



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

MCPB Agenda Item: # 12  
Agenda Date: May 16, 2013

May 6, 2013

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director of Parks  
Michael Riley, Deputy Director of Parks *M*

FROM: William E. Gries, Land Acquisition Specialist *weg*

SUBJECT: Resolution recommending the purchase of 27,465 square feet (0.63 acres), more or less, improved, from John T. Beamer, II, et al. by Montgomery County, Maryland as an addition to Josiah Henson Special Park.

**RECOMMENDATION**

Staff recommends that the Montgomery County Planning Board approve the attached resolution recommending that the County execute a Land Purchase Agreement with John T. Beamer, II, et al. to acquire 27,465 square feet (0.63 acres), more or less, improved, as an addition to Josiah Henson Special Park. The property is located at 6006 Tilden Lane in Rockville, MD 20852. The property will be acquired for a purchase price of \$925,000. Acquisition costs, and possible future demolition and site restoration costs of approximately \$100,000, are proposed to be funded through a combination of FY-14 Non-Local Park Acquisition funds and FY-14 Legacy Open Space Acquisition funds, as necessary. Reimbursement for a portion of the property's acquisition costs is expected from Maryland's Program Open Space. Details of this recommended parkland acquisition were presented to the Board in closed session on Thursday, April 11, 2013.



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
13-89

**RESOLUTION**

WHEREAS, The Maryland-National Capital Park and Planning Commission (“Commission”) is authorized by Maryland Code Annotated, Land Use §17-101 (formerly Article 28, Section 5-101 of the Annotated Code of Maryland) to acquire, develop, maintain and operate a public park system within the Maryland-Washington Metropolitan District; and

WHEREAS, Montgomery County, Maryland (the “County”), has appropriated certain funds from the County’s General Obligation Bond proceeds to fund the Commission’s Non-Local and Legacy Open Space Park Acquisition Programs; and

WHEREAS, the Commission identifies properties that are eligible for acquisition with funds from the Non-Local Park and Legacy Open Space Acquisition Programs and recommends that the County acquire such properties with such funds; and

WHEREAS, John T. Beamer, II., et al (“Beamer”), owns certain property, identified as Tax Account #04-009-00082900, located in Rockville, Maryland, containing a total of 27,465 square feet (0.63 acres), more or less, improved (the “Property”); and

WHEREAS, the Property meets parkland acquisition criteria as a Non-Local Park suitable for acquisition as an addition to Josiah Henson Special Park which serves all of Montgomery County; and

WHEREAS, the Josiah Henson Special Park also was designated a Heritage Resource by the Montgomery County Planning Board under the Legacy Open Space Master Plan on May 28, 2009; and

WHEREAS, the Montgomery County Planning Board on behalf of the Commission recommends that the County acquire the Property from Beamer; and

WHEREAS, there are sufficient monies available in the Commission’s Non-Local Park and Legacy Open Space Acquisition Programs CIP to pay for the acquisition of the Property.

NOW THEREFORE BE IT RESOLVED that the Montgomery County Planning Board recommends that the County execute a Land Purchase Agreement to acquire the Property from Beamer using a combination of Non-Local Park Acquisition CIP funds and Legacy Open Space CIP funds, as necessary, for a total purchase price of Nine Hundred Twenty-five Thousand Dollars (\$925,000.00) and other valuable consideration; and

BE IT FURTHER RESOLVED, that the Montgomery County Planning Board recommends that the County use Legacy Open Space CIP funds allocated to one-time acquisition costs, which are not expected to exceed \$100,000.00, for demolition and site restoration, if and when the improvement on the property is razed to facilitate development at Josiah Henson Special Park .

\* \* \* \* \*

This is to certify the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, with Commissioners \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ voting in favor of the motion, at its regular meeting held on Thursday, May 16, 2013 in Silver Spring, Maryland.

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Françoise M. Carrier, Chair  
Montgomery County Planning Board