, representatives of several community groups, and two State Delegates. See Attachment B for a copy of the briefing for the Planning Board that includes details on the history of this site, the Commission's goals for the ownership of the site, and the current Concept Plan direction and drawings.

The goals for the Park, as approved by the Planning Board, are threefold:

- #1 Create a landscaped open space park that serves as a Town Green for Kensington and supports county-wide public events
- #2 Provide historical and archaeological interpretation of this important historical site to the County's citizens
- #3 Restore and rehabilitate the historic structures through adaptive reuse as public meeting space and park staff offices

The Concept Plan provides the designs for a park that has multiple public benefits, from open green space to historical interpretation and research facilities to several types of public meeting and event spaces. The Concept Plan provides those public benefits partially through an appropriate office use for the buildings that is compatible with the residential and historic neighborhood: the headquarters for the Department of Parks' Park Planning & Stewardship (PPS) Division. The Concept Plan addresses office space needs for approximately 30-35 staff and creates OSHA-compliant aquatics and archaeology laboratories within the historic setting of the large landscaped park property.

The buildings on this property have remained vacant for over four years and it is essential to occupy the buildings as soon as possible. Staff proposes to expeditiously facilitate the rehabilitation and occupancy of this historic house. By doing so, we achieve the relocation of PPS staff to an appropriate Park location, eliminate expensive lease payments, and prevent deterioration of this important landmark. Several actions will be taken over the coming months to achieve these goals:

- 1. Use existing CIP funding to continue design work through delivery of construction documents and construction administration.** Adequate funds are available in the Restoration of Historic Structures PDF to complete the design phases for this project. Schematic Design (35%) is anticipated to be complete by March, 2010, to provide more accurate construction cost estimates.
- 2. Seek FY11-16 CIP approvals from the Planning Board and County Council to fund estimated construction costs.** The Planning Board has approved a PDF request for construction funds for this project as part of the FY11-16 CIP request that was recently submitted to the County Executive. The construction cost estimate in the proposed PDF

is a placeholder based on the current 10% design completion (\$5 million). When Schematic Design (35%) drawings are complete, more precise cost estimates will be used to revise the PDF funding request in spring 2010 prior to CIP worksessions with the PHED Committee.

- 3. Pursue creative funding sources to reduce impact on County budget, including:**
- State Bond Bills (\$250,000 existing, \$1 million additional bond bill funds being requested for 2010 legislative session)
 - Federal grants such as Save America's Treasures or Transportation Enhancement Funding
 - Environmental and energy efficiency grants from government and private sources

We wanted to make you aware of this important historic preservation effort before the CIP reviews begin in the spring. If any members of PHED Committee or the rest of the Council would like additional briefings on any of these Legacy Open Space projects or would like to schedule tours of any of these parks or historic buildings, please do not hesitate to contact us.

Thank you for this opportunity to keep you informed about the Legacy Open Space program.

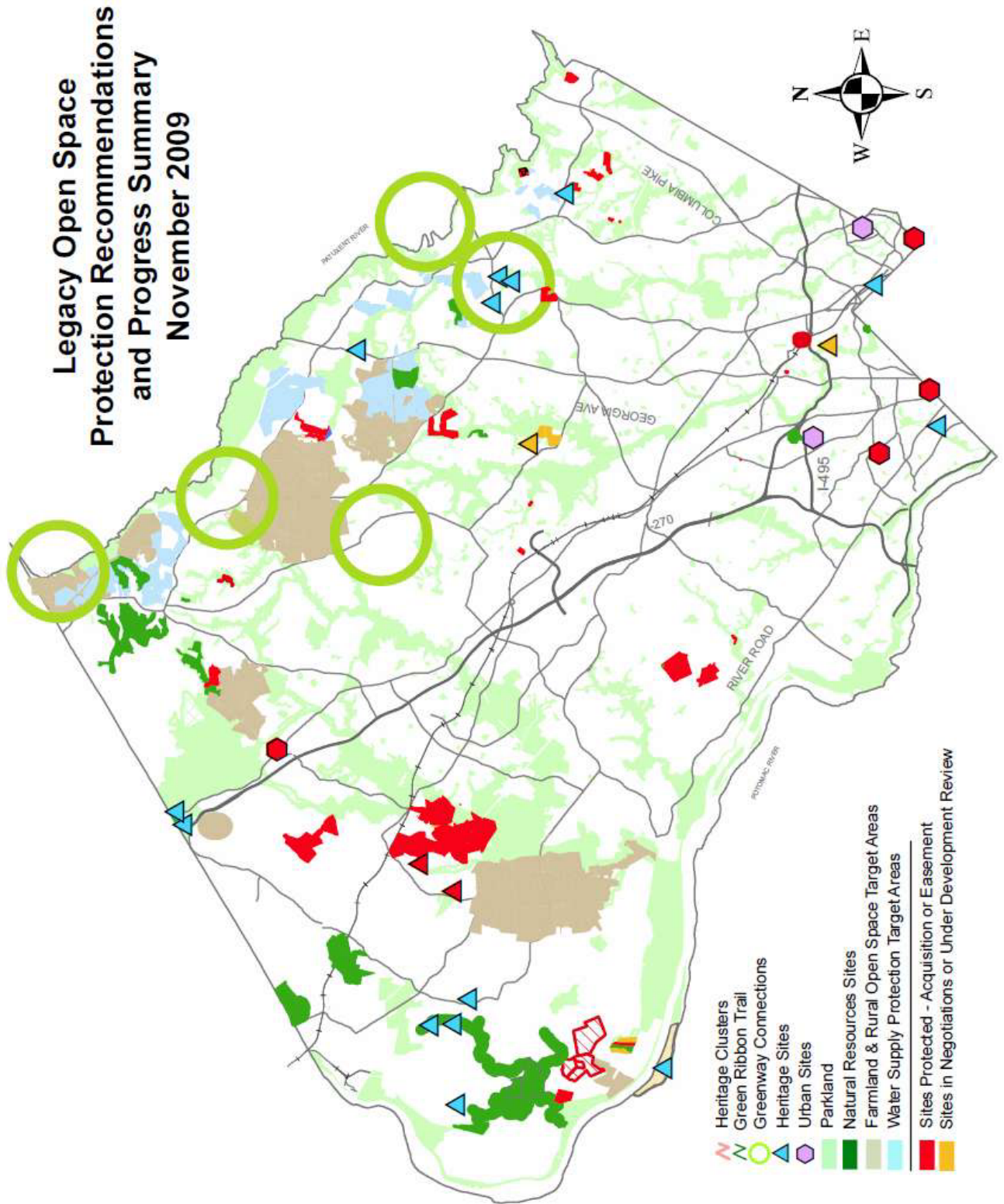
Attachments:

- A. Legacy Open Space Summary Map
- B. Legacy Open Space Summary Worksheet
- C. Status Summary for Designated Legacy Open Space Sites
- D. Warner Circle Special Park Concept Plan Briefing

cc:

Gene Giddens, Deputy Director of Parks
Mike Horrigan, Chief, Northern Region
Brian Woodward, Chief, Southern Region
Al Astorga, Chief, Central Maintenance
David Vismara, Chief, Horticulture
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Darien Manley, Park Police Chief
Bill Gries, Acquisition Specialist
Shuchi Vera, CIP Manager

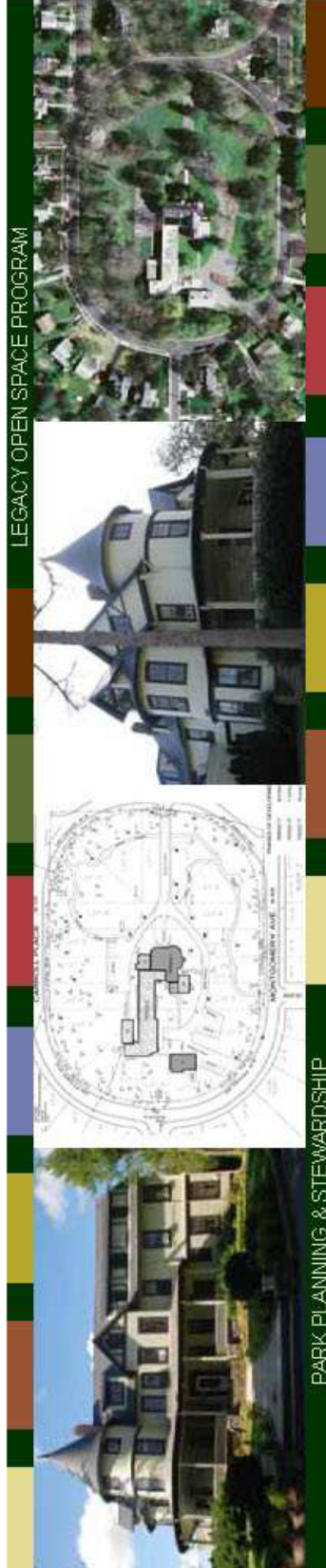
Attachment A: Legacy Open Space Summary Map



Attachment B: Warner Circle Special Park Concept Plan Briefing

Park Planning & Stewardship Division
Legacy Open Space Program

Warner Circle Special Park Concept Plan Concept Plan Briefing



Brenda Sandberg, Legacy Open Space Program Manager

David Bell & Stephen Paczkowski, BELL Architects

Montgomery County Department of Parks

Montgomery County Planning Board Briefing

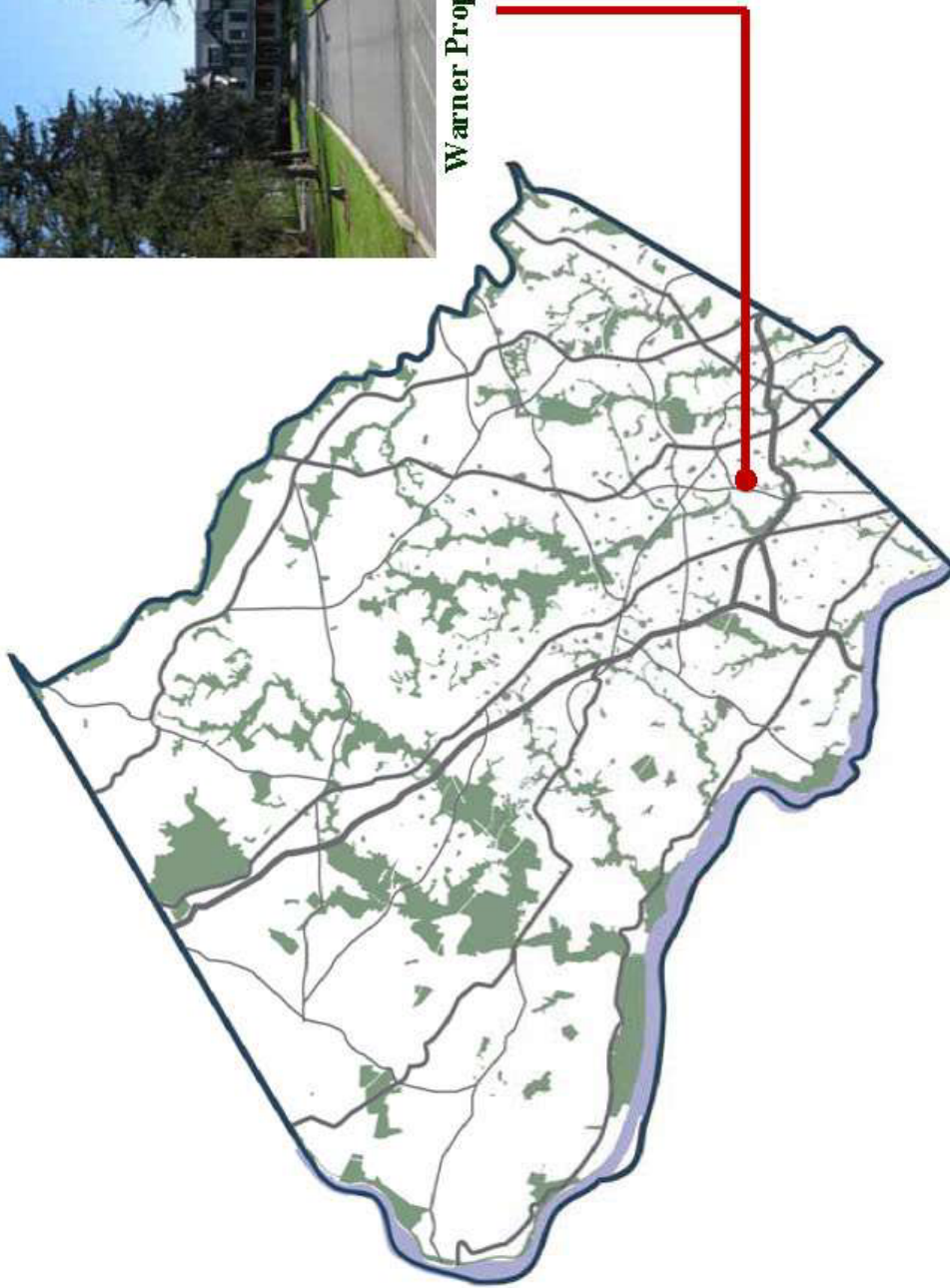
September 24, 2009



LEGACY OPEN SPACE PROGRAM



Warner Property



Montgomery County, Maryland



PARK PLANNING & STEWARDSHIP DIVISION



Staff Proposal

Move forward with planning and design and seek construction funding in FY11-13 to achieve three goals:

Goal #1

Create a landscaped open space park that serves as a Town Green for Kensington and supports county-wide public events

Goal #2

Provide historical and archaeological interpretation of this important historic site to the County's citizens

Goal #3

Restore and rehabilitate the historic structures through adaptive reuse as public meeting space and park staff offices





Preservation Significance & Site History

- Outstanding resource in the Kensington Historic District listed on both Master Plan for Historic Preservation and National Register of Historic Places
 - Designated as Heritage Resource in Legacy Open Space Functional Master Plan, 2001
- Site History:**
- 1893-1913: Brainard H. Warner, founder of Kensington and significant real estate businessman in D.C. and Montgomery County
 - 1913-1956: McKenney, an important Washington attorney
 - 1956-2005: Nursing home
 - 2005-future: Publicly-owned park and historic buildings



Community Coordination and Outreach

- Mayor and Town Council, Town of Kensington
- Warner Circle Committee, an advisory committee of citizens appointed by the Mayor of Kensington
- Kensington Historical Society
- Kensington Historic Trust
- Citizens United to Save the Circle
- Legacy Open Space Advisory Group
- All Divisions of Montgomery Parks
- Community Planning staff
- Historic Preservation Commission staff



c.1893 – Photo from collection of Kensington Historical Society



Community Planning Workshops - 2006





Park Planning: Partnership Phase

- RFP to seek private partner developed with significant community input: published 2/2008, closed 7/2008
- No viable proposals received
- Result: pursuing public adaptive reuse of site
- Concept Plan under development by A/E team, Parks staff and community



Concept Plan Goal #1

Create a landscaped open space park that serves as a Town Green for Kensington and supports county-wide public events

- Four acres of landscaped open space
- Significant community use for future decades, both daily informal use and special events
- Opportunity to retain/restore historic landscape and provide space for public events



Concept Plan Goal #2:

Provide historical and archaeological interpretation of this important historical site to the County's citizens

- Solidify relationship between the Warner Circle site and the Town of Kensington
- Provide space for interpretation of other county-owned sites
- Provide Archaeology Laboratory to clean & analyze artifacts from across the County
- Provide educational and volunteer opportunities for the public at the Archaeology Laboratory



Maryland State Archaeological Labs



Concept Plan Goal #3:

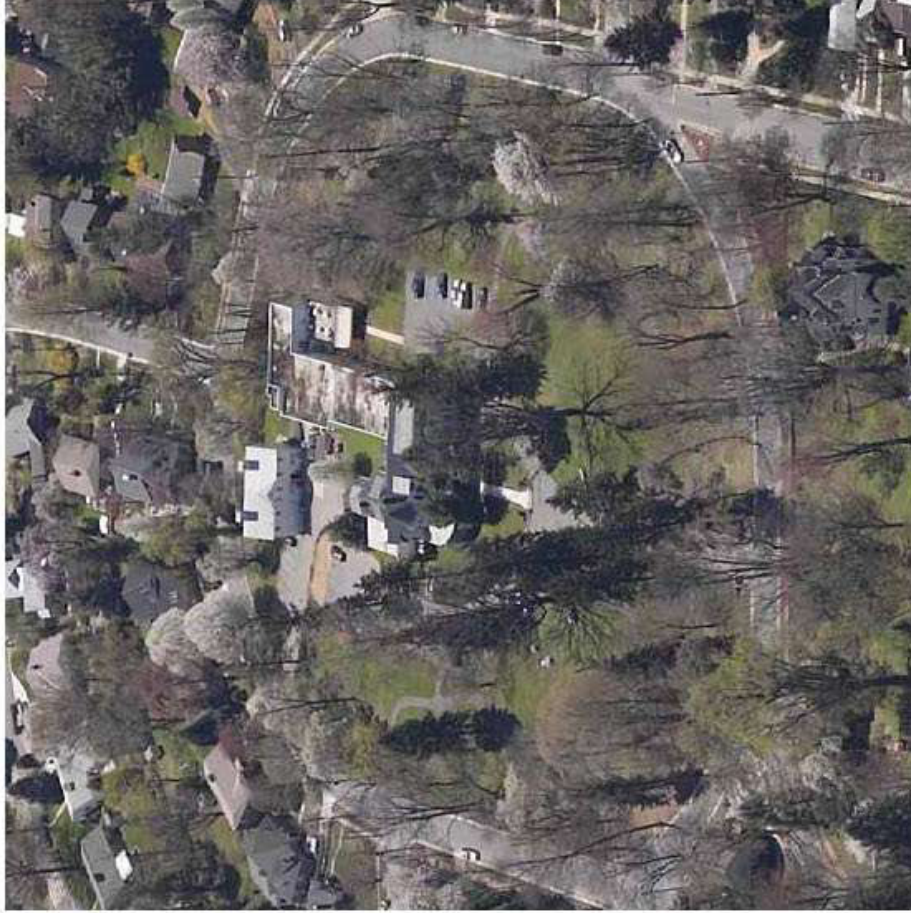
Restore and rehabilitate the historic structures through adaptive reuse as public meeting space and park staff offices

- PPS Division identified as most appropriate park use for historic buildings
- Building sizes and proximity to MRO and Parkside Headquarters key issues
- Operating budget savings from moving PPS from leased commercial space to park-owned space
- Synergy of locating Cultural Resources section, including Archaeology, within an important park-owned historic site



Concept Plan Recommendations

- Plan for park as Town Green and countywide resource for events and historic interpretation
- Remove the non-contributing 1960's nursing home additions
- Bring the historic buildings back to life with park offices and public meeting space
- Build additional space to meet requirements for proposed offices, laboratories and meeting rooms
- Design compatible new construction, appropriate in scale and form
- Design all elements of the revitalized park to be as "GREEN" as possible



Next STEPS on our journey...

- Continue design work through construction plans
- Seek FY11-16 CIP funding for construction
- Pursue creative funding methods including:
 1. State bond bill application under development
 2. Federal historic preservation grants
 3. Energy efficiency grants from a variety of sources

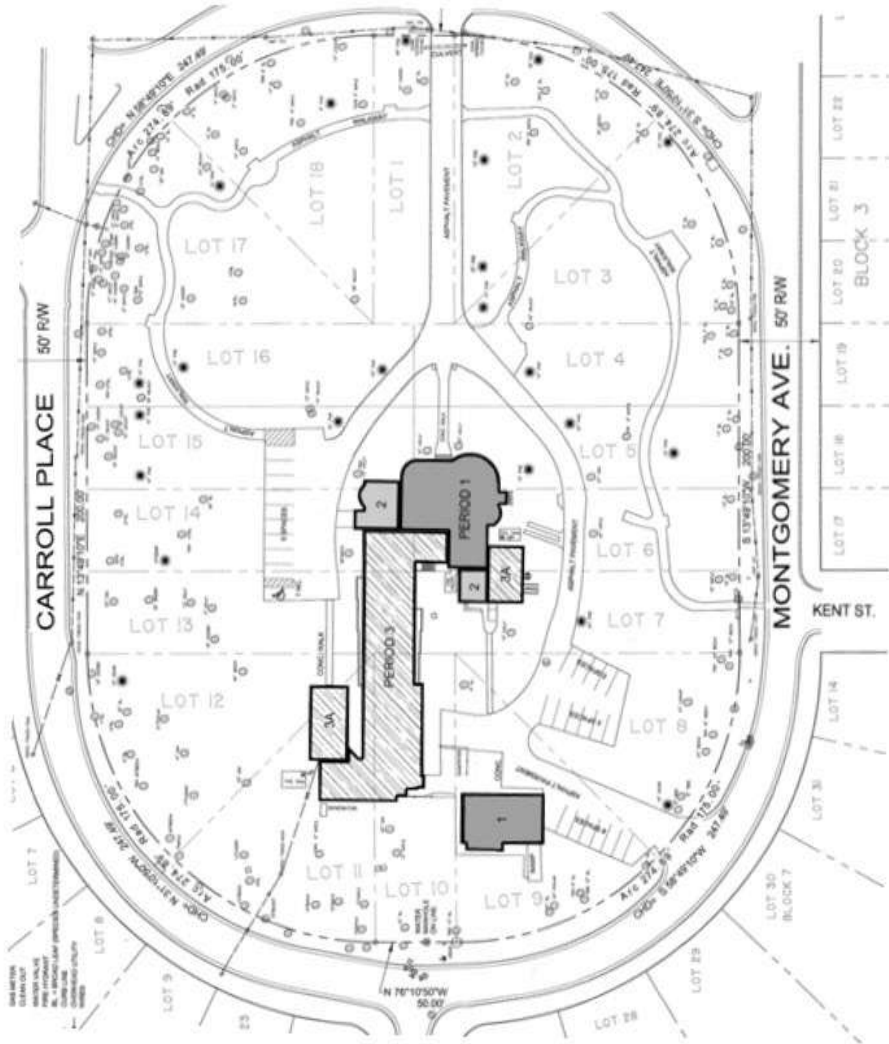


Panorama view of Kensington c. 1900





Existing Conditions



LEGACY OPEN SPACE PROGRAM

Town Green



. 13 .



PARK PLANNING & STEWARDSHIP DIVISION

LEGACY OPEN SPACE PROGRAM



Enhance Cultural Resources



Historical Record



c.1893

View Southwest

2009



c.1900

View Southeast

2009

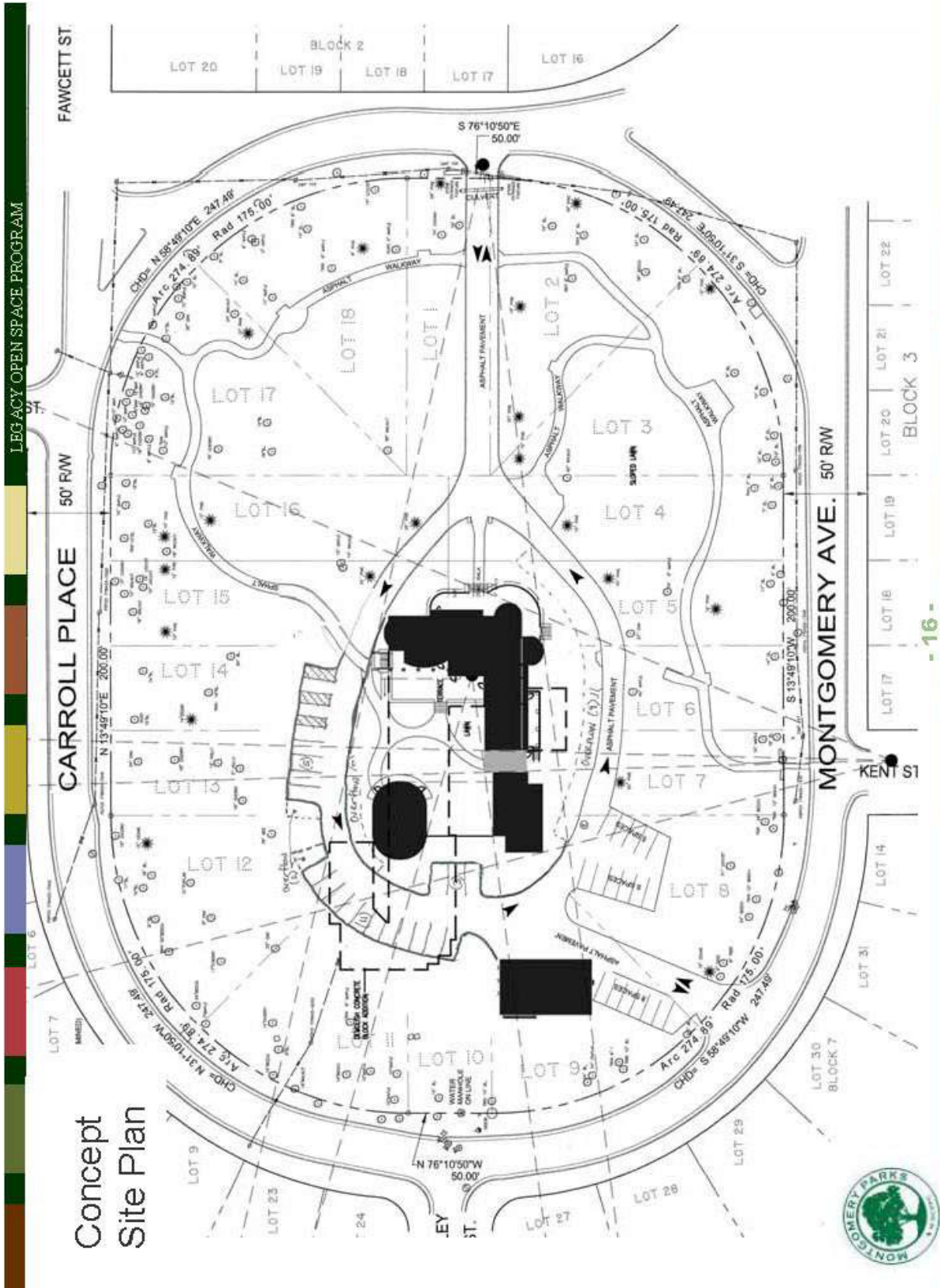


c.1950

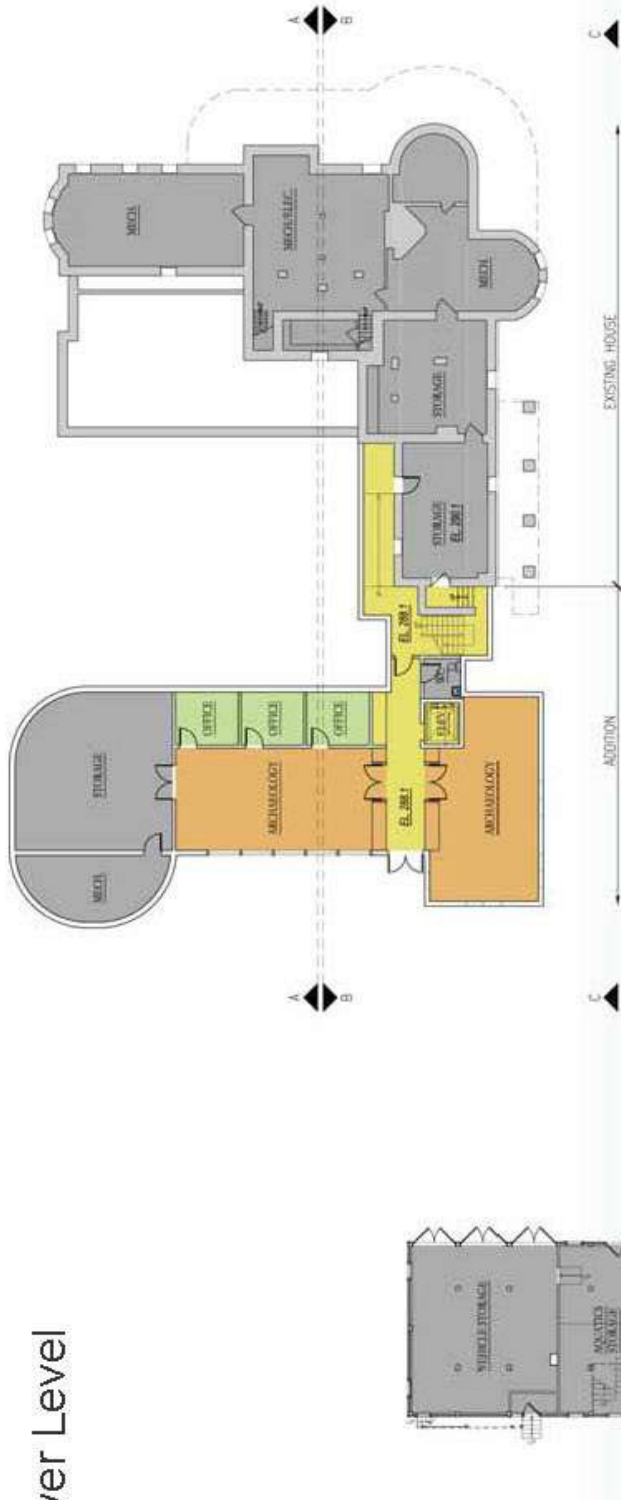
View Northeast

2009

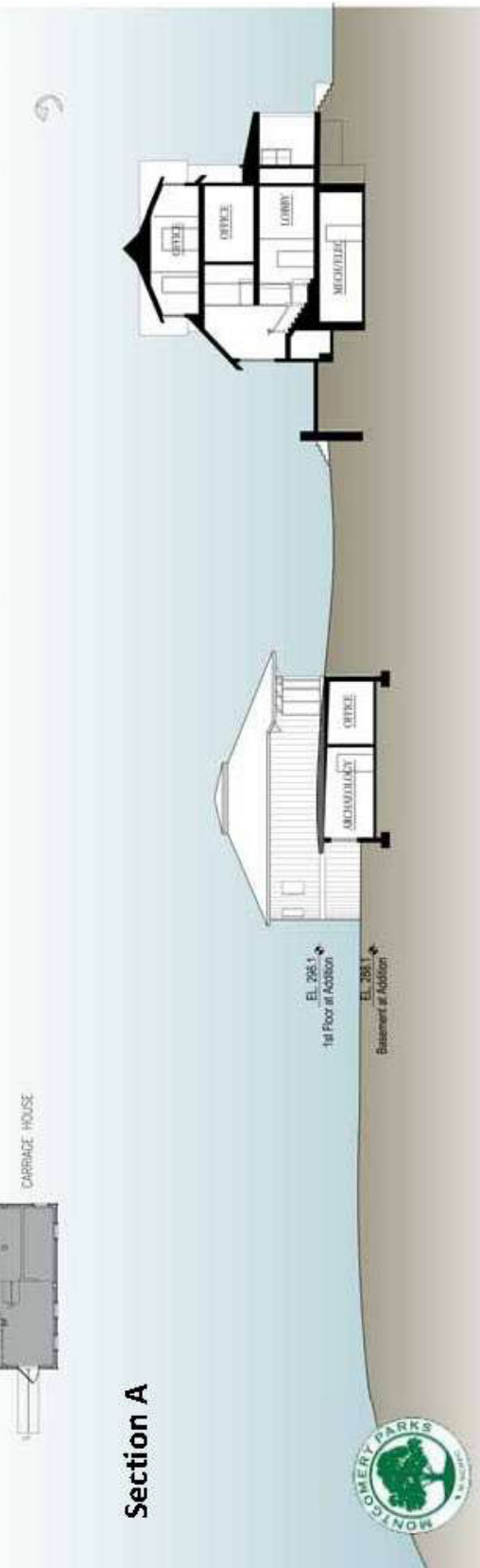




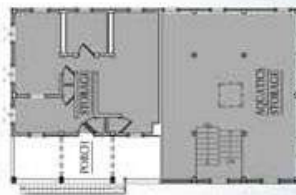
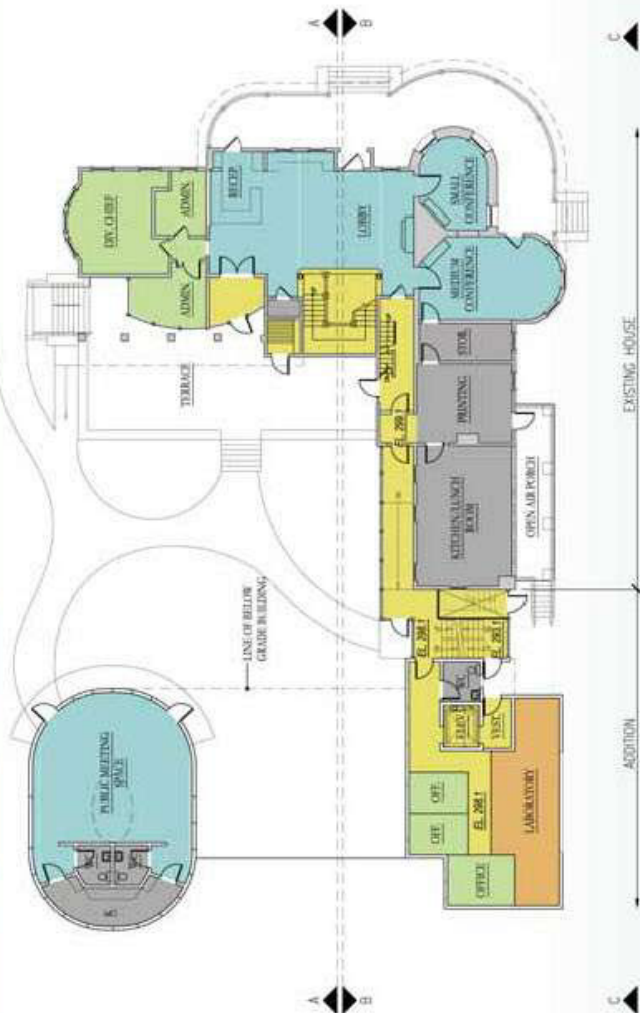
Lower Level



Section A



Ground Level



CARRIAGE HOUSE

EXISTING HOUSE

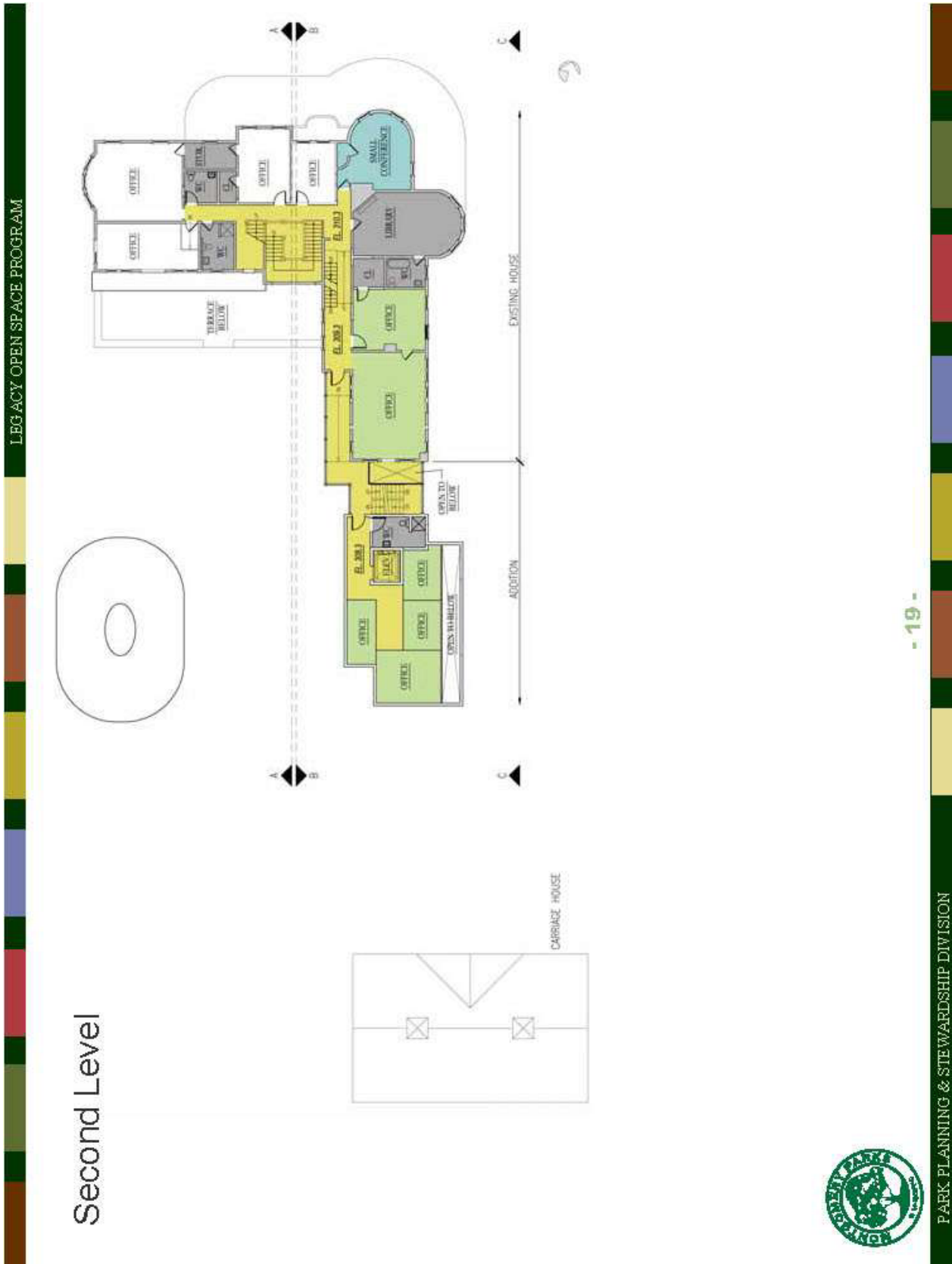
ADDITION

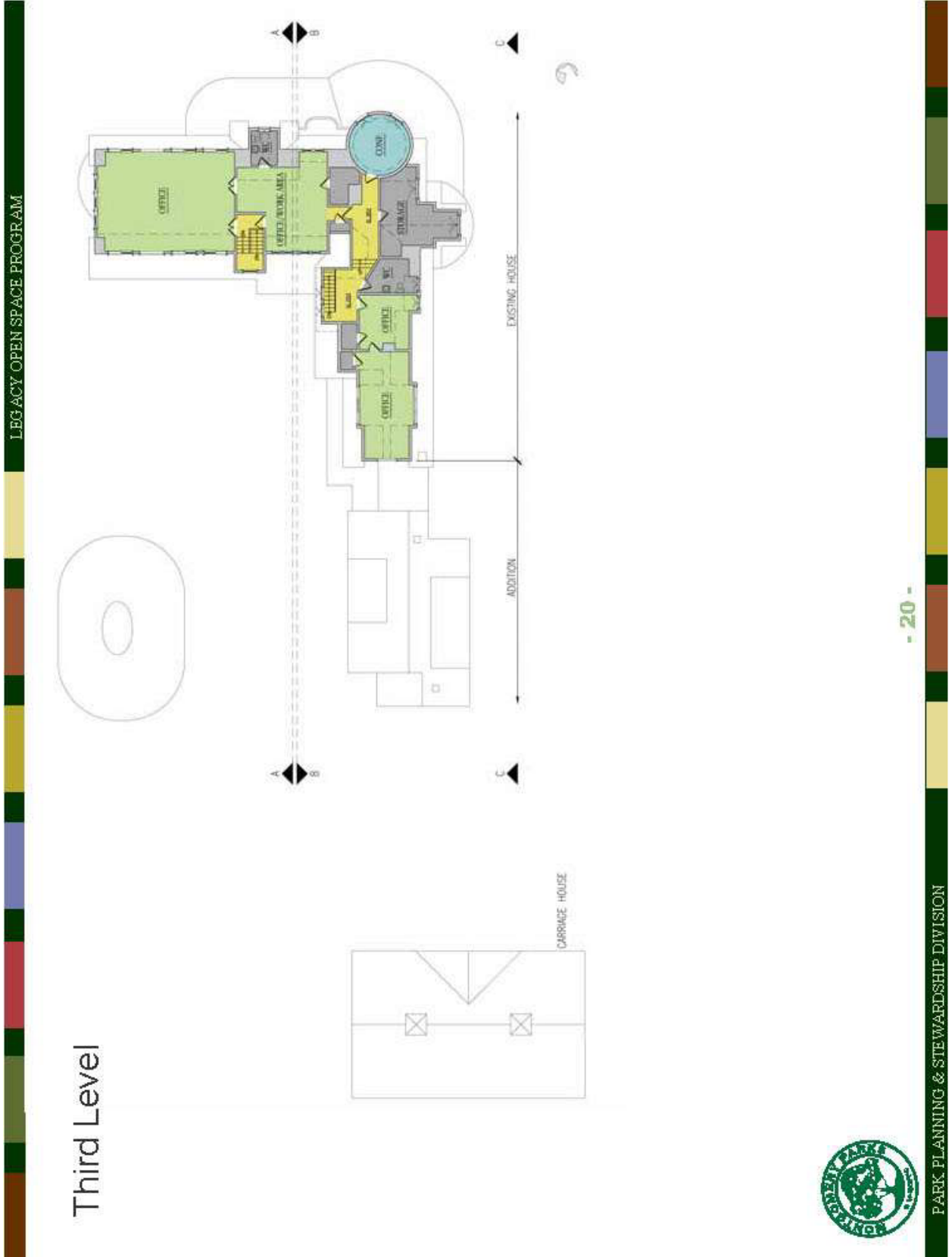
Elevation C



- EL. 318.6 3rd Floor Rear Wing
- EL. 305.3 2nd Floor Rear Wing
- EL. 286.1 1st Floor of Addition
- EL. 281.1 Basement of Addition



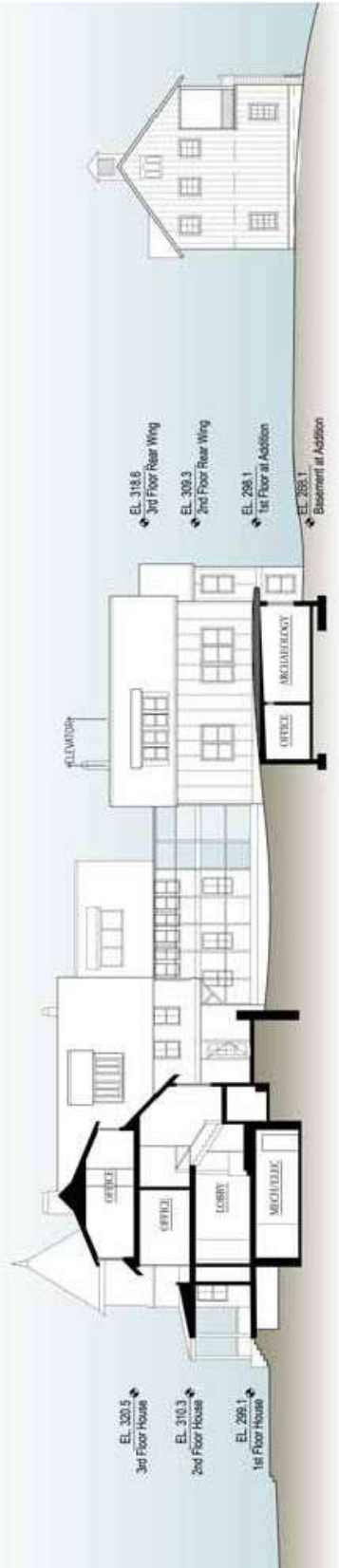




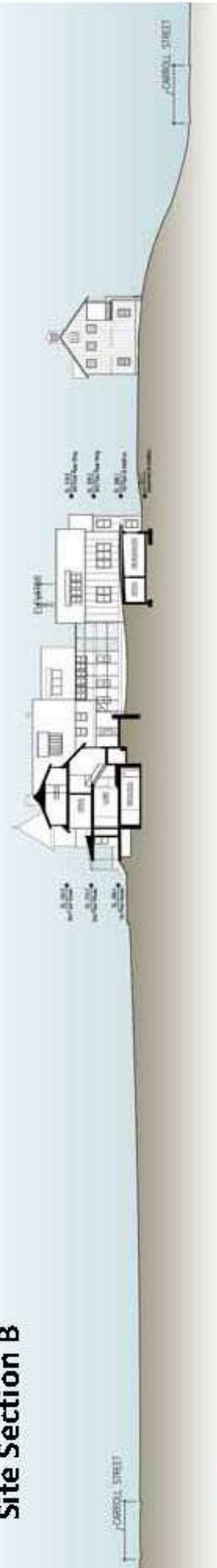
Third Level



Section B



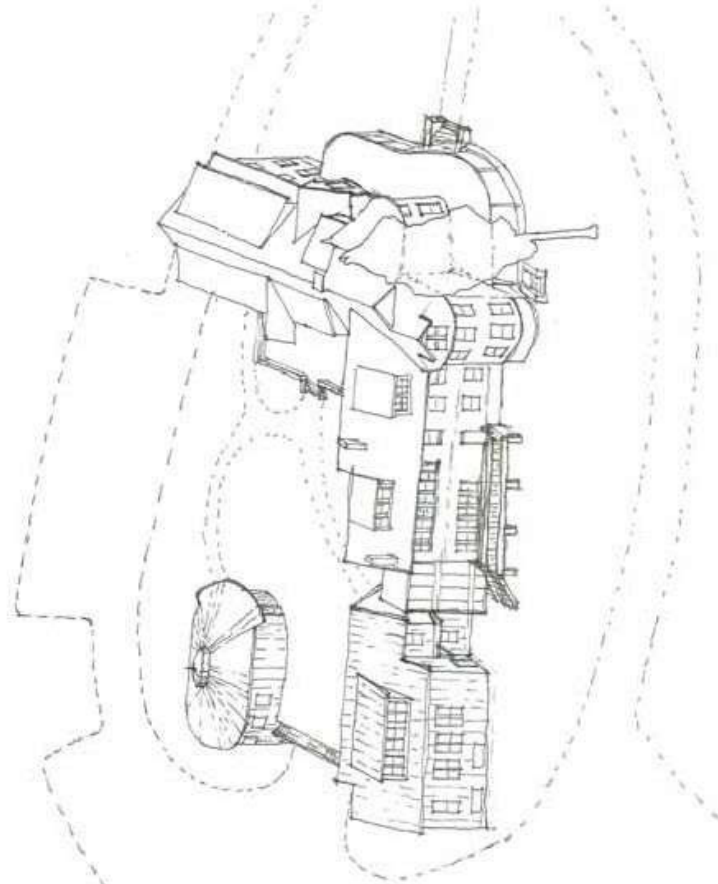
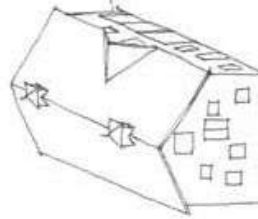
Site Section B



Concept Design



Figure/Ground



Aerial View



Attachment C: Status Summary for Designated Legacy Open Space Sites

Updated 11/09

Site Name	Designation Authority/Date	Class	Acres	Status	Recommended Protection Technique
#1 - Natural Resources					
Serpentine Barrens	LOS Functional Master Plan 7/2001	I	258	Acquired 12/2002	
South Serpentine Area	LOS FMP	I	145	Dedicated 7/2004	
Bucklodge Forest	LOS FMP	I	216	Acquired 10/2000	
Hoyles Mill Diabase – South	LOS FMP	I	766	Acquired 2/2002	
Hoyles Mill Diabase – North	LOS FMP	I	900	Easement (Maryland Rural Legacy program) 3/2003	
Hoyles Mill Forest	LOS FMP	I	420	Acquired: 16 acres 10/2001 Acquired by State, to be transferred to MCP: 406 acres, 5/2008	
River Road Shale Barrens	LOS FMP	I	144	Acquired: 30 acres, 11/2001 Not Protected: 114 acres	Acquisition
Limestone Ecological Corridor	LOS FMP	I	100	Not Protected	Acquisition
Furnace Branch Headwaters Area	LOS FMP	I	440	Not Protected	Easement
Barnesville Forest	LOS FMP	I	585	Not Protected	Easement
Broad Run Stream System	LOS FMP	II	1000+	Acquired: 103 acres, 8/2002 Not Protected: rest of watershed	Combination of acquisition and easements
North Branch Buffer Area	LOS FMP	I	122	Not Protected	Dedication through development or Acquisition
Hyattstown Forest Buffer Area	LOS FMP	I	85	Not Protected	Acquisition
Natural Resource Sites Added After Master Plan Adoption					
Freeman Property (in part)	Upper Rock Creek MP 4/2004	I	176	Preliminary Plan Approved 5/2005	Dedication through development
Fraley Property (in part)	Upper Rock Creek MP 4/2004	I	23	Not Protected	Dedication through development
Cahoon Property, Watts Branch	Planning Board 5/2004	I	8	Acquired 9/2005	
Left Fork Headwaters, Paint Branch	Planning Board & Council 6/2004	I	58	Acquired by State; transferred in part to MCP, rest pending 5/2009	
Mitchell Properties, Paint Branch	Planning Board & Council 6/2004	I	35	Acquired 6/2008	
Nash Properties (in part)	Olney MP 4/2005	I	197	Not Protected	Dedication through development or Acquisition

Montgomery County Parks - Park Planning and Stewardship Division

Site Name	Designation Authority/Date	Class	Acres	Status	Recommended Protection Technique
Mess/Simms Properties (in part)	Olney MP 4/2005	I	143	Not Protected	Dedication through development (Mess) & Acquisition (Simms)
Little Bennett Creek Headwaters Area	Damascus MP 6/2006	I		Acquired: 78 acres, 11/2009 Not Protected: rest of stream valley parkland	Acquisition or dedication through development
Bennett Creek Headwaters Area	Damascus MP 6/2006	I		Not Protected	Development review process and easements
Upper Patuxent River Forest Area	Damascus MP 6/2006	I		Not Protected	Development review process and easements
Capitol View Park, Milton Property	Planning Board 12/2007	II	8	Acquired, 2/2008	
Beverly Property, Broad Run Watershed	Planning Board 1/2008	II	340	Not Protected	Acquisition or easement
Wild Acres/ Grosvenor Mansion Property	Planning Board 1/2008	II	10-15	Not Protected	Dedication through development
Hickey & Offutt, Rock Creek	Planning Board 1/2008	II	4	Not Protected	Dedication through development or acquisition
#2 - Water Supply Protection					
Maiden's Fancy, Patuxent Conservation Park (CP)	LOS FMP 7/2001	II	41	Acquired, 12/2002	
Thompson property, Patuxent CP	LOS FMP	II	17	Acquired, 9/2006	
GSSGS property, Hawlings River SVP	LOS FMP	II	1	Acquired, 8/2007	
Target areas within the Patuxent Watershed	LOS FMP	II	--	Not Protected	Protect through acquisition, easement, and development review process
Water Supply Sites Added After Master Plan Adoption					
Rachel Carson CP Extension (Carman Prop.)	Olney MP 4/2005	II	49	Acquired, 12/2003	
#3 - Heritage Resources					
Holland House & Store	LOS FMP 7/2001	II	79	Acquired, 7/2002	
White/Carlin Farm	LOS FMP	II	130	Easement (Maryland Rural Legacy Program), 7/2003	
Darby House & Store	LOS FMP	II	26	Acquired, 9/2004	
Friends Advice	LOS FMP	II	150	Easement Maryland Rural Legacy Program), 7/2003	
Warner Property (aka Circle Manor or Carroll Place)	LOS FMP	II	5	Acquired 12/2005	

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Site Name	Designation Authority/Date	Class	Acres	Status	Recommended Protection Technique
Capitol View Park Historic District	LOS FMP	II	3	Acquired 9/2004	
Auburn	LOS FMP	II		Protection efforts not successful	Easement
Harewood	LOS FMP	II		Not Protected	Easement
Edgewood	LOS FMP	II		Not Protected	Easement or Development Review
Greenwood	LOS FMP	II		Not Protected	Easement or acquisition
Land East & West of Hyattstown	LOS FMP	II		Not Protected	Acquisition
Wallace Poole Farm	LOS FMP	II		Not Protected	Easement
Hilliard Farm	LOS FMP	II		Not Protected	Easement
Solomon Simpson Farm	LOS FMP	II		Not Protected	Easement
Warren M.E. Church Historic Site	LOS FMP	II		Not Protected	Easement over buildings not already historically designated
J. H. Cashell Farm (Casey Property)	LOS FMP	II		Preliminary Plan approved	Easement and/or conveyance of open space through development
Loughborough House	LOS FMP	II		Not Protected	Easement
National Institute of Dry Cleaning	LOS FMP	II		Not Protected	Facade easement
Heritage Resource Sites Added After Master Plan Adoption					
Washington Grove Meadow	Planning Board 2/2002	II	12	Dedicated through Development Review 4/2007	
The Cedars (Farquhar Property)	Planning Board 7/2002	II	75	Protection efforts not successful	Easement
Hyattstown Back Lots	Planning Board 5/2004	II	--	Acquired: 0.5 acres, 10/2005 Not Protected: Rest of back lots in Historic District	Acquisition, easement, and development review process
Madison House back lot, Reddy Branch SVP	Planning Board 11/2006	II	1	Acquired, 12/2006	
Ireland Drive/ National Park Seminary Carriage Trails	Planning Board 1/2008	II	10-15	Not Protected	Work with U.S. Army to protect through easement or land transfer
Selden Island/Walker Village Site	Planning Board 1/2008	II	~400	Not Protected	Easement
#4 - Greenway Connections					
Seneca Greenway lots, Stream Valley Park Unit #__	LOS FMP 7/2001	I	13	Acquired, 5/2004	
Seneca Greenway, Mars/Linthicum property (in part)	LOS FMP	I	83	Not Protected	Acquisition or Dedication through development
Seneca Greenway, additional properties	LOS FMP	I	--	Not Protected	Dedication through development

Montgomery County Parks - Park Planning and Stewardship Division

Site Name	Designation Authority/Date	Class	Acres	Status	Recommended Protection Technique
Northwest Branch Trail Corridor, specific properties TBD	LOS FMP	I	--	Not Protected	Acquisition and dedication through development review
Rock Creek – Seneca Greenway Trail connection, properties TBD	LOS FMP	I	--	Not Protected	Acquisition and dedication through development review
Patuxent River Trail Corridor, properties TBD	LOS FMP	I	--	Not Protected	Acquisition and dedication through development review
#5 - Farmland and Rural Open Space					
Several target areas for farmland and rural open space	LOS FMP 7/2001	II	--	Not Protected	Easement
Farmland and Rural Open Space Sites Added After Master Plan Adoption					
Rachel Carson CP Extension (Edgehill Farm)	Olney MP 4/2005	II	90	Acquisition of 90 acres of forest and all but 2 TDRs 12/2006	
Casey Farm, Edwards Ferry/West Offutt Road	Planning Board 5/2004	II	704	Preliminary plan approved that reduced density to 1 unit/49 acres	
Cochran Farm	Planning Board 5/2004	II	428	Rural Legacy Easement	
Thompson Farm, Ten Mile Creek Conservation Park/Black Hill Regional Park	Planning Board 9/2008	II	174	Acquisition of 174 acres (8 lots), 7/2009	
#6 - Urban Open Spaces					
Sligo Mill	LOS FMP	I	2	Acquired, 4/2001	
Wohlfarth Property (Chevy Chase Open Space)	LOS FMP	I	3	Acquired, 9/2002	
Bush Property	LOS FMP	I	4	Not Protected	Acquisition or dedication
Clarksburg Triangle	LOS FMP	I	4	Acquired, 8/2007,8/2009	
Takoma Academy	LOS FMP	I	26	Not Protected	Acquisition (LOS as fallback funding source)
Maiden Lane	LOS FMP	I	< 1	Re-acquired by County, not LOS	

Attachment D: Legacy Open Space Summary Worksheet

Legacy Open Space Summary Worksheet 11/2009

Site Name	Date Acquired	Acres Protected		Acquisition Cost (in 000's) & Source				
		In-Fee	Easement	Legacy Open Space PDF	ALARF PDF	State of Maryland (d)	Private Donation (value)	Municipal/ Other Donation
Category #1 - Natural Resources								
Bucklodge Forest	Oct-00	215.0		3,035				
Hoyles Mill Forest, in part: Leet Property	Oct-01	16.3		53				
River Road Shale Barrens, in part: Radl Property	Nov-01	30.0		186				
Hoyles Mill Diabase, South of White Ground Road	Feb-02	799.0				7,242		
Broad Run SVP, in part: part of Edwards Ferry Prop.(a)	Aug-02	106.0					400	
Serpentine Barrens	Dec-02	258.0		9,064				
Hoyles Mill Diabase, North of White Ground Road (b)	Mar-03		886.7			3,705		
South Serpentine Area	Jul-04	65.0					0	
Ricci Property (Upper Paint Branch SVP)	Jun-05	0.3		151				
Rock Creek SVP, Freeman Property	May-05	191.1					0	
Cahoon Property, Watts Branch SVP	Sep-05	8.3		1,067				
Rock Creek SVP, addition to Unit 2 (a)	Jun-05	0.2					227	
Left Fork Headwater (Upper Paint Branch SVP)	May-07	53.7				7,200		
Capitol View Park, Milton Property	Feb-08	8.0		1,292				
Hoyles Mill Forest, in part: Casey Property	Apr-08	405.7				6,400		
Lopez Property (Upper Paint Branch SVP)	Jun-08	1.0		260				
Gross-Gaynair Property (Upper Paint Branch SVP)	Jul-08	3.0		278				
Mitchell Property (Upper Paint Branch SVP)	Jun-08	35.0			4,100			
Stadtman Preserve, Rock Creek SVP (a)	Dec-08	5.8					2,000	
Avery Village (Rock Creek Rgl. Park) (a)	Apr-09	2.0					100	
Erwin Property (Upper Paint Branch SVP)	Jun-09	51.7		4,455				
Bailey Property (Upper Paint Branch SVP)	Apr-09	0.7		231				
Huynh Property (Little Bennett SVP)	Nov-09	77.6		388				
Category #2 - Water Supply Protection								
Maiden's Fancy	Dec-02	41.0		751		200		
Rachel Carson CP Extension, in part: Carman property	Sep-03	48.9		170				
Patuxent Conservation Park, Rocky Gorge, Thompson property (a)	Sep-06	17.0					54	
Hawling River SVP addition, GSSGS Property	Aug-07	1.2		19				
Category #3 - Heritage Resources								
Holland House & Red Door Store	Jul-02	78.9		1,542				
White/Carlin Farm (b)	Jul-03		130.0			508		
Friends Advice (b)	Jul-03		150.0			649		
Capitol View Park	Sep-04	3.0		2,379				
Darby House & Store	Sep-04	26.0		676				
Hyattstown back lots, Von Stein	Oct-05	0.5		129				
Warner Property (Circle Manor)	Dec-05	4.5		6,374				
Reddy Branch SVP, addition to Unit 1 (Madison House backlot)	Nov-06	0.5		523				

