



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

MCPB No. 19-103

Acquisition of the WMATA Property to create the future Wheaton Urban Recreational Park

RESOLUTION

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

WHEREAS, the Commission identifies properties that are eligible for acquisition and recommends that the County acquire such properties; and

WHEREAS, the Washington Metropolitan Area Transit Authority ("WMATA") owns certain property identified by Tax Account #13-00964876, containing 3.83 acres, more or less, unimproved (the "WMATA Property"), located at 11507 Georgia Avenue, Wheaton Maryland 20902, and which property meets parkland acquisition criteria, for the purpose of creating a new urban recreational park in Wheaton; and

WHEREAS, acquisition is consistent with the recommendations in the 2012 Approved and Adopted Wheaton CBD and Vicinity Sector Plan; and

WHEREAS, the Montgomery County Planning Board on behalf of the Commission recommends that the County acquire the WMATA Property from WMATA all as described above; and

WHEREAS, there are sufficient monies available in the County's FY-20 Non-Local Park Acquisition Program CIP to pay for the acquisition of the Property; and

WHEREAS, while the WMATA Property would support creating a new urban recreational park in Wheaton, the Commission has identified a property owned by the Montgomery Housing Partnership Landing's Edge ("MHP Landing's Edge"), identified by Tax Account #13-01396574, containing 3.3 acres, more or less, improved ("Amherst Parcel B"), located at 11504 Amherst Avenue, Wheaton Maryland 20902, which property also meets parkland acquisition criteria; and

WHEREAS, the Commission has further identified that an exchange of the WMATA Property and Amherst Parcel B would provide the most benefit to the public by supporting development of new and expanded affordable housing and of creating a new urban recreational park in Wheaton; and

WHEREAS, for the reasons stated above, the Montgomery County Planning Board on behalf of the Commission recommends that, after settlement on the acquisition of the WMATA Property, the County conduct a Land Exchange with MHP Landing's Edge to exchange the WMATA Property for

Amherst Parcel B to best meet the need for expanded affordable housing and of creating a new urban recreational park in Wheaton.

NOW THEREFORE BE IT RESOLVED that the Montgomery County Planning Board recommends that the County execute the Purchase and Sale Contract, on such terms acceptable to the Commission, to acquire the Property from WMATA for the purchase price of Eight-Million, Seven Hundred Sixty Thousand Dollars (\$8,760,000) and other valuable consideration; and BE IT FURTHER RESOLVED that the Montgomery County Planning Board recommends that the County execute a Definitive Land Exchange Agreement with MHP or MHP Landing's Edge, on such terms acceptable to the Commission and County, to exchange the WMATA Property for Amherst Parcel B, for the purposes of supporting development of new and expanded affordable housing and of creating a new urban recreational park in Wheaton.

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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 Tina Patterson, seconded by Commissioner Gerald R. Cichy, with Commissioners Patterson, Cichy, and Commission Chair Anderson voting in favor of the motion, with Commission Vice-Chair Norman Dreyfuss and Commissioner Natali Fani-Gonzalez being absent, at its regular meeting held on Thursday, July 18th 2018 in Silver Spring, Maryland.



Chair Casey Anderson
Montgomery County Planning Board

LEGAL SUFFICIENCY

M-NCPPC Legal Department

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department
Date 7/19/2019