



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

MCPB Agenda Item: #9

Agenda Date: July 17, 2014

July, 9, 2014

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Gene Giddens, Acting Director of Parks *GG*
Michael Riley, Deputy Director of Parks *M*

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

SUBJECT: Resolution authorizing the purchase of 46,173 square feet (1.06 acres), more or less, improved, from the Dana L. Bennett by The Maryland-National Capital Park and Planning Commission as an addition to Ovid Hazen Wells Recreational Park.

RECOMMENDATION

Staff recommends that the Montgomery County Planning Board approve the attached Resolution authorizing the Executive Director to execute a Land Purchase Agreement with Dana L. Bennett to acquire 46,173 square feet (1.06 acres), more or less, improved, as an addition to Ovid Hazen Wells Recreational Park. The property is located at 12320 Piedmont Road, Clarksburg, Maryland 20871. The property will be acquired for a purchase price of \$395,000, which will be funded through Maryland's Program Open Space (POS). The residence on the Bennett property is proposed to be rented at market rate following vacation of the premises by the seller within sixty days of settlement. The Bennett property is expected to be rented until adjoining private properties become available for acquisition. The improvements on the Bennett property and the adjoining properties are proposed to be razed eventually to make room for additional recreation facility development in the park. Details of this recommended parkland acquisition were presented to the Board in closed session on July 10, 2014.



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

MCPB
14-50

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 on July 10, 2014, that it approve the acquisition of 46,173 square feet (1.06 acres) of land, more or less, improved, (the "Property") from Dana L. Bennett ("Bennett"), located at 12320 Piedmont Road, Clarksburg, MD 20871, as an addition to Ovid Hazen Wells Recreational Park; and

WHEREAS, there are sufficient Maryland Program Open Space (POS) monies available in the Commission's FY-15 Non-Local Park Acquisition Program (CIP) to pay the \$395,000 negotiated purchase price for the Property; and

WHEREAS, the Property meets parkland acquisition criteria as a site suitable for development of additional active use facilities in Ovid Hazen Wells Recreational Park;

NOW THEREFORE, BE IT RESOLVED, that the acquisition of the Property from Bennett as described above, for a purchase price of \$395,000.00, in accordance with a proposed Land Purchase Agreement between the Commission and Bennett, is hereby approved by the Montgomery County Planning Board on this 17th day of July, 2014 and the Executive Director is authorized to execute said Agreement on behalf of The Maryland-National Capital Park and Planning Commission.

* * * * *

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 17, 2014 in Silver Spring, Maryland.

Françoise M. Carrier, Chair
Montgomery County Planning Board