




**CONFIDENTIAL**

MCPB Item #\_16\_  
Date: 7 / 29 / 2021

## MEMORANDUM

**DATE:** July 23, 2021

**TO:** Montgomery County Planning Board

**VIA:** Miti Figueredo, Acting Director of Parks *mf*  
John Nissel, Deputy Director, Operations  
Andrew Frank, Division Chief, Park Development Division (PDD) 

**FROM:** Brenda Sandberg, Real Estate Management Supervisor, PDD *BCS*  
Henry Coppola, Real Estate Specialist, PDD

**SUBJECT:** Land Acquisition Recommendation: Olney Manor Recreational Park  
Kimble Property  
3333 Emory Church Road  
Olney, MD 20832  
17.08 acres, more or less, improved

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## STAFF RECOMMENDATION

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

Approve the acquisition of the Kimble Property as an addition to Olney Manor Recreational Park for a negotiated purchase price of \$2,005,000.

The Kimble Property is outlined in red in Figure 1 and Resolution No. 21-091 is attached to this memo.

## SUMMARY

The Kimble Property separates the two existing parts of Olney Manor Recreational Park (OMRP). Acquisition of this property will complete the park as long planned and proposed in the 2005 Olney Master Plan. The expansion of Olney Manor RP via the acquisition of the Kimble Property will provide room for a much-needed new maintenance yard to serve the entire Olney Management Area along with plenty of space for a full-sized rectangular athletic field and additional amenities and activation opportunities. This acquisition will also provide the needed connection to create public access and amenities on the currently separated eastern portion of the park (former Graefe property, 10 acres, acquired in 2016). Finally, acquisition will provide space for additional park amenities in the core of the recreational park through repurposing of the existing maintenance yard site.

Figure 1: Vicinity Map, Olney Manor RP with Kimble Property in red



### PROPERTY DESCRIPTION

The Kimble Property consists of three parcels of land containing a total of 17.08 acres, more or less, improved. The Property is located in between the two current parts of Olney Manor RP with driveway access to Emory Church Rd (see Figure 1). It is legally described as Parcels 340, 232, and 230, Tax Map HS53 in Olney, Maryland with the larger parcel (340) zoned RNC and the two smaller parcels zoned RE-2. The Property is improved with a single-family dwelling reportedly constructed in 1964.

Figure 2: Aerial view of Kimble Property looking WNW with OMRP on either side



Most of the Property is a mowed lawn and field with trees and shrubs along the driveway and the small stretch of stream outflowing from the stormwater ponds in Olney Manor RP along the southern edge of the Property (see Figure 2). The owner is a willing seller and the Property is being acquired through negotiation in fee simple.

**POLICY RATIONALE AND PARK BENEFIT**

The Kimble Property is the final piece of Olney Manor RP which will connect the two currently separate parts of the park and complete the long envisioned and planned park area. The current 71.75 acres of Olney Manor RP provide a variety of amenities including a skate park, dog park, indoor swim center; tennis, racquetball, volleyball, and basketball courts; two small playgrounds, and five diamond athletic fields as well as the current maintenance yard and the undeveloped ~10 acre Graefe Property.

The Kimble Property was approved as proposed parkland in the 2005 *Olney Master Plan*. The site was further recommended for acquisition by the Planning Board in 2016 (Resolution 16-041) during approval of acquisition of the Graefe Property, the ~10-acre undeveloped part of the park currently separated from the rest of the park by the Kimble Property. As identified in 2016 (see Figure 3), the Kimble Property will provide room for a long overdue updated maintenance yard that can more appropriately serve the Olney Management Area along with plenty of space and needed connectivity for additional recreational amenities.

*Figure 3: Concept fit sketch for Maintenance Yard and other amenities on Kimble and Graefe Properties from 2016 Graefe acquisition*



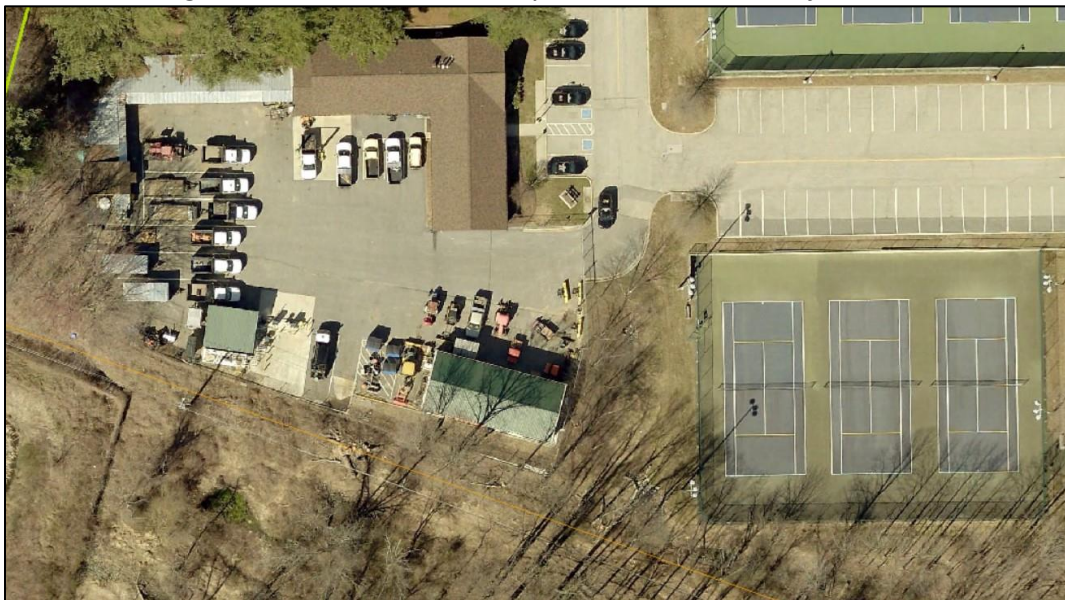


#### New Olney Management Area Maintenance Yard

The current Olney Management Area maintenance yard is significantly undersized (see Figure 4) and outdated, resulting in financial losses for the Management Area. A replacement maintenance yard is a top priority for the Northern Parks Region. The small size of the current maintenance yard results in regular equipment damage due to the close quarters for storage. Limitations on what size equipment can be utilized leads to inefficiencies in completing park maintenance and operations. In addition, the extra work hours required to navigate the tight spaces in the yard results in inefficient use of staff resources. The current yard simply does not provide enough room to fully support the amount of staff and equipment required to maintain the parks in the Olney Management Area.

The Kimble Property will provide the space needed for a new larger and updated maintenance yard that meets the needs of the Olney Management Area. A new maintenance yard will also allow for better compliance with current NPDES Industrial Stormwater Permit standards and requirements, which are a challenge for the current yard due to age and space constraints. A Facility Plan would be developed for the new yard in line with Montgomery Parks sustainability goals and mission, similar to the newest maintenance yard recently built in Rock Creek Regional Park.

*Figure 4: Current maintenance yard with tennis courts for scale*



#### Additional Fields and Other Amenities

As shown in the concept fit sketch from the 2016 acquisition of the Graefe Property (see Figure 3), the Kimble Property will provide space for additional amenities at Olney Manor RP. Plans for new or reconfigured amenities in the park will be developed through the regular park planning and CIP prioritization process. Some potential priorities that have been discussed for this park after acquisition of this parcel include:

- Rectangular athletic field (first one for this park)
- Pickleball courts
- Play spaces such as adventure playground or nature playground
- Natural surface/hard surface trails around entire park, possibly connecting to HOA lands
- Resource-based recreation on wooded Graefe property

## **START UP COSTS & OPERATING BUDGET IMPACT (OBI)**

At closing the Property will remain in use by the owners under a nine (9) month Reservation Term after which possession will be handed over to M-NCPPC. After the Property is turned over, the existing structures will be removed with other minor improvements to create a safe and accessible interim park condition. The total costs of these start up projects are estimated at approximately \$120,000.

After initial site cleanup and demolition is completed to create the interim park condition, Operating Budget Impact (OBI) is expected to be approximately \$3,000 per year in the interim condition. Tasks to keep the Property maintained until park development will include standard mowing maintenance, tree inspections, and non-native invasive plant management as needed.

Planning, design, and construction of the new maintenance yard and other permanent amenities will take place when CIP funding and scheduling allow. Those development costs and related OBI will be calculated as part of those future projects.

## **Conclusion**

Acquisition of the Kimble Property as an addition to Olney Manor Recreational Park is a unique opportunity to enhance the Montgomery Parks system in this area of the county as it will both improve and expand the amenities for the full activation and utilization of the park; and support all of the parks and staff in the Olney Management Area by providing space for a much-needed new maintenance yard.

CC: Doug Ludwig  
Mike Little  
Jai Cole  
Darryl McSwain  
Jim Poore  
Kristi Williams  
Shuchi Vera  
David Vismara  
Megan Chung



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

**MCPB No. 21-091**

**Acquisition of the Kimble Property to Expand Olney Manor 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 July 29, 2021, that it approve the acquisition of 17.08 acres of land, more or less, improved, from Kimble Family Investments Limited Partnership (“Seller”) identified as Maryland Department of Assessment and Taxation’s Tax Account Numbers 08-00711213, 08-01679254, and 08-00711224 (the “Property”), to expand Olney Manor Recreational Park; and

WHEREAS, the Property meets parkland acquisition criteria to expand Olney Manor Recreational Park; and

WHEREAS, there are sufficient funds available in the Commission’s FY21 Acquisition: Local CIP to pay the \$2,005,000 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 \$2,005,000, in accordance with a proposed Land Purchase Agreement between the Commission and Seller, is hereby approved by the Montgomery County Planning Board on this 29<sup>th</sup> day of July, 2021 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, July 29, 2021 in Wheaton, Maryland.

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Casey Anderson, Chair  
Montgomery County Planning Board