



**MONTGOMERY COUNTY DEPARTMENT OF PARKS**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

February 17, 2011  
Item #1C

**MEMORANDUM**

DATE: February 8, 2011

TO: Montgomery County Park Commission

VIA: Mary Bradford, Director of Parks  
Mike Riley, Deputy Director *MR*  
Mitra Pedoeem, Chief, Park Development Division *Mitra*

FROM: Shuchi Vera, CIP Manager, Park Development Division *S.V.*

SUBJECT: Request for a revision to the Park Commission's Amended FY11-16 CIP submission to include an appropriation in the amount of \$275,000 for the Warner Circle Special Park project

Staff Recommendation

Add an appropriation in the amount of \$275,000 to the Park Commission's Amended FY11-16 CIP for the Warner Circle Special project

Background

During the 2010 Maryland Legislative session, the General Assembly approved a bond bill for the Warner Circle Special Park project in the amount of \$275,000. As with most other State bond bills, the recipient is required to match the bond bill amount dollar for dollar. Parks' staff did not include appropriation for this bond bill in the Amended FY11-16 CIP when it was submitted to the County and Council in November 2010, because it had not yet been decided how the bond monies would be matched. In December, Parks staff filed for an amendment to the Bond Bill, which will be heard by the General Assembly in March. This amendment would allow Parks to use prior acquisition costs to satisfy the matching funds requirement.

This State bond funding in the amount of \$275,000 would be added to the project's currently approved appropriation in the amount of \$250,000. The additional bond bill funding will cover remaining design costs and minimal improvements for the Warner Circle Special Park project.

Attachments

cc: John Hench, Park Planning & Stewardship Division  
Joey Lampl, Park Planning & Stewardship Division

**Warner Circle Special Park -- No. 118703**

Category M-NCPPC  
 Subcategory Development  
 Administering Agency M-NCPPC  
 Planning Area Kensington-Wheaton

Date Last Modified November 01, 2010  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Planning Stage

**EXPENDITURE SCHEDULE (\$000)**

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	250	0	0	250	200	50	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>200</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**FUNDING SCHEDULE (\$000)**

State Bonds (P&P only)	250	0	0	250	200	50	0	0	0	0	0
<b>Total</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>200</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

Warner Circle Special Park (WCSP), located on Carroll Place 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 to achieve three public needs: a) preservation of two historic buildings of countywide significance, b) preservation of historic landscaped open space that has served as de facto public parkland for decades, and c) provision of another public benefit through adaptive reuse of the large historic buildings. Planning and design work for this new park has been underway since 2006. Several years of close coordination with the Town of Kensington and other interested communities has resulted in the identification of community needs and desires that are being incorporated into the design. This PDF will fund construction of the completed design that focuses on three goals for the new park:

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 staff offices and laboratory space.

It is essential to activate vacant buildings on Parks' historic inventory with appropriate uses to prevent deterioration. This project will accomplish that for a large publicly-owned historic site with county-wide significance.

**ESTIMATED SCHEDULE**

Schematic Design (35%) and a Landscape Master Plan are currently underway and expected to be completed by early FY11. Final Design will be pursued in FY11 to be prepared for construction as soon as funds are available in FY12 or beyond.

**JUSTIFICATION**

Montgomery County Master Plan for Historic Preservation (1979); Kensington Historic District listed in 1986; From Artifact to Attraction: A Strategic Plan for Cultural Resources in Parks (January 2006); National Register of Historic Places: Kensington Historic District (1980); Vision for Kensington: A Long-Range Preservation Plan (1992); Legacy Open Space Functional Master Plan (2001).

**FISCAL NOTE**

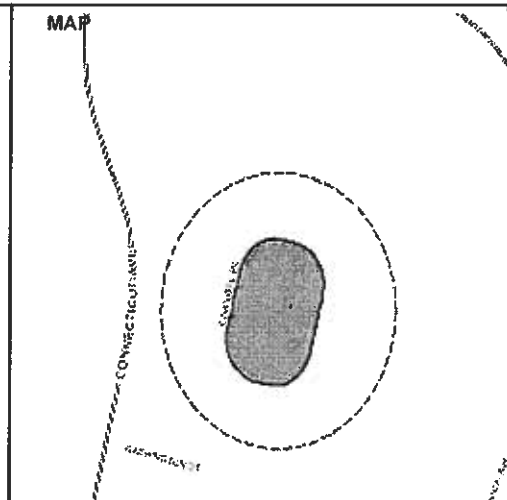
In 2004 and 2006, \$250,000 in state bond bills were awarded to M-NCPPC. An additional \$1.1 million in state and federal bonds and grants will be pursued.

**OTHER DISCLOSURES**

- A pedestrian impact analysis has been completed for this project.
- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY11	(\$000)
First Cost Estimate	FY11	250
Current Scope		
Last FY's Cost Estimate		250
Appropriation Request	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		250
Expenditures / Encumbrances		0
Unencumbered Balance		250
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

**COORDINATION**  
 Restoration of Historic Structures, PDF# 808494  
 State of Maryland



## Warner Circle Special Park -- No. 118703

Category: M-NCPPC  
 Subcategory: Development  
 Administering Agency: M-NCPPC  
 Planning Area: Kensington-Wheaton

Date Last Modified: February 08, 2011  
 Required Adequate Public Facility: No  
 Relocation Impact: None  
 Status: Planning Stage

February 08, 2011  
 No  
 None  
 Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	350	0	0	350	200	100	50	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	100	0	0	100	0	100	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>200</b>	<b>200</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

State Bonds (P&P only)	450	0	0	450	200	200	50	0	0	0	0
<b>Total</b>	<b>450</b>	<b>0</b>	<b>0</b>	<b>450</b>	<b>200</b>	<b>200</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### DESCRIPTION

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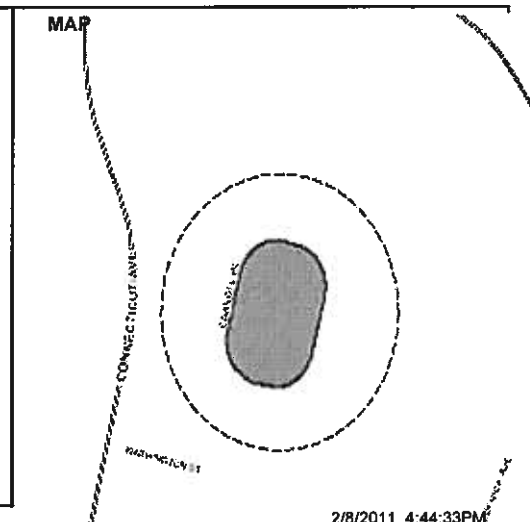
In 2004, 2006, and 2010 \$525,000 in state bond bills were awarded to M-NCPPC. An additional \$1.1 million in state and federal bonds and grants will be pursued.

### OTHER DISCLOSURES

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- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY11	(\$000)
First Cost Estimate		
Current Scope	FY11	525
Last FY's Cost Estimate		250
Appropriation Request	FY12	275
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		250
Expenditures / Encumbrances		0
Unencumbered Balance		250
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION	
Restoration of Historic Structures, PDF# 808494	State of Maryland



with \$275K bond bill appropriation