



MCPB Item # 3
Date: 9 / 15 / 2021

MEMORANDUM

DATE: September 9, 2021

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Director of Parks *MR*
Miti Figueredo, Deputy Director, Administration *MF*
John Nissel, Deputy Director, Operations
Andrew Frank, Division Chief, Park Development Division (PDD) *AF*

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

SUBJECT: Land Acquisition Recommendation: Black Hill Regional Park
Dice Investors Property
21140 Clarksburg Road
Boys, MD 20841
2.41 acres, more or less, unimproved

STAFF RECOMMENDATION

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

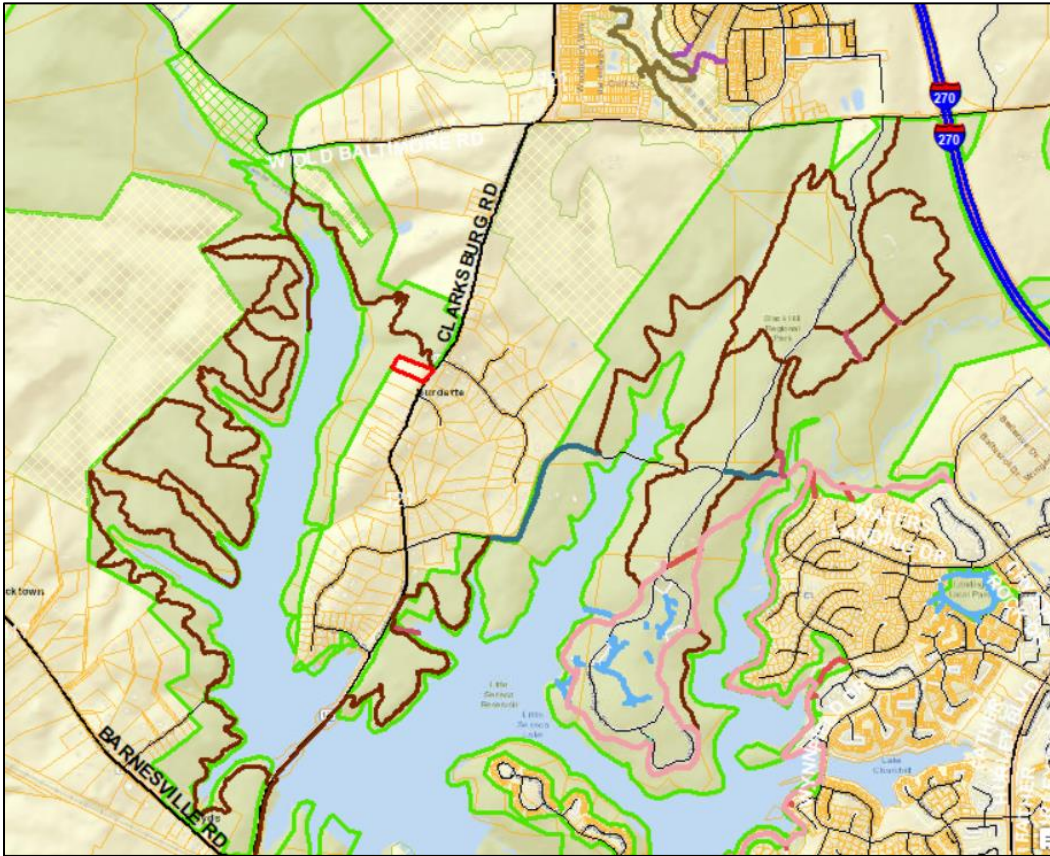
Approve Resolution No. 21-099 for acquisition of the Dice Investors property as an addition to Black Hill Regional Park for a negotiated purchase price of \$325,000 to be funded with grant money from Maryland's Program Open Space (POS).

The Dice property is outlined in red in Figure 2 and a draft of Resolution No. 21-099 is attached to this memo.

SUMMARY

The Dice Property is adjacent to Black Hill Regional Park and the Cool Springs Run Trailhead on Clarksburg Road. Acquisition of this property will provide the space and safe access to Clarksburg Road (MD 121) needed for a trailhead parking area – a priority request from both the Northern Region and the Trails Section to improve public access and safety. The addition of the Property to Black Hill RP will also expand the buffer provided by the park for the Little Seneca Reservoir.

Figure 1: Vicinity Map, Black Hill RP and trails with the Dice Property in red

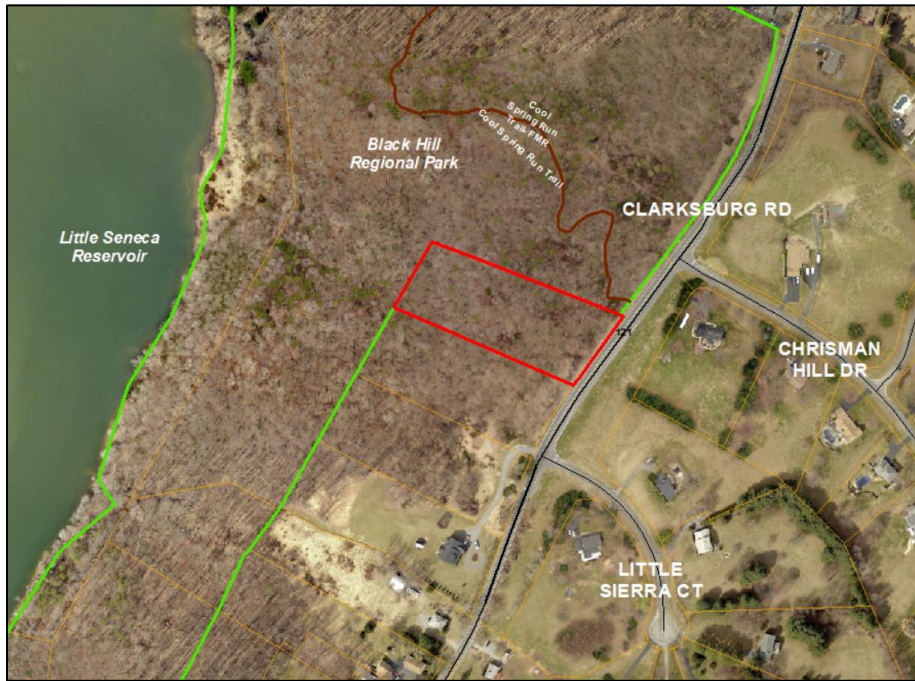


PROPERTY DESCRIPTION

The Dice Property is an empty building lot consisting of a single parcel of land containing a total of 2.41 acres, more or less, unimproved. The Property, zoned Residential RE-2, is located on the west side of Clarksburg Road (MD 121), adjacent to existing parkland in Black Hill RP on two sides, north of the bridge of Little Seneca Reservoir and south of West Old Baltimore Road (see Figure 1). The property address is 21140 Clarksburg Road and it is legally described as Parcel N376, Tax Map EV11, and Tax-ID 02-03662335.

The Property is rectangular shaped and is primarily wooded. The site is very gradually sloping from the street to the rear or from east to west. The owner is a willing seller and the property is being acquired through negotiation in fee simple.

Figure 2: Dice Property with adjacent parkland and trailhead on Clarksburg Rd



POLICY RATIONALE AND PARK BENEFIT

The Dice Property is adjacent to the popular Cool Springs Run Trailhead on Clarksburg Rd which connects to additional trails along the Ten Mile Creek / Western arm of Little Seneca Reservoir (see Figures 1 & 2). There is currently no official parking available at this trailhead (see Figure 3) and trail users who do park along Clarksburg Rd face and cause safety issues for themselves and drivers. Both the Northern Management Region and Trails Section consider providing safe parking at this trailhead an urgent priority. The Dice property will provide the necessary space and safe access to Clarksburg Rd required for a new trailhead parking area.

Site visits to the property have been performed and Trail Section staff have determined that the Property is suitable for natural surface trail and parking area construction. MD SHA staff have also visited the site and confirmed both that the Dice Property will qualify for safe access to Clarksburg Rd (MD 121) and that the existing adjacent parkland does not qualify for access due to site line related safety concerns, solidifying the need to acquire the Dice Property.

Figure 3: Google Streetview looking south along Clarksburg Rd with Cool Spring Run Trailhead at right and Dice Property in mid-ground



START UP COSTS & OPERATING BUDGET IMPACT (OBI)

After the property is turned over to the Parks Department, improvements to create a new trailhead and other amenities associated with future natural surface trails will be prioritized and implemented by the Trail Planning Section within the Park Planning & Stewardship Division. The costs of those projects are estimated at \$40,000. There are no other anticipated start-up costs for this property.

After management responsibility is turned over to the Parks Department, Operating Budget Impact (OBI) is expected to be approximately \$5,000 per year. Tasks to keep the property maintained include non-native invasive plant control and trail and other general maintenance duties after installation of natural surface trails.

Conclusion

Acquisition of the Dice Property will provide increased and safer access to Black Hill Regional Park via the natural surface trail system in a much-needed location, as well as an increased buffer for Little Seneca Reservoir.

CC: Doug Ludwig
Mike Little
Darren Flusche
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. 21-099

Acquisition of the Dice Property to Expand Black Hill Regional 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 September 9, 2021, that it approve the acquisition of 2.4 acres of land, more or less, improved, from Dice Investors Inc., a Maryland Corporation ("Seller") identified as Maryland Department of Assessment and Taxation's Tax Account Number 02-03662335 (the "Property"), to expand Black Hill Regional Park; and

WHEREAS, the Property meets parkland acquisition criteria to expand Black Hill Regional Park; and

WHEREAS, there are sufficient funds available in the Commission's FY21 Acquisition: Local CIP to pay the \$325,000 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 \$325,000, in accordance with a proposed Land Purchase Agreement between the Commission and Seller, is hereby approved by the Montgomery County Planning Board on this 15th day of September, 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 Wednesday, September 15, 2021 in Wheaton, Maryland.

Casey Anderson, Chair
Montgomery County Planning Board

Signature: *Henry Coppola*

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MCPB_Black Hill RP_Dice_Open Session_FINAL_Res

Final Audit Report

2021-09-10


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By:	Emily Mitchell (Emily.Mitchell@montgomeryparks.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7xLAc3N_cICZT-RMRRVMDx7sD9diB_xC

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 Agreement completed.

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