



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

MCPB Item #4
Date: 1 / 30 / 2020

MEMORANDUM

DATE: January 23, 2020

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Director of Parks *mr*
Miti Figueredo, Deputy Director, Administration *mf*
John Nissel, Deputy Director, Operations
Patricia McManus, Acting Division Chief, Park Development Division (PDD) *PM*

FROM: Brenda Sandberg, Real Estate Management Supervisor, PDD

SUBJECT: Land Acquisition Recommendation: Ridge Road Recreational Park
Ronald Bruce and Theresa Marie Kidwell
21510 Ridge Road, Germantown, MD 20876
1.03 acres, more or less, improved

STAFF RECOMMENDATION

Staff requests the following action by the Montgomery County Planning Board:

Approve the attached Resolution to acquire the Kidwell Property as an addition to Ridge Road Recreational Park for a negotiated purchase price of \$561,000 to be funded with grant money from Maryland's Program Open Space (POS).

SUMMARY

The Kidwell property is an opportunity to acquire the last acre of land to complete Ridge Road Recreational Park. Acquisition of this final piece of the puzzle will create the opportunity for additional park access and space for more park amenities in the northeast corner of the recreational park, possibly including a community garden, a relocated dog park, or other desired park facilities.

Figure 1: Vicinity Map, Ridge Road Recreational Park and Kidwell Property



PROPERTY DESCRIPTION

The Ronald Bruce Kidwell and Theresa Marie Kidwell property consists of 1.03 acres of land, more or less, improved. The subject property, zoned R-200, is located on the west side of Ridge Road just south of the intersection with Brink Road. The property address is 21510 Ridge Road and is legally described as Parcel P866, Tax Map FV12, in Germantown, Maryland. The property includes a 1,692 sq. ft. cape cod dwelling built in 1947. The residence is in average physical condition and is currently occupied by the sellers.

The property has level topography with some mature tree canopy behind the dwelling. There are no water resource features such as streams, seeps, springs, or wetlands on the property, and it is not within the 100-year floodplain. The dwelling is on public water and a private septic system. The owner is a willing seller and the property is being acquired through negotiation in fee simple.

Figure 2: Kidwell Property surrounded by Ridge Road Recreational Park



POLICY RATIONALE AND PARK BENEFIT

The Kidwell property is surrounded completely by Ridge Road Recreational Park. The 79-acre Ridge Road Recreational Park provides an extensive variety of active recreational amenities for residents of Germantown and beyond. This park was first recommended in the *Germantown Master Plan* (1989) that identified “the cleared area in the triangle of land formed by MD 355, MD 27, and Brink Road” to be used for a “grouping of ballfields” to create a large recreational resource for the growing communities in the northern part of the County near I-270.

The first 74 acres of the Park were acquired during the 1990’s, and park construction was completed in 2003. The park was designed with the understanding that the four parcels on the northeast corner would be acquired over time from willing sellers. Existing Park facilities include courts (basketball, tennis, and volleyball), athletic fields (soccer/football and baseball/softball), a dog park, an in-line hockey rink, a playground, and picnic shelters. Paved multi-purpose trails cross through the park and connect to regional roadside trails along Ridge and Frederick Roads, in addition to natural surface trails within the Park. One location in the park is designated for a future indoor ice-skating rink or other indoor recreational facility.

Figure 3: Kidwell Property with Adjacent Open Parkland to the North (Right)



Acquisition efforts continued during the 2000's and 2010's, resulting in the acquisition of three of the remaining parcels in the northeast corner of the Park. The Kidwell property is the final parcel needed to complete Ridge Road Recreational Park as envisioned in 1989 to include all the land within the triangular block between Frederick Road (MD 355), Brink Road, and Ridge Road (MD 27). This proposed acquisition will add one acre of level, unconstrained land to the overall developable space of the Park. More specifically, acquiring this land and removing the structures will make it feasible to use the northeastern corner of the Park for new or relocated park facilities.

Staff analysis indicates that priority park amenities for this area of the Park include a new community garden and a relocated and larger dog park. Regarding a community garden, this area of the County has a high demand for garden plots with the waitlists exceeding 20 people every year. A new community garden in this park could provide traditional plus accessible garden plots and would take advantage of the existing public water access at the Kidwell property.

Relocated and improving the existing dog park is a priority project since the current facility is severely constrained by its location over a Washington Gas ROW. Needed improvements – including larger runs, lighting, water, parking, and ADA accessibility – can be provided within the Kidwell property and the current open meadow area.

In the end, whether these two priority amenities are added to the completed Ridge Road Recreational Park or other facilities, the addition of the Kidwell Property to the Park creates the space necessary to meet public needs for active recreation, contemplative space, and social gathering opportunities in the growing I-270 corridor.

START UP COSTS & OPERATING BUDGET IMPACT (OBI)

After acquisition, the property will go through site cleanup including removal of the dwelling and garage and any necessary tree maintenance to make the property safe and accessible. These start-up costs are

estimated at \$75,000 and will be funded with Commission Bonds set aside for site cleanup and interim improvements in the Acquisition: Local Parks capital project.

No measurable Operating Budget Impact (OBI) is expected during the initial period of ownership from adding this one acre to the much larger Ridge Road Recreational Park. Tasks to keep the property maintained after structure removal would only include minimal mowing by Little Bennett staff.

Future plans to create new park amenities in the northeast corner of the Park will be developed with community input. Capital and operating budget costs for such new amenities will be determined at that time.

Conclusion

Park staff continually strives to protect and enhance the many parks the Department owns and operates, and acquisition of the Kidwell property will provide significant benefits to Ridge Road Recreational Park both now and into the future.

Attachment: MCPB Resolution #20-__

CC: Doug Ludwig
Gary Burnett
Wendy Hanley
Jai Cole
Darryl McSwain
Jim Poore
Kristi Williams
Shuchi Vera
David Vismara
Megan Chung

Attachment

MCPB No. 20-__

**Acquisition of the Kidwell Property as an
Addition to Ridge Road 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 Montgomery County Planning Board received and considered a recommendation from staff of the Commission, in closed session on January 23, 2020, that it approve the acquisition of 1.03 acres of land, more or less, improved, from Ronald Bruce Kidwell and Theresa Marie Kidwell (collectively, “Seller”), identified as Maryland Department of Assessment and Taxation’s Tax Account Number 02-00026892 (the “Property”), as an addition to Ridge Road Recreational Park; and

WHEREAS, the Property meets parkland acquisition criteria as an addition to Ridge Road Recreational Park; and

WHEREAS, there are sufficient Program Open Space grants available in the Commission’s FY-20 Acquisition: Local CIP to pay the \$561,000 negotiated purchase price for the Property; and

NOW THEREFORE, BE IT RESOLVED, that the acquisition of the Property from the Seller as described above, for a purchase price of \$561,000, in accordance with a proposed Land Purchase Agreement between the Commission and Seller, is hereby approved by the Montgomery County Planning Board on this 30th day of January, 2020 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 _____ voting in favor of the motion at its regular meeting held on Thursday, January 30, 2020 in Silver Spring, Maryland.

Casey Anderson, Chair
Montgomery County Planning Board

Signature: *Patricia McManus*

Email: patricia.mcmanus@montgomeryparks.org

Signature: *MR*

Email: mike.riley@montgomeryparks.org

Signature: *mf*

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Planning Board Memo (Due 1/23): Ridge Road Rec_Kidwell_OPEN Session

Final Audit Report

2020-01-27

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