



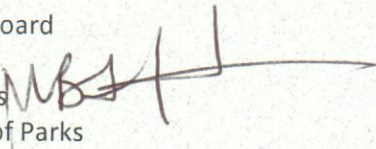
**MONTGOMERY COUNTY DEPARTMENT OF PARKS**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


MCPB Agenda Item: Supplemental  
Agenda Date: July 18, 2013

June 17, 2013

MEMORANDUM

TO: Montgomery County Planning Board

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

FROM: William E. Gries, Land Acquisition Specialist 

SUBJECT: Resolution authorizing the purchase of 27,002 square feet (0.62 acres), more or less, improved, from Jeffrey Bedard, Trustee of the Walter Miles, Jr. Testamentary Trusts, by The Maryland-National Capital Park and Planning Commission as an addition to Long Branch Local Park with monies from the Commission's Advance Land Acquisition Revolving Fund.

**RECOMMENDATION**

Staff recommends that the Montgomery County Planning Board approve the attached Resolution authorizing the Executive Director to execute a Land Purchase Agreement with Jeffrey Bedard, Trustee of the Walter Miles, Jr. Testamentary Trusts, to acquire 27,002 square feet (0.62 acres), more or less, improved, as an addition to Long Branch Local Park. The property, located at 8714 Piney Branch Road, Silver Spring, Maryland 20901 will allow the development of a new driveway access into Long Branch Local Park that will be necessitated, for operational and safety reasons, by the future construction of the Purple Line Transitway in the median of Piney Branch Road. The purchase price of \$1,215,000.00 and demolition/site restoration costs, not expected to exceed \$200,000, are proposed to be funded through the Commission's Advance Land Acquisition Revolving Fund (ALARF). Details of this recommended parkland acquisition were presented to the Board in closed session earlier today. Assuming this acquisition is approved by the Planning Board, staff will be asking the Montgomery County Council, sitting as the District Council, to approve the use of ALARF money for this acquisition and demolition expense as required by Maryland Code Annotated, Land Use §18-402.



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

MCPB  
13-127

**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, the Montgomery County Planning Board received and considered a recommendation from staff of the Commission, in closed session today, that it approve the acquisition of 27,002 square feet (0.62 acres), more or less, of improved land (the "Property") from The Walter Miles, Jr. Testamentary Trusts (the "Trusts"), Jeffery Bedard, Trustee, located at 8714 Piney Branch Road, Silver Spring, MD 20901, as an addition to Long Branch Local Park that will accommodate the development of a new driveway access to the Park necessitated by the construction of the Purple Line Transitway Project; and

WHEREAS, the Property meets parkland acquisition criteria as a site suitable for acquisition as an addition to Long Branch Local Park which serves the Silver Spring community of Montgomery County; and

WHEREAS, the Property is also essential for creating a new driveway to Long Branch Local Park that will provide operational and safe access to the Park following construction of the Purple Line Transitway; and

WHEREAS, there are sufficient Commission monies available in the Commission's Advance Land Acquisition Revolving Fund (ALARF) in the FY-14 CIP to pay the \$1,215,000.00 negotiated purchase price for the Property and up to \$200,000.00 for demolition and site restoration costs.

NOW THEREFORE BE IT RESOLVED, that the acquisition of real property from the Trusts as described above, for a purchase price of \$1,215,000.00, in accordance with a proposed Land Purchase Agreement between the Commission and the Trusts is hereby approved by the Montgomery County Planning Board on this 25th day of July, 2013 and the Executive Director is authorized to execute said Agreement on behalf of The Maryland-National Capital Park and Planning Commission; and

BE IT FURTHER RESOLVED that the Montgomery County Planning Board approves the use of Advance Land Acquisition Revolving Funds (ALARF), which are not expected to exceed \$200,000.00, for future demolition and site restoration costs.

\* \* \* \* \*

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, July 18, 2013 in Silver Spring, Maryland.

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Françoise M. Carrier, Chair  
Montgomery County Planning Board