

CIP Worksession

MEMORANDUM

March 4, 2010

TO: Planning, Housing, and Economic Development (PHED) Committee

FROM: Marlene L. Michaelson, Senior Legislative Analyst *NLM*
Jean Arthur, Legislative Analyst *JAM*

SUBJECT: M-NCPPC FY11 – FY16 Capital Improvements Program

This the second Planning, Housing, and Economic Development (PHED) Committee meeting on the FY11-FY16 Maryland-National Capital Park and Planning Commission (M-NCPPC) Capital Improvements Program (CIP). This memorandum addresses follow-up issues and the one issue not addressed in the Staff memo for the first PHED Committee meeting: Warner Circle Special Park.

FOLLOW-UP ISSUES

The Committee asked for follow-up information on four projects addressed below. The Department of Parks response to the Committee questions is attached at © 1 to 6.

Pollution Prevention and Repairs to Ponds & Lakes - No. 078701 (p. 41-36/37)

	Total Project Costs	Total 6 years	FY11	FY12	FY13	FY14	FY15	FY16
Current Approved	3,429	2,000	500	500	500	500	0	0
M-NCPPC	4,912	3,750	625	625	625	625	625	625
Executive	4,912	3,750	625	625	625	625	625	625

At the previous meeting, Council staff pointed out that the Executive chose to retain the Current Revenue funding in a year in which every effort is being made to reduce current revenue expenditures. In addition, M-NCPPC believes very strongly that they need \$200,000 in current revenue for the Restoration of Historic Structures project in place of the recommended G.O. Bond funding, and Staff suggested the possibility of offsetting changes in funding sources for these two projects (moving

\$200,000 from bonds to current revenue in the Restoration of Historic Structures project and \$200,000 from current revenue to bonds in the Pollution Prevention Project with no change in the total funding for either project). **The Committee asked Executive staff to clarify the rationale for this recommendation and to advise on whether this project could be funded through G.O. Bonds.**

Executive Staff have determined that this project is eligible for G.O. Bonds funding. The PDF indicates that, in FY11 and FY12, funding will be used to construct vehicle wash unit sewer connections at Black Hill and S. Germantown maintenance facilities and construct new vehicle wash facilities at Meadowbrook and Little Bennett. Funding also is used for non-stormwater management ponds and lakes, generally for structural modifications and rehabilitation to maintain structural integrity of the facilities. This effort often requires engineering assessments and design work, but routine maintenance and inspections are funded through the operating budget. The projects are generally permanent installations, so the expected life would be over twenty years.

In light of the conclusion, staff continue to recommend a change in funding source for this project and the Restoration of Historic Structures project.

Wheaton Tennis Bubble Renovation - No. 078708 (p. 41-62/63)

	Total Project Costs	Total 6 years	FY11	FY12	FY13	FY14	FY15	FY16
Current Approved	3,932	1,819	133	1,128	558			
M-NCPPC	4,028	2,009	233	1,188	588	0	0	0
Executive	2,573	574	63	342	169	0	0	0

Description: This phase of the project will fund replacement of an ancillary building. Plans include a second floor mezzanine to provide an alternative view to the tennis courts. The facility will house a large waiting/sitting space with a view of the tennis courts. The Executive recommended funding design and a small portion of construction costs.

The Committee recommended this project not be funded at this time and that the \$574,000 in G.O. Bonds funding assigned to it be re-directed to other projects. The Committee asked M-NCPPC staff to suggest projects for which this funding would be appropriate.

M-NCPPC Response: The Department of Parks suggests using the funds from the Wheaton Tennis Bubble Ancillary project to expedite the start of the Rock Creek Maintenance Facility renovation, its top priority among its CIP projects. As outlined on © 1 to 2, Park and Planning staff had previously agreed to push back the project to begin design in FY14 and construction in FY15. The chart below illustrates the M-NCPPC's new funding proposal in contrast with previous proposals.

ROCK CREEK MAINTENANCE FACILITY - No. 118702 (p. 41-42/43)

	Total Project Costs	Total 6 years	FY11	FY12	FY13	FY14	FY15	FY16
Current Approved	0	0	0	0	0	0		
M-NCPPC Original	8,958	8,958	445	1,860	5,817	836	0	0
Executive	0	0	0	0	0	0	0	0
Revised M-NCPPC and PHED Majority Recommendation	8,958	5,305	0	0	0	445	1,860	3,000
M-NCPPC – new proposal based on Transfer of funding from Wheaton Tennis Bubble	8,958	5,305	63	342	1500	1,700	3,900	1,453

M-NCPPC continues to reiterate that this project is the agency’s top priority among projects not recommended for funding by the Executive. Staff recommends that the Committee continue to support this project, recognizing that adjustments in the schedule may be necessary as the Council attempts to reconcile the CIP.

**Ovid Hazen Wells Recreational Park – No. 838873
(PDF not in CIP)**

The Ovid Hazen Wells Recreational Park project is not scheduled for funding within the six-year period covered by this CIP. However, there is a long standing commitment to move the carousel from Wheaton Regional Park to Ovid Hazen Wells. The Committee requested information from M-NCPPC on the cost of moving the carousel.

Department of Parks’ staff reports that in its current state, Ovid Hazen Wells Recreational Park does not have the infrastructure to support a carousel. The Department of Parks will first need to add recreational facilities that will attract people to the park who are likely to use a carousel, such as family picnic areas and an adventure playground, accessible amenities such as restrooms, an access road to the site, and a ticket booth. Parks staff believes it is important that the carousel is moved only as part of the development of the section of the park where it will be located. A facility plan for that development is scheduled in the FY11-16 CIP. Until the facility plan is complete, they are unable to provide a cost estimate for moving the carousel. For more information on this subject, see © 3 to 4.

Energy Conservation Projects (p. 41-12/13)

Council Staff noted that the CIP estimate of potential savings from Energy Conservation investments appeared to be very low. Parks staff has provided additional information on energy conservation investments. The Energy Conservation Local and Non-Local PDFs incorrectly show a savings of \$2,000 for an annual investment of \$40,000. The payback period for investments in energy conservation for 2011 is 2.8 years. Using the projected 2011 payback period, an investment of \$40,000 in energy conservation retrofits should result in \$14,000 in savings. M-NCPPC will submit revised PDFs to reflect the correct projected savings.

Warner Circle Special Park - No. 118703 (p. 41-60/61)

	Total Project Costs	Total 6 years	FY11	FY12	FY13	FY14	FY15	FY16
Current Approved	0	0	0	0	0			
M-NCPPC	5,000	5,000	1,250	2,500	1,250	0	0	0
Executive	1,350	1,350	250	1,100	0	0	0	0
Staff Recommendation			200	150	150			

Warner Circle Special Park is in the heart of the Kensington Historic District and was the home of Brainard Warner, the founder of the Town of Kensington, Maryland. M-NCPPC acquired this 4.5 acre park in 2005-2006 through the Legacy Open Space program.

Park and Planning purchased the property with the following goals:

- preservation of two historic buildings of countywide significance;
- preservation of historic landscape space that has served as an unofficial public park for decades; and
- provision of another public benefit through adaptive reuse of the large historic buildings.

The site includes an 1890's Queen Ann house and carriage house, two historic additions built in 1913-1914 and a non-historic addition done in the 1960s. The site was used as a nursing home until 2005 and has been vacant since. Park staff maintains the grounds and buildings.

In April 2006 it held a community workshop to identify potential uses for the building and planning and design principles. M-NCPPC finalized the sale of the entire property in August 2007 and in February of 2008 published a Request for Proposal for a private partner to rehabilitate and renovate the building. At the direction of the Planning Board, M-NCPPC widely publicized its search for a partner who would propose a use compatible with retaining the open space for public use, respecting the historic significance and residential setting of the building.

The RFP generated significant interest from for-profit, non-profit and public agencies, but none of those resulted in any viable applicants that met the financial or appropriate use criteria. Since the attempt to solicit a partner was not successful, M-NCPPC hired an architectural/engineering team to develop a feasibility study and concept plan for the property. The concept plan has three goals:

1. preserve the landscaped open space as a park;
2. historical and architectural interpretation of the site; and
3. restore and rehabilitate the historic structure for adaptive reuse as offices and archaeology and aquatics laboratories.

The Department of Parks has determined that the most appropriate reuse under the current concept plan is to move the headquarters of the Department of Parks' Planning and Stewardship (PPS) Division to this location. The building would provide office space for 30-35 staff, including aquatics and archaeology laboratories and meeting rooms.

The Department of Parks states its rationale for placing the PPS division into the Warner House as:

- PPS is currently housed in leased office space in downtown Silver Spring costing over \$166,000 per year. In the long term, it is more efficient with scarce tax dollars to house staff in park-owned facilities instead of leased space. The current lease will expire in December 2010.
- The Warner property is the most appropriate Park-owned site for locating the Division, based on size of the existing buildings and proximity to MRO, Parkside, and Rockville.
- Locating Cultural Resources Stewardship, including Archaeology staff, in historic structures within a designated historic district creates significant synergy with the desired historical interpretation on this site.
- Cultural Resources Stewardship staff has responsibility, working with other Parks Divisions, for maintaining all historic resources within the park system, including the Warner property.

Additionally, relocating staff to this building will result in operating budget savings. For example, the current annual lease for PPS staff in leased space is \$166,000 and the Warner Circle building must be maintained even while it sits empty. See © 12 to 13 for details on the operating budget cost savings.

M-NCPPC has been awarded \$250,000 in State bonds. The existing bond bill has a deadline by which the money must be spent: \$100,000 by spring 2011 and \$150,000 by spring 2013. They are also requesting an additional one million dollars in state bond bill funding.

Testimony: Council received oral testimony and correspondence in support of funding for this project.

Staff Recommendation: Staff strongly supports the acquisition and reuse of this property, but believes that there are questions about the timing of this project and potential reuse that need to be addressed before the Council should commit to funding construction.

While part of the proposed justification for moving part of the Department of Parks to the restored building is to reduce lease costs, the proposal to move the Department of Parks and Planning Department together in a renovated headquarters building would achieve that objective. If the Department of Parks and Planning Departments are co-located, it is not clear what the advantages and disadvantages would be of having part of the Department of Parks in a separate location. Even if it is determined that the archeology and aquatic programs need separate facilities (and they are currently in less than ideal facilities (see © 14 to 15)), it is not clear to Staff whether these facilities are more problematic than other aging or inadequate buildings that house other County programs. The Council needs to have a clearer understanding of the costs and benefits of keeping these park programs at the current locations versus Warner Circle, as well as the costs and benefits of allowing other County programs or non-profit organizations to use the facilities.

The Council has not considered the merits of any other option for this building. Although the Department of Parks made a significant effort to reach out to potential occupants, their goal was to have possible partners bear the capital costs of rehabilitating the property with the prospect of a minimal cost lease. However, smaller non-profit organizations are unlikely to have the funds for a significant capital project. Staff believes that it is worth exploring what interest would exist if the Commission reverses the funding strategy and has the County pay for the costs of renovation and rehabilitation, but charges the occupants an ongoing rental fee that would, at a minimum, cover operating and maintenance costs. Staff believes the use of the renovated building should be determined before design continues.

Staff also believes that there needs to be further analysis of the recommendation to build a new building to provide meeting space for the Department of Parks and the public. The Department's needs for public meeting space will depend on what portion of the Department is located at Warner Circle and the availability of new meeting space when there is a new headquarters. Staff understands that this space is, in part, recommended in response to a desire expressed by the community. While most communities would like additional public meeting space, there should be a consistent Department of Parks and County policy on this issue. In particular, the Department should address the rationale for building new public meeting space in the Warner Circle Special Park at the same time the Department is closing park activity buildings that serve a similar purpose.

The combination of these outstanding questions and the County fiscal situation leads Staff to believe that the Council should not fund construction at this time. However, M-NCPPC should take every measure necessary to prevent deterioration of the buildings, further explore options for reuse, and address any questions raised by the Council. Staff recommends that the Council match the \$250,000 in state funds and use those funds for ongoing stabilization and design, and that construction be reconsidered as part of the FY13-18 CIP funding. (Staff believes that it is highly unlikely that the Commission will be awarded an additional million dollars in state bond money in FY11, but this may be possible in FY13). Based on the time limits for the availability of this state bond money, Staff recommends approving a match of \$100,000 in FY11 and \$75,000 in both FY12 and FY13, which will provide a total of \$500,000 over the next 3 years for stabilization and design.

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

DATE: March 1, 2010

TO: Marlene Michaelson, Senior Legislative Analyst

VIA: Mike Riley, Deputy Director of Parks *M*
 Mitra Pedoeem, Chief, Park Development Division (PDD) *M.P.*

FROM: Shuchi Vera, CIP Manager, PDD *S.V.*

RE: Information on CIP Projects for March 8 PHED Committee Meeting

The purpose of this memo is to provide supplementary information on the Department of Parks ("Parks") FY11-16 CIP submission.

Transfer of Funds from Wheaton Tennis Ancillary Building to Rock Creek Maintenance Facility

At its February 22 meeting on the Parks FY11-16 CIP, the PHED Committee voted to take away funding in the amount of \$574,000 for the Wheaton tennis ancillary building. The Committee requested that these funds be used for another project. In response to the Committee's request, Parks recommends using the funds from the Wheaton Tennis Ancillary Building to expedite renovation of Rock Creek Maintenance Facility, Parks top priority among its requests for new CIP projects. Essentially, staff is not requesting to add funds to this project, but rather is requesting that the Rock Creek Maintenance Facility project be pushed up to begin in FY11.

Parks originally requested design funding in FY11-12 and construction funding in FY12-14; however, the County Executive did not support any funding for this project due to other priorities. In response to Council staff's questions as to whether it would be possible to defer this project as a way to minimize near term financial impact, Parks staff pushed back the project to begin design in FY14 and construction in FY15. PHED Committee supported this expenditure schedule at its February 22 meeting. However, Parks recommends using funds from the Wheaton tennis ancillary building to expedite the expenditure schedule for Rock Creek Maintenance Facility project as reflected in the following table:

	Total Project Costs	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16
Current Approved	0	0	0	0	0	0	0	0
M-NCPPC (Original)	8,958	8,958	445	1,860	5,817	836	0	0

	Total Project Costs	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16
Executive	0	0	0	0	0	0	0	0
PHED's Recommendation	8,958	5,305	0	0	0	445	1,860	3,000
M-NCPPC Proposal Based on Transferring Funds from Wheaton Tennis Ancillary Bldg.	8,958	8,958	63*	342*	1,500*	1,700	3,900	1,453

*funding transferred in from the Wheaton tennis ancillary building project; \$169,000 of the \$1,500,000 in FY13 is from the Wheaton tennis ancillary building project.

Supplemental Information on Energy Conservation Projects

Council staff asked that Parks provide more information regarding energy conservation investments. The Energy Conservation Local and Non-Local PDFs incorrectly show an annual savings of \$2,000 for an annual investment of \$40,000. As reported in M-NCPPC's Annual Resource Conservation Plan submitted to the PHED and ICEUM (Interagency Committee on Utilities Management) Committees, the payback period for investments in energy conservation since 1998 has been approximately 2.3 years. For 2011, the projected payback period is a little longer at 2.8 years. Using the projected 2011 payback period, an investment of \$40,000 in energy conservation retrofits, should result in \$14,000 in savings. Parks will submit revised PDFs to account for this correction.

Cost Estimate for Relocation of Carousel to Ovid Hazen Wells Recreational Park

The PHED Committee requested a cost estimate to relocate the carousel from Wheaton Regional Park to Ovid Hazen Wells Recreational Park. This information will be submitted under separate cover before the PHED Committee meeting scheduled for March 8.

Supplemental Information on Warner Circle Special Park

Council requested additional information on the Warner Circle Special project in time to discuss this project at the PHED Committee meeting. This information will be submitted under separate cover by March 1.

Please feel free to contact me for additional information.



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

DATE: March 3, 2010
TO: Marlene Michaelson, Senior Legislative Analyst
VIA: Mike Riley, Deputy Director of Parks *M*
FROM: Mitra Pedoeem, Chief, Park Development Division (PDD), *Mitra*
Shuchi Vera, CIP Manager, PDD *S.V.*
RE: Relocation of Carousel at Wheaton Regional Park to Ovid Hazen Wells Recreational Park

The purpose of this memorandum is to provide information on the relocation of the carousel at Wheaton Regional Park to Ovid Hazen Wells Recreational Park ("Ovid Hazen Wells"). At its February 22 CIP Session, the PHED Committee requested a cost estimate for relocating the carousel to Ovid Hazen Wells.

Background

Today, Ovid Hazen Wells is a recreational park that includes several active recreation facilities along Skylark Road, including softball, baseball, and soccer fields. It also includes a playground, picnic shelters, trails, stormwater management, landscaping, and parking lots. See **Attachment A** for site map.

In 1981, the Commission received a donation of a 250-acre property known as Ovid Hazen Wells, located west of Ridge Road (route 27) and abutting Skylark Road in Clarksburg, Maryland. The Deed of Conveyance states that the property is to be maintained as open space, for parkland, and/or for recreation. In reference to the carousel, the Deed states that "At such time as [Ovid Hazen Wells] is serving sufficient numbers of park users to justify the placement of a carousel on the property, [the Commission] agrees to relocate the Ovid Hazen Wells carousel to [Ovid Hazen Wells] provided that this carousel has not been destroyed by fire, vandalism, act of God or other means."

In 1995, parks staff completed a master plan, which recommends a three-phased implementation approach. Most of Phase I development was completed in 2006 and includes the facilities mentioned above. A new community center is also proposed as part of Phase I, but has not yet been built, and would be funded in the Recreation Department's CIP. Phase II is the development of special recreation amenities, including the carousel, family picnic areas, adventure playground, miniature golf course, trails, open play area, fishing pond, and renovation of the Hallie Wells House. Phase III development includes a natural recreation area, including native plant area, and renovation of the Oliver Watkins Area. See **Attachment B** for concept development plan per the master plan.

As it stands today, the park does not provide any access from the developed area (phase I), which includes mostly active recreation such as ballfields, to the undeveloped area (phase II), which is the proposed site of the carousel. Also, park visitors who frequent the ballfields are not likely to be the same types of visitors who would enjoy a carousel. Therefore, it is important that the development of phase II, which includes special recreation facilities such as an adventure playground, miniature golf course, family picnic areas, occur in

conjunction with the relocation of the carousel. These are all complementing facilities that would attract similar types of users.

Recommended Plan of Action for the Relocation of the Carousel

Master plans provide a vision of how an area should be developed, but not details on how the vision is executed. Ovid Hazen Wells master plan includes the development of an arboretum (phase III) and the relocation of the carousel. These are costly visions that need to be validated during the facility planning process.

The following steps need to be taken before the vision of relocating the carousel can become a reality:

- (1) The Ovid Hazen Wells master plan that was approved in 1995 needs to be updated and a program of requirements needs to be created for the special recreation area.
- (2) A facility plan needs to be completed for the development of phase II, which would include a plan to relocate the carousel. The facility plan would include the following:
 - o Accessible amenities in the vicinity of the carousel's proposed location at Ovid Hazen.*
 - o Infrastructure to support the carousel, such as an access road to the site, utilities, bathrooms, ticket booth.
- (3) Funding for design and construction for phase II needs to be approved by County Council.

The Planning Board is currently in the process of reconstituting the Montgomery Parks Foundation. Clearly, there will be an expectation that a replacement carousel will be provided in Wheaton at the time the existing carousel is moved. Fundraising for a replacement carousel will be an ideal project for the new Parks Foundation.

Also, as noted above, the Recreation Department has plans to build a new community center in the area. Currently, the Department is working on a site selection study for a community recreation center or indoor pool to serve the Clarksburg/Damascus area as detailed in the Clarksburg Master Plan, and is considering Ovid Hazen Wells as a possible site. The Recreation Department has requested funding for both site selection and facility planning for the community recreation center in its proposed FY11-16 CIP. This center will provide additional recreational opportunities at Ovid Hazen Wells, and will be seen as a complementing amenity to the carousel.

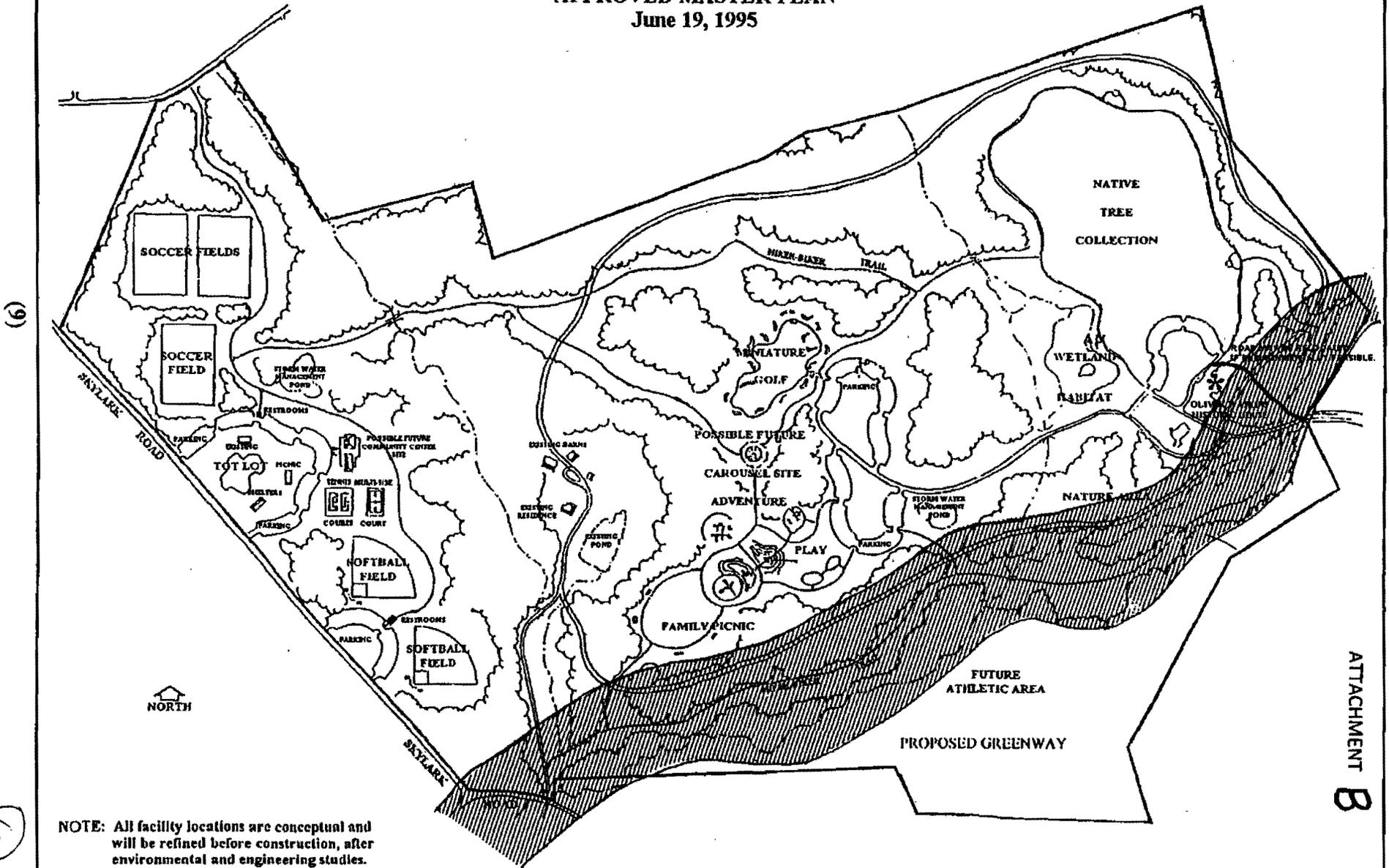
The facility plan for phase II is scheduled in the FY11-16 CIP. Parks Staff proposes to wait until after a facility plan is complete, at which time a detailed cost estimate for both phases will be known, including the full cost of relocating the carousel. Parks Staff further proposes to include in the Facility Planning: Non-Local Parks PDF of the Parks FY11-16 CIP, a note that the facility plan for the development of phase II of Ovid Hazen Wells is scheduled in the six-year CIP. This PDF modification will secure commitment to developing phase II, including relocating the carousel to the park. Once the facility plan is complete, staff will return to the Council to request design and construction funding.

* At its current location at Wheaton Regional Park, the carousel and the adjacent miniature train bring in more than \$280,000 in annual revenue that would be significantly reduced if the carousel were to be relocated to Ovid Hazen Wells in isolation of the further development at the park.



OID HAZEN WELLS RECREATIONAL PARK

APPROVED MASTER PLAN
June 19, 1995



NOTE: All facility locations are conceptual and will be refined before construction, after environmental and engineering studies.

ATTACHMENT B



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

DATE: 3/3/2010
 TO: Marlene Michaelson, Senior Legislative Analyst
 VIA: Mary Bradford, Director of Parks
 Mike Riley, Deputy Director of Parks *MR*
 John E. Hench, Ph.D., Chief, Park Planning & Stewardship Division *J. Hench*
 FROM: Brenda Sandberg, Legacy Open Space Manager *BES*
 Joey Lampl, Cultural Resources Manager *Joey Lampl*
 Julie Mueller, Cultural Resources Project Manager
 RE: Additional information on Warner Circle Special Park CIP request

The purpose of this memorandum is to provide supplementary information on the Warner Circle Special Park FY11-16 CIP submission and Parks' reaction to the County Executive's recommendation for this CIP project. In summary, the Department of Parks is seeking final design and construction funding within the FY11-FY16 CIP to meet the following goals:

- #1 Create a landscaped open space park that serves as a Town Green for Kensington and supports county-wide cultural and other public events**
- #2 Provide historical and archaeological interpretation of this important historical site to the County's citizens**
- #3 Restore and rehabilitate the historic structures (house and carriage house) through adaptive reuse as park offices and related archaeology & aquatics laboratories**

It is essential to activate vacant historic buildings on Parks' historic inventory with appropriate uses to prevent deterioration, thus the Department of Parks recommends moving forward with all due speed with funding this critical park rehabilitation project.

I. BACKGROUND

Warner Circle Special Park (WCSP), located in the heart of the Kensington Historic District, was the home of Brainard Warner, the founder of the Town of Kensington, Maryland, and a significant figure in the development of Montgomery County. This 4.5-acre property was acquired by M-NCPPC in 2005-2006 through the Legacy Open Space program to meet three public needs:

- Preservation of two historic buildings of countywide significance
- Preservation of historic landscaped open space that has served as *de facto* public parkland for decades
- Provision of another public benefit through adaptive reuse of the large historic buildings of countywide significance

This site was identified in the 2001 *Legacy Open Space Functional Master Plan* as a Heritage Resource site that was essential to preserve from development as the heart of a National Register Historic District.

The site includes an 1890's Queen Anne house and carriage house, two historic additions built in 1913-1914 (a wing to the west and a rear ell), and a 1960's non-contributing nursing home addition consisting of a long, two-level wing to the south and a shorter, one-story kitchen addition to the east (see Attachment A for photos and phases of development site plan).

The site was occupied as a nursing home until 2005 and has been vacant since that time. Park staff monitors the property regularly and significant effort has been expended to maintain the grounds & historic buildings. Maintenance and improvement projects to date include regular landscape & tree maintenance, removal of dead/hazardous trees, structural repairs as necessary, and an exterior paint job in colors determined by historic paint analysis, among many projects.

II. PARK PLANNING, PHASE I: PUBLIC OUTREACH AND PARTNERSHIP SEARCH

The first phase of planning for the reuse of this historic site was guided by a Strategic Plan completed for cultural park sites in early 2006, titled *From Artifact to Attraction: A Strategic Plan for Cultural Resources in Parks*. The WCSP was identified as one of the top twenty cultural resources within the park system that should be revitalized and reused through either public interpretation or public/private partnership. The adopted goal for the Warner site was to "develop viable adaptive reuse options that maintain the character of this Late Victorian home. Attract a public/private partner to implement them." Specific objectives for the site were to develop an adaptive reuse plan and implement a public/private partnership agreement on an aggressive implementation schedule.

Public outreach to the Town of Kensington and surrounding communities has been extensive since the acquisition of this property, including a public charrette in 2006 and ongoing coordination with the Town of Kensington's Warner Circle Committee, Mayor, and Council; the Kensington Historical Society; and many organizations interested in adaptive reuse of the structures. See Attachment B for a detailed timeline of the park planning process and public outreach efforts.

A public charrette was attended by over 60 residents on April 8, 2006, to gather community input on planning and design principles as well as on potential reuse options. A professional architecture firm facilitated the all day workshop and compiled the planning and design principles and a summary of the potential reuse options. Reuse options the community deemed potentially appropriate were highly varied, including arts and cultural uses, affordable housing for artists or teachers, a bed & breakfast, a restaurant and culinary school, a public agency, foundation or institutional use, senior or disabled housing, and mixed uses focusing on arts/cultural uses. All of these uses were deemed to be potentially in keeping with the proposed planning and design principles.

The planning and design principles from the workshop were further analyzed by Park staff and presented to the Planning Board in a noticed Public Hearing on May 11, 2006. The planning and design principles were grouped into four major principles:

- Preserve the existing historic structures on the property
- Preserve and enhance the green space
- Explore re-use options for the historic buildings that are economically viable, include a community use component, and are mindful of the neighborhood setting
- Assure any new uses or construction on the site respect the historic setting and integrity of the Warner house and carriage house.

The Planning Board heard testimony and reviewed these principles and directed staff to move forward with the park planning process according to these principles. **The Planning Board directed staff to cast a wide net and look broadly and creatively for an appropriate adaptive reuse for the buildings on the site.**

Following that direction from the Planning Board, initial efforts to find a use for the historic buildings in this park focused on finding a private for-profit, non-profit or other government agency partner to assist in the rehabilitation of the property. A partner was sought who would propose a use compatible with the retention of the open space as a cultural and landscaped park, the historic significance of the buildings, and the residential setting of the park as expressed in the planning and design principles. The ideal partner would also be able to fund the capital costs of rehabilitation in return for a low- or no-cost lease on the buildings, removing the necessity of providing public capital funding for rehabilitation. After significant coordination with the community, an RFP was published in February 2008 to seek a private partner for an appropriate reuse of the buildings (see Attachment C for descriptive sections of the RFP).

Outreach to publicize the search for a private partner was extensive both before and after the publication of the RFP, including advertisements in national, regional, and local newspapers, business newspapers, and government RFP listing services. In addition, several articles publicizing Warner Circle Special Park and the search for a use for the buildings were published in the *Gazettes* and *The Washington Post*, giving significant exposure to the project. The Town of Kensington also tasked their contract public relations firm, Maier Warner PR, with marketing the Warner Circle property to as broad an audience as possible through their PR expertise. The Parks Department and Town of Kensington web sites were also utilized to increase exposure to the park planning process and the RFP itself.

As a result of this extensive publicity effort, many private for-profit and non-profit entities and public agencies had contact with Park staff during 2005-2008 regarding potential occupancy and use of the buildings on this site. Interest ranged from public agencies such as Montgomery County Public Schools and the County Commission on Arts and Humanities to non-profits such as Habitat for Humanity to for-profit businesses such as bed & breakfast operators and magazine publishers. Contact types varied from individual communications and site tours to the several official RFP open houses for large groups of interested parties. See Attachment D for a partial list (based on file reviews) of organizations and individuals that considered use of the buildings through these outreach efforts.

The RFP application window closed in July 2008. Despite extensive outreach efforts and significant verbal interest in the buildings from both for-profit, non-profit, and government entities at the open houses, the lengthy search process did not result in any viable applicants that met the financial or appropriate use criteria of the RFP. Staff concluded, with the Planning Board's concurrence, that the original goal and objectives for this property as stated in the *Strategic Plan for Cultural Resources in Parks* could not be obtained.

III. PARK PLANNING, PHASE II: CONCEPT PLAN

A. CONCEPT PLAN DEVELOPMENT

Since the attempt to find private capital for this rehabilitation project through the RFP process did not succeed, starting in 2009 staff pursued, in close coordination with the Town of Kensington, a publicly-

funded reuse of the buildings compatible with the maintenance of this important open space and the provision of historic interpretation on the site. An architectural/engineering team (BELL Architects and Robert Silman Associates) developed a feasibility study and Concept Plan for the park and adaptive reuse of the buildings. Several years of close coordination with the Kensington community has resulted in the identification of several community needs and desires for this park that are incorporated in the Concept Plan. In addition to significant community outreach, the consultants and Parks staff have coordinated with Historic Preservation staff and Community Planning staff in the Planning Department on this effort.

The Concept Plan focuses on three key goals – landscape preservation, historical interpretation, and historic structure rehabilitation – each addressed below in more detail.

Goal #1: Create a landscaped open space park that serves as a Town Green for Kensington and supports county-wide public events

The four acres of landscaped grounds surrounding the Warner house and carriage house have long served as a Town Green for the residents of the Town of Kensington and served many uses for the broader Montgomery County community. During the site's tenure as a nursing home facility, many seasonal and holiday events were programmed on the site for the community. In addition, several local organizations held art shows, small festivals, and outdoor concerts on the grounds. The desire is strong to maintain the park in such a form that it can continue to support such local and county-wide events.

Goal #2: Provide historical and archaeological interpretation of this important historical site to the County's citizens

Historical interpretation will focus on the role of the occupants of the Brainard Warner House in first establishing and then promoting Kensington as a Late Victorian model suburb and on the history of Kensington itself. Interpretation will be coordinated with the Kensington Historical Society, using photographs from its collection and will be supplemented by additional research undertaken by Parks historians. Archaeological artifacts found on the site during construction also will be displayed in the house. County residents will have the opportunity to participate in the archaeological excavations.

Interpretation will not be limited, however, to this site alone. The main house will feature a library with information on all of the Department of Parks' publicly interpreted sites countywide that will be open to the public. Rotating exhibits on other County historic sites are envisioned in public spaces of the historic buildings. The archaeological laboratory also will be open to the public on a regular basis to promote an understanding of the countywide archaeology program and for volunteer archaeology opportunities, including excavations.

Goal #3: Restore and rehabilitate the historic structures through adaptive reuse as park offices and related archaeology and aquatics laboratories

The Department of Parks evaluated several possible uses for the structures that were aligned with the mission of the Parks Department (see Attachment E) and compatible with the characteristics of this historic park site. The most appropriate use for the site was determined to be the headquarters for the Department of Parks' Park Planning & Stewardship (PPS) Division. The Concept Plan addresses office space needs for approximately 30-35 staff including OSHA-compliant aquatics and archaeology

laboratories and appropriately sized meeting rooms within the historic setting of the large landscaped park property.

The overall rationale for placing the PPS Division into the Warner House and Carriage House is multifold:

- PPS is currently housed in leased office space in downtown Silver Spring costing over \$166,000 per year. In the long term, it is more efficient with scarce tax dollars to house staff in park-owned facilities instead of leased space. The current lease will expire in December, 2010.
- The Warner property is the most appropriate Park-owned site for locating the Division based on size of the existing buildings and proximity to MRO, Parkside, and Rockville.
- Locating Cultural Resources Stewardship including Archaeology staff in historic structures within a designated historic district creates significant synergy with the desired historical interpretation on this site.
- Cultural Resources Stewardship staff has responsibility, working with other Park Divisions, for maintaining all historic resources within the park system including the Warner property.

Five units of Park Planning & Stewardship are proposed to be consolidated onto the site with approximately 30-35 staff (number of current positions in each unit in parentheses below):

- Division Chief and Administration (4)
- Cultural Resources Stewardship (including Archaeology relocating from multiple remote locations) (8)
- Resource Analysis (including Aquatic Resource Management) (6)
- Park and Trail Planning (7)
- Legacy Open Space (2)

The remaining two units in the PPS Division, Natural Resources Stewardship and Natural Surface Trails Implementation, are adequately housed at other park-owned locations and will not be moving to this site.

B. CONCEPT PLAN RECOMMENDATIONS

The Concept Plan has resulted in the following key recommendations for this park as planning and design move forward:

1. **Create an overall plan for the Park that emphasizes its function as a Town Green for Kensington and county-wide public events and as an historic interpretive resource for the County.** The overall layout of the Park will incorporate historic and new architectural elements, be based on the historic landscape plan, and support the functions desired for the Town Green. Continuing the long history of this property as a green open space for all residents to enjoy is a critical goal for this park.
2. **Remove the non-contributing, 1960's nursing home addition.** The nursing home wing is not compatible with the historic house. Analysis indicates that reuse of all or part of the nursing home wings, even with cosmetic and functional improvements, does not lend itself to use as office space nor does it respect the historic character of the site. Removal of these non-functional additions will open currently blocked views to and from the historic buildings and create more pedestrian-friendly landscaped areas within the park.
3. **Restore, rehabilitate, and renovate the historic house and carriage house to meet the space requirements for park offices and related laboratories.** Preservation treatment zones have

been identified based on the Secretary of the Interior's Standards for Treatment of Historic Properties. Adaptive reuse of the historic house and carriage house will provide approximately 10,000 square feet of usable office, meeting and storage space.

4. **Build additional space (approximately 7,000 square feet) to meet the requirements for this reuse plan.** The estimated space requirement is for approximately 17,000 square feet, leaving a need to construct approximately 7,000 square feet of new space. The concept for the new space is to build partially underground with one small above-ground addition connected to the house via a hyphen, and one small pavilion containing a single conference room that appears as a separate structure.
5. **Design these new elements to be compatible with the significant architectural character of the buildings, to preserve relationships between the historic buildings, the grounds, and the scale of the surrounding neighborhood, and to read as secondary features, subservient to the house.** All design for the existing and new structures will be done according to the Secretary of Interior's Standards and will require review and approval by the county's Historic Preservation Commission. In addition to creating stylistically compatible buildings, this approach will also retain many interior spaces as open and available for historic interpretation.
6. **Design all elements of the park, buildings and landscape to be as "green" as possible, including energy efficient design, LEED certification, and low maintenance landscapes.**

See Attachment F for a series of sketches that illustrate Bell Architects' Concept Plan that reflects the above recommendations for the Warner Circle Special Park.

C. PUBLIC BENEFITS OF CONCEPT PLAN

In addition to the three primary goals discussed above for the Concept Plan, several additional public benefits will be realized by implementing the Concept Plan, discussed in detail below. This information is also intended to answer several questions raised by Council staff at a recent briefing on the project.

1. Operating Budget Cost Savings

Once the Concept Plan is implemented and PPS Division has relocated to Warner Circle Special Park, operating budget cost savings will be significant enough to offset the debt service on the proposed County Bond funding for the project. Estimated debt service on the requested County bonds (\$3.65M) is about \$179K. The current annual lease payment for PPS in commercial rented space is \$166K, an operating budget expense that will disappear when the Division is relocated and the lease cancelled.

When the relatively high maintenance costs for the empty historic buildings are included (\$42K estimated), the debt service is easily covered through the project's savings in operating expenses. The buildings are currently "mothballed" with no water or gas service, limited electric service, and are monitored electronically by fire and burglar alarms and manually through occasional inspections by a variety of Park staff as required. Annual maintenance costs for the empty historic buildings (not including regular maintenance for landscaped grounds) are outlined in the table below.

Of course there will be operating expenses and utilities for the buildings once rehabilitated and occupied, but those expenses should be significantly less, probably about half of the current amount or around \$20K. These savings are estimated from the potential electricity savings from an energy efficient restoration and from reduced need for maintenance and repairs in a newly restored building. Thus, the combined annual operating budget savings of the current lease (\$166K) and the estimated annual

savings in operating costs for the buildings (\$20K) total enough cost savings to more than cover the necessary debt service for the proposed capital outlay: **\$186,000 estimated annual savings versus \$179,000 estimated annual debt service.**

Maintenance ExpenseType	Annual Average Cost	Purpose
Pepco: Electricity	\$25,000	Large space heaters keep the historic building at approximately 50 degrees to prevent deterioration of the historic interiors. Uninsulated walls and single-pane windows lead to significant electricity bills during the winter months.
Verizon: Phone Lines	\$ 1,400	Active phone lines are necessary for the fire and burglar alarm system
Park Region, Central Maintenance, and Park Police staff time	\$8,000	Hourly billed time to respond to alarm calls, secure windows/doors, check for potential snow, ice, and flooding damage, maintain fire and burglar alarms, and for Park Police and other staff to monitor the empty buildings.
Miscellaneous repairs	\$ 7,500	Contractor-provided repairs as necessary to maintain the integrity of the historic house and the immediately adjacent nursing home wing. Repairs include roof repairs, contractual management fees, installation and repair of alarm systems, electrical upgrades necessary for alarm system, asbestos tile removal necessary for safety of park staff entering building, etc.
Total	\$41,900	Estimated total annual costs for maintaining WCSP historic buildings in safe condition

2. Provides Necessary Government Meeting Space and Opportunities for Public Events

Proposed conference rooms in the restored historic buildings and the additions are necessary to meet the programmed needs of the Park Planning & Stewardship Division but can be configured to serve a broader County need. Given the planning, outreach, and geographic based analysis functions conducted by all sections within the Division, a range of meeting room spaces is necessary from small (6-10 people) to large (up to 50 people). Occasional staff meetings for the entire Division, including staff not located at this site, will require space for at least 45 people. Division staff plays a lead planning role within the agency, resulting in the Division hosting large numbers of internal working group meetings and public outreach meetings, many ranging up to 20-30 attendees. The program of requirements developed by Bell Architects indicates meeting space needs for two small conference rooms (8-10 seats), one medium-large conference room (25-30 seats), and one large meeting room (up to 50 seats).

The Concept Plan proposes providing only one meeting space that can accommodate more than 15 people even though the program of requirements suggests two meeting spaces over that size. This is a function of the relatively small size of the rooms within the historic building and wanting to minimize the size of any new additions. The Concept Plan proposes the following conference rooms to meet PPS needs in the historic buildings and additions:

- Small Conference Room, 1st floor main house, 4-6 people
- Small Conference Room, 2nd Floor main house, 6-8 people
- Medium Conference Room, 1st Floor main house, 10-15 people
- Large Meeting Room, pavilion addition, up to 50 people

The primary use for all of these meeting spaces is for the Park Planning and Stewardship Division and other Park staff. The Concept Plan also proposes to provide additional public utility to this project by allowing public access to some of these meeting rooms at appropriate times. For instance, the small and medium conference rooms on the first floor of the historic house could be scheduled for a meeting by the Town of Kensington, non-profit organizations, or other government agencies during regular business hours through the administrative staff of the PPS division.

The large meeting room that is proposed to be a separate pavilion above the archaeology laboratory has the primary purpose of providing a meeting room large enough to house the larger meetings required by the Parks Department as a whole and by the Park Planning and Stewardship Division, in particular. To accommodate the proposed community and cultural uses of the entire Warner Circle Special Park, the room has been designed to stand-alone so that it could be added to the list of Park facilities that can be reserved for public use for a fee. This meeting room was designed this way so that it could be used evenings and weekends without compromising security for the Division's offices and to provide an indoor space and restrooms to support primarily outdoor public events (art fairs, outdoor concerts, etc.) that could be scheduled in the renovated cultural park. Additional public uses for the large meeting room could be archaeology lectures in the evenings or training sessions for new archaeology and other volunteers to the Park system. The room could also be used by large numbers of archaeology volunteers for addition space when the proposed laboratory space is inadequate. However, this proposed public use is secondary to the primary purpose of supporting the PPS Division and the Department of Parks.

3. Supports Archaeology Program Countywide and its Significant Volunteer Program

The purpose of the Department of Parks' Cultural Resources Archeology Program is to provide educational opportunities to the general public and to conduct archaeology on public land to understand the presence and significance of primarily below-ground resources. This work is targeted to better inform public interpretation at historic sites throughout the County's park system. Artifacts routinely become part of public exhibits, and they are often the most popular exhibits at an historic site. The archaeology studies are integrated into several types of public programming.

Between staff and volunteers, there are more than 66 people who work in the Archaeology Program per year. The volunteer commitment is extraordinary within the context of any public program. Over 11, 400 hours are logged annually by volunteers, leveraging this program significantly beyond what can be afforded by county funding sources. The educational opportunities offered by the program are designed for a variety of ages and is offered throughout the county. It includes programs at special park events, annual summer camps for 10-15 year olds, high school archaeology clubs, training for older teens to assist with summer camps, and adult field schools throughout the year. The archaeology program serves well over 1000 citizens per year.

The archaeology program is exceptionally popular and could serve even more volunteers and program participants if it had an appropriate facility where laboratory analysis and reporting, artifact storage, and visitors could be accommodated. Currently, this type of work takes place in either the 19th century Needwood Mansion (specifically, in its kitchen or its basement) or in "Kengla House," (a Park House rental facility that has become a makeshift lab). Both these buildings are within Rock Creek Regional Park, but are not walk-able to one another. The conditions of the physical space of both buildings is sub-par, being that they are damp; basement-oriented; have structural, electrical, and plumbing problems; and are not designed as a purpose-built archaeological lab. A purpose-built archaeology lab will not only

bring efficiencies to the county's program, but will have a quantifiable impact on the public's ability to learn from the vast archaeological store of the County.

In addition to benefits to the Archaeology program, the co-location of the Archaeology Program with the Cultural Resources Stewardship unit for the first time will increase staff efficiencies in stewarding and interpreting to the public the many historic and archaeological resources within the County Park system.

4. Supports Resource Analysis Unit through an Improved Aquatics Laboratory

The purpose of the Resource Analysis unit within PPS Division is to map, monitor, and analyze a variety of geographic and aquatic resources to support appropriate development within parks and manage the aquatic resources within the Park system. To meet this goal, the unit conducts the following activities within the County park system:

- Identify, minimize, and mitigate development impacts in the parks
- Inventory and monitor macroinvertebrates, fish and aquatic habitat in parks
- Manage aquatic resources in parks
- Support interagency watershed restoration efforts
- Support the retrofit and maintenance of stormwater management facilities in parks
- Conduct resource mapping and Geographic Information System (GIS) analysis for parks

The primary functions of the Aquatic Resource Management section (Aquatics) within Resource Analysis are: 1) the environmental review and analysis of proposed facilities and natural resources in Montgomery County Parks, and 2) inventory and monitoring of aquatic macroinvertebrates, fish and aquatic habitats in streams, ponds and lakes in the park system. This work is done in support of the Montgomery County Countywide Stream Protection Strategy, Watershed Restoration Plans, Area Land Use and Park Master Plans, Park Operation and Use Plans and special projects. This monitoring involves collecting fish and macroinvertebrate specimens in the field that are identified, catalogued and stored in solutions of ethanol and formalin in the Aquatics section laboratory. The laboratory includes specialized stereoscopes and large fireproof storage systems, as well as safety equipment to meet OSHA requirements for ventilation, sprinklers, and washing stations. Certain pieces of field equipment can be hazardous if operated by unqualified personnel, and thus need to be kept in locked storage within the laboratory.

Currently, the Aquatics lab, housed in rented office space in Silver Spring with the rest of PPS, is approximately 340 square feet and is extremely undersized. Because of the lack of space, the Aquatics unit also has two locked storage bays (approximately 500 sq. ft.) at Meadowbrook Maintenance Yard. The location of the laboratory on the 8th floor of an urban office building and the split of Aquatics equipment between two locations leads to significant inefficiencies in staff time when conducting field work. The Concept Plan provides for an appropriately sized and outfitted laboratory in close proximity to additional storage (in the carriage house) and with easy access from work vehicles, thus resulting in significant savings of staff time to the Aquatics work program. This physical layout will allow the Resource Analysis section to do a better quality and more efficient job of managing aquatic resources and supporting appropriate development within the County park system.

IV. CONCEPT PLAN IMPLEMENTATION: NEXT STEPS

A. SCHEMATIC DESIGN & LANDSCAPE MASTER PLAN (aka 35% or FACILITY PLAN)

Bell Architects is under contract to complete the next phase in design, Schematic Design and a Landscape Master Plan. This phase of design will delve deeper in the structural, technical, historic and permit issues of implementing the Concept Plan and will result in plans equivalent to a Facility Plan. This phase will also include producing cost estimates based on 35% design plans. The Schematic Design & Landscape Master Plan should be completed within 3-4 months.

B. ESTIMATED CONSTRUCTION COSTS

The construction cost estimate in the proposed PDF is a placeholder based on the current 15% design completion (Concept Plan). When Schematic Design (35%) drawings are complete, estimated in July 2010, more precise cost estimates will be available. The 15% design cost estimates can be broken down as shown in the following table.

Demolition of non-historic additions, rehabilitation of historic buildings, and construction of minimum addition necessary to house health, life, safety requirements (exit stairs, elevator for ADA compliance and to increase office utility)	\$3.6 million
Construction of underground archaeology lab	\$1.0 million
Construction of large meeting room	\$0.4 million
Total Estimated Construction Cost based on 15% Concept Plan	\$5.0 million

If the construction is phased with the initial rehabilitation and the minimum addition completed and occupied first, the rest of the construction will cost considerably more because of the difficulties of constructing while a site is occupied as well as the loss of economies of scale from having heavy equipment and the entire construction team already on site. The A/E team estimates that the total construction cost would increase by approximately 20%, or \$1 Million, if it is planned for more than one phase, resulting in a total cost estimate of \$6 million.

Note that due to changes in other capital projects, the final architectural design work (from 35% to 100% including construction administration) will now need to be folded into the new stand-alone PDF in addition to the construction costs. Those fees are estimated at \$360,000. Since more accurate final design and construction costs will be available at the completion of the current 35% Schematic Design phase in a few months (estimated May 2010), we are not requesting any change in total funding in the PDF at this time, but will adjust funds assigned to design and construction if necessary when those revised cost estimates become available.

C. PROPOSED FY11-16 CIP FUNDING SCHEDULE AND SOURCES

Since the decision was made in early 2009 to seek public funding for a public use in the buildings on Warner Circle Special Park, Park staff has actively sought creative funding sources to reduce the potential impact on the County budget. The FY11-16 CIP proposal for Warner Circle Special Park as submitted proposes the following funding sources:

State Bond Bills, existing:	\$ 250,000
State Bond Bills, proposed:	\$1,000,000
Federal Grants, proposed:	\$ 100,000
County G.O. Bonds:	\$3,650,000

The Town of Kensington, to support the effort to rehabilitate this important site as a park, has successfully convinced their State representatives to support State Bond Bills for this project. The State Bond Bills require a 1:1 match with other funds and require an easement on the property with Maryland Historic Trust. Park staff has provided matching funds for the existing \$250,000 in bonds through the documentation of funds in the Restoration of Historic Structures PDF that have been and are being used to fund the initial design phases of the project. Note that the \$250,000 in existing bond bills has strict deadlines by which the funds must be spent or the money returns to the State Treasury: **\$100,000 must be spent on Warner Circle Special Park by spring 2011, and \$150,000 must be spent by spring 2013.**

An additional Bond Bill for \$1 Million is currently pending in front of the State legislature. Matching funds will be required for this bond bill if it is approved. Additional non-County sources being considered are Federal grants such as Save America's Treasures and other historic preservation grants.

The Department of Parks considers this CIP request its second highest priority for restoration of funding from the County Executive's proposed cuts (first priority is the Rock Creek Maintenance Yard). At a minimum, we request \$250,000 in G.O. Bonds to be able to complete final design, and up to \$1 Million in G.O. Bonds to indicate willingness to provide matching funds to additional State Bonds that are currently pending in front of the State legislature.

D. SUMMARY RATIONALE TO SUPPORT FINAL DESIGN AND CONSTRUCTION FUNDING AS SOON AS POSSIBLE IN FY11-16 CIP

- It is essential to activate vacant buildings on Parks' historic inventory with appropriate uses. Delay of the final design and construction funds for the Warner Circle project will jeopardize the long-term preservation of this important historic site with county-wide significance.
- The longer the historic buildings remain vacant, the greater the rehabilitation costs will be down the road.
- Deferred construction funding will also delay the establishment of a park with local and county-wide benefits for Montgomery County residents, including a large, landscaped open space, public meeting spaces, historic interpretive spaces, and office and laboratory spaces to support the entire Parks stewardship program. The community has worked very hard for many years to support adaptive reuse of this focal point of the Town of Kensington.
- Relocating Park staff quickly to a park-owned facility from commercial leased space provides operating budget reductions that can support most of the debt service for the project.

- Consolidating Park Planning & Stewardship offices and support laboratories in this more central location would improve services and reduce costs to the taxpayers. These functions are ideally suited to the historic character and physical layout of the Warner Circle buildings and open spaces.
- Since the buildings must be made habitable for historic preservation purposes, the fit-out for park office space would be compatible with a variety of other uses should the decision ever be made in the future to consolidate some or all Park Planning and Stewardship functions with other Parks, Planning or County offices.
- Existing CIP funding has been committed to pay for architectural/engineering fees through 35% design (totaling \$260,000). In addition, over \$200,000 in interim stabilization and improvement costs for the buildings and the grounds have already been spent. These costs were incurred to prevent further decay of the buildings and to move forward as quickly as possible towards occupation of the buildings, the ultimate method to stabilize them for the long term.
- Significant community and political support for the project has resulted in \$250,000 of State bonds to date, and we are optimistic that significant additional bonds will be allocated in future legislative sessions (\$1 Million request pending this session). **It is essential to appropriate County funds at an adequate level to signal the County's willingness to match the proposed State bonds to take advantage of this significant non-County funding source.**
- \$100,000 of State bond money must be spent by spring 2011 or it will expire and be lost to the project.
- Finally, the current economic climate creates an opportunity to complete construction projects at a reduced cost. Delay of the final design and construction funds or phasing of the project implementation would result in the project ultimately costing much more to the taxpayers.

CONCLUSION

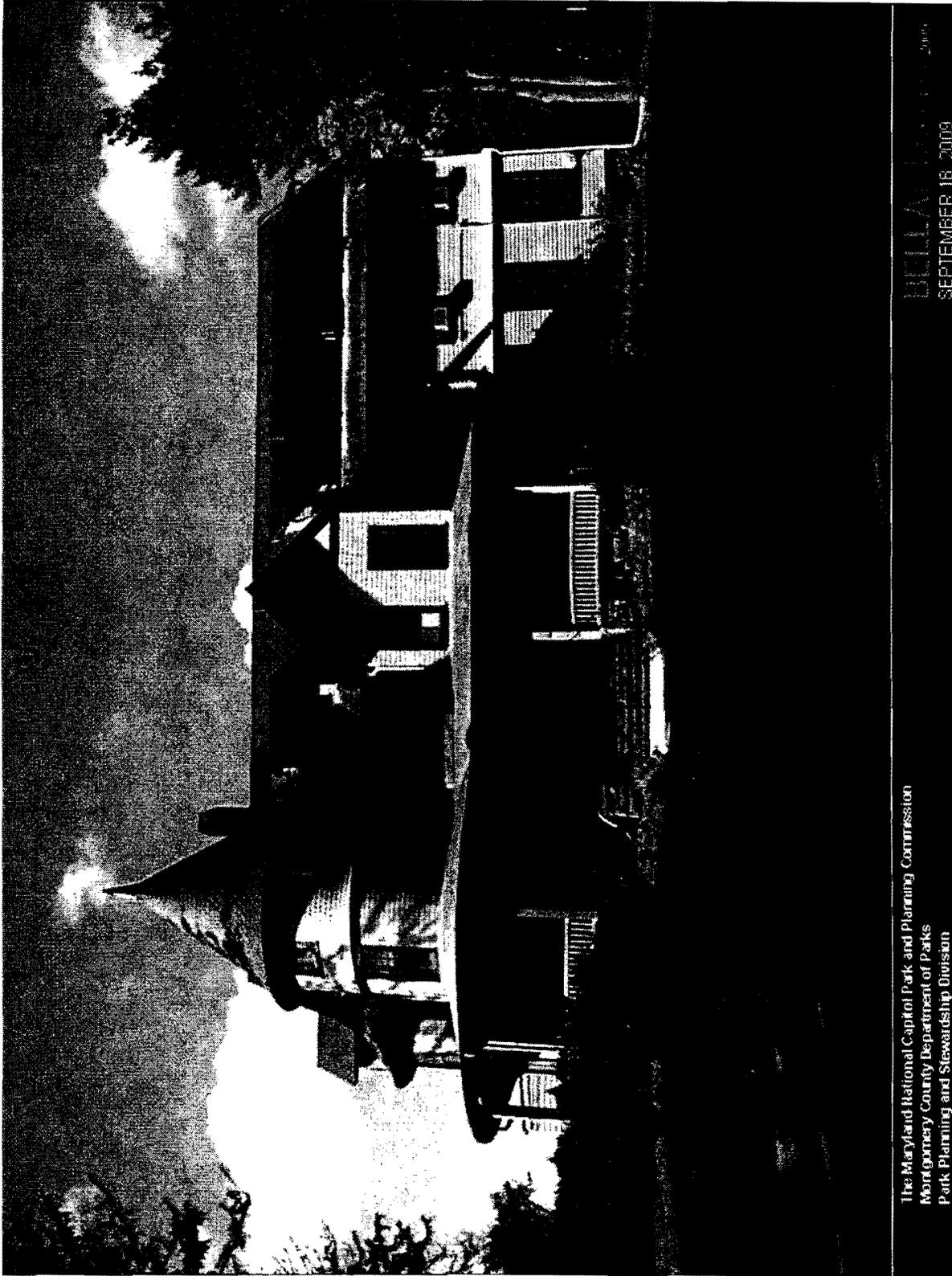
The buildings on this property have remained vacant for over four years and it is essential to occupy the buildings as soon as possible. M-NCPPC proposes to move this project forward expeditiously to facilitate the rehabilitation and occupancy of this historic house. By doing so, we achieve the relocation of PPS staff to an appropriate Park location, eliminate expensive lease payments, prevent deterioration of this important landmark, and create a valuable cultural resource park for the entire County.

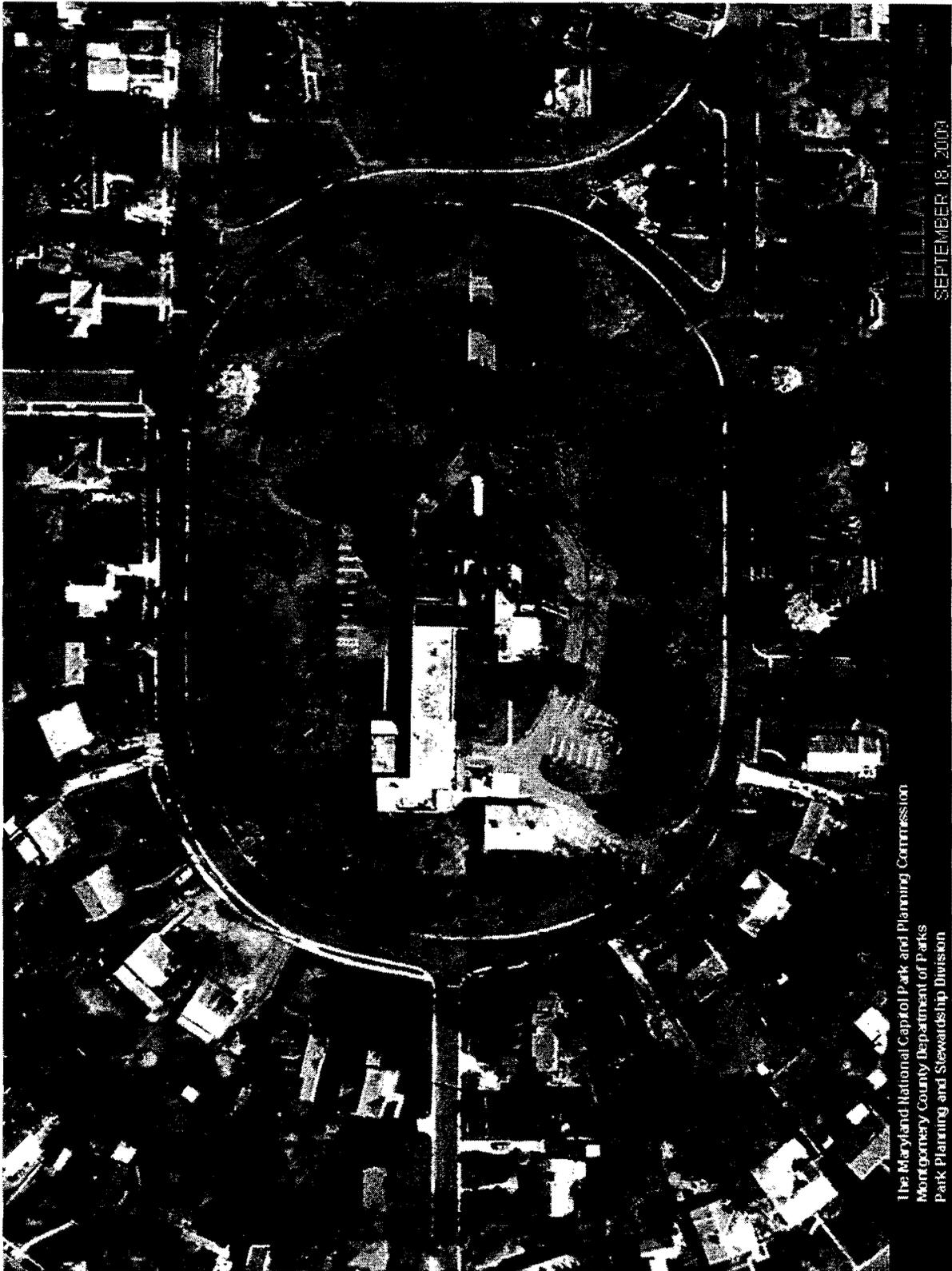
Attachments

- Attachment A: Existing Conditions Photographs & Site Plan
- Attachment B: Planning Process & Public Outreach Timeline
- Attachment C: Descriptive sections of Private Partner RFP, published 2/2008
- Attachment D: Partial List of Organizations and Individuals in Contact with staff about Use of Structures
- Attachment E: Montgomery County Parks Department Mission, Vision and Values
- Attachment F: Concept Plan Sketches and Cross Sections

cc: Royce Hanson, Chair, Montgomery County Planning Board
Brian Woodward, Chief, Southern Region
John Nissel, Chief, Facility Management Division
Gene Giddens, Deputy Director of Parks
Darien Manley, Chief, Park Police
Mitra Pedoeem, Chief, Park Development Division
Shuchi Vera, CIP Manager, Park Development Division
Fred Boyd, Planning Department
Peter Fosselman, Mayor, Town of Kensington

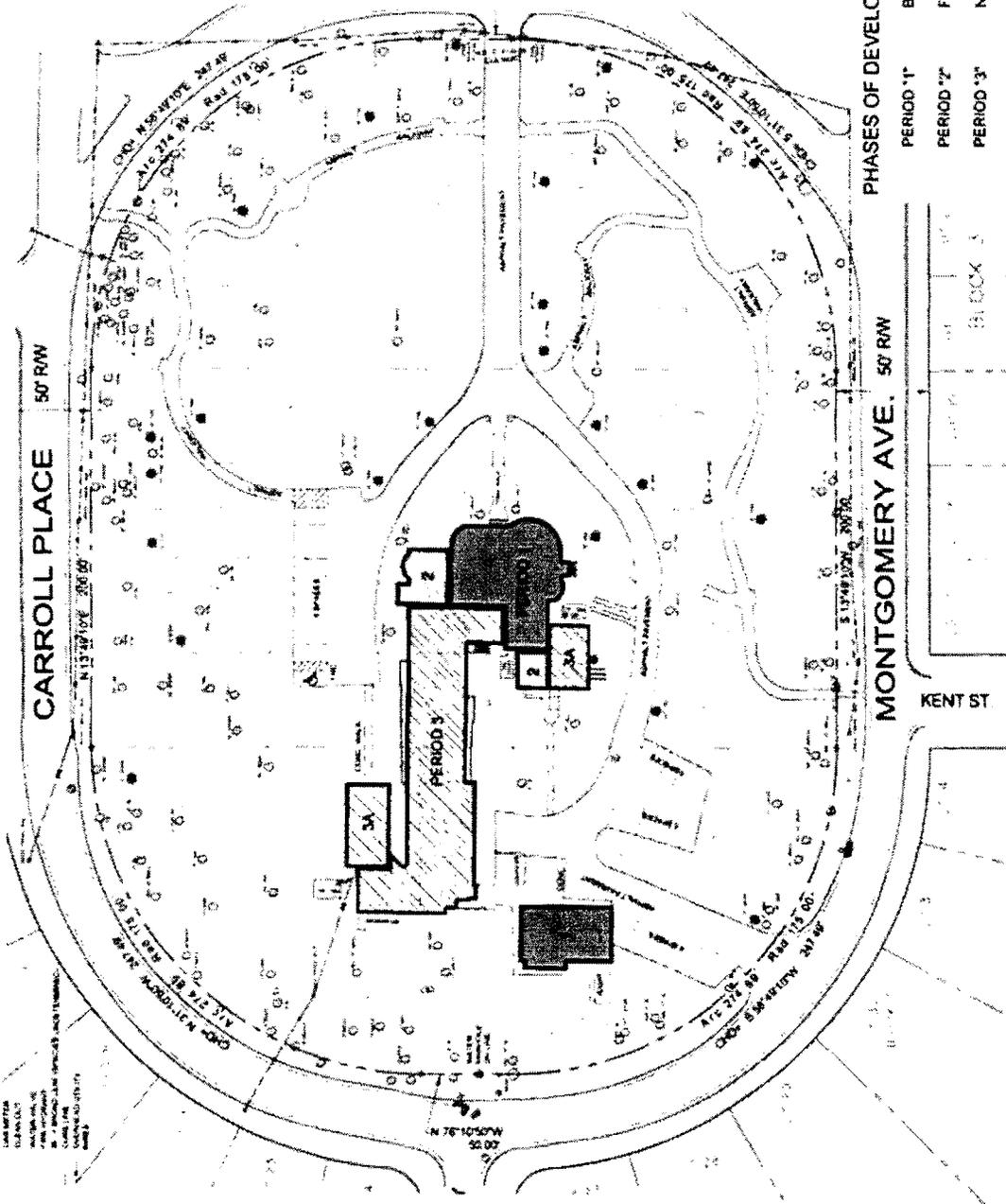
Attachment A: Existing Conditions Photographs and Site Plan





DELLAVILLA
SEPTEMBER 18, 2003

The Maryland National Capitol Park and Planning Commission
Montgomery County Department of Parks
Park Planning and Stewardship Division



PHASES OF DEVELOPMENT

- PERIOD 1* B.H. Warner Summer House: 1893
- PERIOD 2* F. McKenney Residence Additions: 1914
- PERIOD 3* Nursing Home Additions: 1959
- PERIOD 3A* Nursing Home Additions: 1960

The Maryland National Capitol Park and Planning Commission
 Montgomery County Department of Parks
 Park Planning and Stewardship Division
BELLAMUNO
 SEPTEMBER 18, 2003

Attachment B: Planning Process & Public Outreach Timeline

- 12/2005
 - Park Planning process initiated when property placed under contract
- 4/2006
 - Community Workshop held to identify potential uses for the buildings on the site as well as planning and design principles
- 5/2006
 - Public Hearing at the Planning Board to discuss Planning & Design Principles and possible MOU with Town of Kensington
- 7/2006
 - Warner Circle Committee (advisory to the Mayor and Council of Kensington and key communications link between citizens, Town, and M-NCPPC) created & regular meetings initiated (approximately every two months)
- 6/06-12/07
 - RFP development continues in collaboration with Warner Circle Committee, Town of Kensington Mayor and Council, and Planning Board
- 8/2007
 - Final acquisition installment completed
- 2/2008
 - RFP to seek private partner published
- 2 - 5/2008
 - M-NCPPC: three open houses held, advertisements placed in multiple outlets
- 2/2008
 - Town hired Maier Warner PR to supplement M-NCPPC search for partner; website and newsletters circulated
- 7/2008
 - RFP closed
- 11/2008
 - RFP cancelled due to lack of viable applicants
- 11/2008
 - Park Planning process enters Phase II, focusing on entirely public project (both funding and use)
- 1/2009
 - Public Briefing of Kensington Town Council
- 2/2009
 - Senior Park management selects Park Planning & Stewardship as most appropriate use to the buildings and to the nature of the Special Park
- 4/2009
 - Bell Architects hired to do feasibility study and Concept Plan for selected use
- 9/2009
 - Public Briefing of Kensington Town Council to consult community and interested parties on draft Concept Plan
- 9/2009
 - Concept Plan (15% Design) approved by Planning Board
- 11/2009
 - CIP request for final design & construction costs submitted as park of Parks FY11-16 CIP budget proposal

Attachment C: Descriptive Sections of Adaptive Reuse Partnership RFP, 2/2008

Request for Proposals Brainard Warner Property Kensington, Maryland

2.1 Project Overview

The Maryland National Capital Park and Planning Commission invites Proposals from Firms or Individuals interested in developing for reuse, the property known as the Brainard Warner Property in Kensington, Maryland. The Commission is seeking proposals from interested parties, which may be an individual, a for-profit or not-for-profit organization, or a consortium consisting of builders, architects, developers, financial institutions or other entities. The property is located in the heart of the Town of Kensington. The goal of the RFP process is to identify an entity that has the ability and vision to create an adaptive reuse for this site, using restoration, preservation, rehabilitation, and compatible new construction as possible tools to carry the project forward. At present, the site is unoccupied.

The Warner Property was acquired by Montgomery County through the Legacy Open Space program to be added to the park system as managed by the Commission. The 4.45-acre property was identified in the *Legacy Open Space Functional Master Plan (2001)* as one of the County's most significant heritage resources.

The Warner Property was the summer home of the founder of the Town of Kensington, located at the center of the Town's Historic District. The site includes a circa 1891-1914 historic house and carriage house and "non-contributing" circa 1960 nursing home additions to the house. The open space around the buildings serves as a "town green" for the citizens of the Town of Kensington, being used for several public events each year and by citizens for outdoor enjoyment on a daily basis.

The Commission is seeking to meet several public purposes through the reuse, as listed below. The list sets forth the variety of **public policy objectives** that the County desires to meet with the reuse of the site. While not all of the objectives have to be met, each proposal will be evaluated on how many of the objectives can be achieved as follows:

- Historic preservation
- Open space preservation
- Provision of another public benefit
- Maintenance of the site as a cultural resource, including public access to the grounds and the historic house and carriage house
- Provision for ongoing maintenance of the buildings and grounds

The Commission is seeking to develop a relationship with a firm or individual a partner that has the vision, interest and the ability to conceive and implement an overall strategy for the Warner Property, as described within this RFP. The factors to be analyzed when evaluating reuse proposals for the property will include:

- Preservation of the historic resource
- Preservation of as much of the historic open space as possible
- Provision of a public benefit beyond historic and open space preservation
- Public access to the grounds and to interior spaces in the house and carriage house
- General community compatibility, including the impact on local traffic and noise, stormwater runoff, and other environmental conditions
- Compatibility of proposed use(s) with the historic property
- Financial feasibility
- Market viability, if applicable

The role of the Commission in the process will be to work with a private sector or nonprofit developer or end user who will sensitively rehabilitate this resource for an appropriate new use. The Commission will:

- Contribute its expertise in promoting the public purposes described above, including historic preservation, land use planning, park planning and park operations & maintenance expertise.
- Coordinate with the Town of Kensington and surrounding communities.
- Coordinate with the broader community of interest.

2.2. Historic Background

The area including the Town of Kensington was once a land grant called Joseph's Park, later purchased by Daniel Carroll (a signer of the Declaration of Independence), who sold parcels to various farmers. In 1880, this area was a farming community with a population of around 75. The Metropolitan Line of the B & O came through the area stopping here at Knowles Station - creating more growth in the area.

Brainard Warner purchased property to the south of the station from Brown/Jones in 1890 and created the Kensington Park Subdivision, an area roughly bounded by the town limits to the west and south, on the east by Kensington Parkway, and with the northern boundary jaggedly cutting through blocks south of Warner, Mitchell, and Howard Avenues. There were nine other small subdivisions making up the rest of the town at that time. Warner subdivided his land, laying out the streets with the curvilinear street patterns unchanged today. He saved the center circle of his subdivision to build his own home, on the location of the old Brown farmhouse. He sold multiple lots to his friends and others so they could build in the area, keeping the central circle for himself while creating a "garden suburb" similar to his favored Victorian town of Kensington, England. In fact, he was able to convince others to name the town, the post office and train station "Kensington." He was so influential in the town development that he is often thought of as the founding father of Kensington. One notable example of his influence occurred in 1893 when he gave the land directly adjacent to his property to build the Noyes Library, which is still in operation today as the first children's library on the East Coast.

Frederick McKenney purchased the Warner home and grounds in 1914, continuing the tradition of single residential ownership. The property was bequeathed to his heirs about 1950 and became a nursing home. The property was sold to Dr. Lowden in 1956 to serve as a nursing home. Several non-contributing structures were added to the main house at that time, including a large nursing home wing and smaller kitchen and dining room additions (see Attachment 4.1). Note that these non-contributing structures are not consistent with the original garden park suburb and curvilinear building design of Brainard Warner.

A nursing home remained until 2005 when the property was sold to a private developer. Through the Legacy Open Space Program of the Commission, Montgomery County placed the property under contract for acquisition in 2005 with conveyance of the final tract completed in Fall 2007.

In 1980, a major portion of Kensington (with this property being its central focus) was placed on the National Register of Historic Places. In 1986, the Kensington Historic District was included on the Montgomery County Master Plan for Historic Preservation. Today county historians and county officials view the property as a significant county historic resource and core asset within the Town of Kensington and its established Historic District. The Historic District contains a remarkable concentration of Victorian and revival style homes.

R-90

2.3. Property Description

The site consists of 18 recorded lots with two historic structures and a fifty (50) year old nursing home addition. The existing County zoning on the property is R-90, Single Family Residential. The permitted housing density in this zone is approximately four units to the acre, with a minimum 9,000 square foot lot required for each single family home. A variety of special exception uses are permitted in the R-90 zone, including housing for the elderly, philanthropic institutions, bed-and-breakfasts, and others. Special exception uses require approval by the Montgomery County Board of Appeals. The recent nursing home use had an existing special exception. If a use or uses are proposed for the site that is not permitted in the existing zone, a minor master plan amendment may be required. The anticipated time frame for such an amendment is from eight months to one year.

There are two historic buildings on the site and large non-contributing (i.e., not historic) additions to one of the buildings (see Attachment 4.1). The total built space on the site is approximately 24,000 square feet. The historic Warner House is a multi-story wood frame structure with stone foundation and contains approximately 10,000 square feet, including 2350 square feet of basement. The timber frame historic Carriage House contains approximately 3,000 square feet in two stories. The second story is split between an apartment accessed from outdoor staircase and storage area accessed from first story. The non-contributing nursing home additions to the Warner House total approximately 11,000 square feet, including a large nursing home wing, a dining room, and an expanded kitchen.

2.4. Community Participation

There are several neighborhoods and interest groups adjoining the area of the Warner Property. Prospective Offerors need to understand the community concerns related to future reuse of the site and that the Town of Kensington and the surrounding neighborhoods have a strong interest in the end use of the property.

A formal Memorandum of Understanding (MOU) is under negotiation between the County, the Commission and the Town that will describe respective roles and responsibilities. On April 8, 2006, the Commission and the Town of Kensington sponsored a Community Workshop to focus upon understanding the Town's aspirations and concerns relevant to future use of the property and to guide the MOU process. The results of this workshop were discussed with the Planning Board on May 11, 2006, and summarized in a staff report (see Attachment 4.2). Four broad planning and design principles for the reuse of the property came out of the workshop that are incorporated into the objectives in the Project Overview on page 11.

Several well-organized community groups are advocating for appropriate reuse of the property including the Kensington Historical Society (KHS), the Kensington Land Trust (KLT) and Citizens United to Save the Circle (CUSC). Together they jointly developed a statement for this project of ten principles for property reuse that detail the reuse objectives that the community finds most important (see Attachment 4.3). Additional information from these groups can be found on the Kensington Historical Society web site at www.kensingtonhistory.org. This statement is included in the RFP to provide prospective Offerors with an understanding of the community concerns related to future reuse of this site; this statement does not represent an official Commission policy regarding the property.

2.5. Existing Background Documents

The following is an annotated list of documents that provide information about the site. Each of these documents will be available for review at the offices of the Park Planning & Stewardship Division of the Commission by those interested in submitting a Proposal. These documents will be available for copying or the Commission may make copies as requested, for a fee.

1. *Montgomery County Master Plan for Historic Preservation, 1986* – This plan created the Kensington Historic District as a “Victorian-era garden suburb” and identified the Warner Property as an outstanding feature of the District.
2. *National Register Historic District Nomination Form for the Kensington Historic District, 1980*
3. *Kensington Master Plan, 1978* – The current land use plan for this area is about to undergo revision during the next two years. Until that process is complete, however, this Master Plan document is in effect.
4. *Vision of Kensington: A Long Range Preservation Plan, 1997* – This Plan, adopted by the Town of Kensington, identifies a “Historic Residential Core” in Kensington that includes the Warner House and recommends “special protection for important landmarks within the district, such as the old Warner home”. The Plan states “in this area it is important to preserve patterns of open space, front yard setbacks, building scale, architectural character and the streetscape qualities.”
5. *Property Condition Report, June 2005* – This report was prepared by EBI Consulting for Bristol Capital Corporation, the owner of the property at that time. The report summarizes the general physical condition and maintenance status of the property, and suggests repair or maintenance items.
6. *History of the B.H. Warner House, March 2006* – EHT Traceries was contracted by the prior owner of the property to conduct a study of the history of the property and house. This report indicates the ages and function of the several additions to the main house since its construction circa 1891, among other valuable historic information. It contains several historic photographs.
7. *Staff Report to Planning Board, May 1, 2006* – This staff report summarizes the results of a community workshop held on April 8, 2006, that agreed on four planning and design principles for the reuse of the property. (Attachment 4.2)

2.6 Proposal Format and Content

Submittal Requirements: The Offeror is requested to submit five (5) sets of the proposal (an original and four copies). Proposals should be bound, or in a notebook, divided into sections with pages numbered, and divided into sections corresponding to the following:

1. Company Profile

Provide the following information relative to your firm (if applicable). If you are proposing to subcontract some of the proposed work to another firm, similar information must be provided for each subcontractor. The Company Profile Information should be no more than one (1) page for the prime company and (1) page for each named subcontractor.

- Firm name and business address, including telephone, facsimile numbers, email address and contact name.
- Year established (include former firm names and year established, if applicable).
- Type of ownership and parent company, if any. Subsidiary companies shall also be identified. Provide a certificate of good standing from the State in which corporation was formed.
- Brief history of the firm and summary of specialty areas.

2. Qualifications and Experience of Firm and Key Personnel

A qualified Proposer may be an individual, a for-profit or not-for-profit organization, or a consortium consisting of builders, architects, historians, developers, project managers, financial institutions, or other entities. All proposals shall include a description of the qualifications and experience of (A) the Firm and its organizational structure and that of any proposed subcontractors, (B) proposed key personnel to be assigned to this Contract and their specific role, including subcontractors if any. Resumes are to be provided for each of the proposed key personnel, including subcontractors if any.

In addition, at least three (3) references must be provided for work similar in scope and must include the client name, contact name, address, telephone number and a short description of the actual services provided. The same is to be provided for any proposed subcontractors. This section must also include documentation to support Offeror's qualifications and experience in the following:

- a. Historic Preservation
- b. Design and Construction experience, including but not limited to experience in designing and constructing adaptive reuse projects;
- c. Facility management experience

Offerors should also submit documentation to support that they have successfully completed three adaptive reuse projects and that their team contains an architect and/or master craftsman licensed in the state of Maryland and familiar with *The Secretary of the*

Interior's Standards for Historic Properties and an Architectural Historian qualified under the Code of Federal Regulations, 36 CFR Part 61.

3. Concept Plan

Offeror will submit a written and illustrated description of the approach to be used to accomplish the objectives for successful adaptive reuse of the property as outlined below:

a. **Feasibility Assessment.** Offerors will need to describe how they plan to accomplish this study that is a necessary step for refining the implementation of any reuse proposal for the property. See Attachment 4.4 for an outline of such a study by the National Trust for Historic Preservation. The background documents listed in Section 2.5 provide a vast amount of information that will assist in the development of the study.

b. **Identification of the ultimate use(s) and user(s).** Provide description of proposed usage of property and end users, if they differ from the Offeror(s). Note that proposals will be accepted for partial use of the property. The Commission encourages proposals that address the entire site, but proposals will be considered that suggest users for only certain elements of the site (such as only the house or only the carriage house). Such partial proposals may be considered in combination with other proposals for the rest of the property.

c. **Description of how the site objectives will be addressed.** The objectives are explained in the various policy documents (Section 2.5) and include the following points:

(1) **The reuse strategy must achieve the rehabilitation of the historic structures and preservation of as much of the contributing open space as possible.** Paying particular attention to the preservation of the historic structures and their interiors, describe how the plan features will be achieved in your proposal. Include the extent of demolition of the non-contributing (i.e., non-historic) additions that may be required to achieve the adaptive reuse. Describe how the plan will strive to maintain the current ratio of green space to developed space.

(2) **Public access to the grounds and some access to the structures must be provided.** Describe the level of public access that will be permitted on the site upon its reuse. Describe how improvements to landscaping and trees will enhance community access and enjoyment of the property.

(3) **The proposal must address the public benefit(s) above and beyond historic and open space preservation.** The proposal should identify the additional benefit(s) to the community. The plan should also contemplate the property's function as a community focal point. Many different public benefits are possible on this site. Provision of office space for a public agency or agencies is one (but not necessarily preferred) way to meet the public benefit requirement.

(4) **The proposal must be compatible with the surrounding community with regard to use, access, parking, and level of activity.** Indicate how parking needs for uses on the site will be accommodated and any off-site transportation

improvements that will be required to make the development feasible, including but not limited to roadway improvements, shuttle buses, or other transportation alternatives.

(5) The proposal must be compatible with the historic property and the historic setting. Include a description which explains your understanding of the historical significance of the property and the manner in which new design complements the original, including integration of massing, scale and density of the project with the historic residential area. Offerors may propose new structure(s) of approximately equivalent structural footprint to removed non-contributing structures, as long as any new construction is consistent with historic design principles described throughout this document.

d. Satisfaction of relevant environmental, historic preservation and other laws and regulations. Include a description that explains your understanding of the environmental issues and requirements on the site and also experience in handling such issues and complying with regulations. This should include but not be limited to asbestos removal, noise regulations, and others. As a County- and Federal-designated historic property, the project must comply with all applicable rules and regulations of the Secretary of the Interior's Standards for Rehabilitation and Section 24A of the Montgomery County Code for Preservation. As with all properties within the Kensington Historic District, the guidelines contained in the *Vision of Kensington, a long Range preservation Plan (1997)* will be applied by Historic Preservation Commission (HPC) staff to review of all Historic Area Work Permits (HAWPs) for the Warner Property.

e. A detailed time line approach to accomplishing the project, including any steps that will be required to complete the proposed reuse plan, such as zoning changes, if required.

f. Proposed means of compensation to the Commission. The Commission is interested in achieving several public goals on this property, and is willing to partner with entities to meet multiple, mutually acceptable goals. As such, the Commission is willing to consider a variety of financial partnership mechanisms to recompense the citizens of Montgomery County for any non-public use of the property. Such mechanisms could include but are not limited to development agreements, long-term leases, rehabilitation of the historic buildings in exchange for rent, etc. Describe the benefit to the Commission.

4. Financial Statement

Provide a detailed financial statement and/or business plan, to address how you will develop and finance the proposed restoration/rehabilitation and long term maintenance of the property. The strategy for development must be financially feasible and viable in the current market, if applicable. The financial statement and/or business plan should include the following:

- a. A detailed statement of the capital costs associated with developing each component of the project.

- b. A sources and use statement to clearly identify the sources of funds and the use of those funds for development.
- c. A description of the method of financing the development and the assumed terms for debt financing and/or equity investment. (Identify any personal guarantors offered).
- d. Letters of intent from potential funding sources.
- e. Financial statements and/or income tax returns for the previous five (5) years. (Offerors should mark as proprietary and confidential, any information to be held in strict confidence). Financial statements and/or tax returns will be returned to Offeror upon request.
- f. Assumptions used in the following: cash flow projections for capital costs, utilization, fees and operating and maintenance costs, etc.
- g. Cash flow projections, including the time period during construction and for the first five (5) years of operations. Include in the projections, how cash flow covers operating expenses and any financing payments (including equity returns).

If public financing is anticipated, describe the services or other assistance that may be requested from public agencies to complete the project. Use of Federal, State and/or County historic rehabilitation tax credits may be a possible funding source for any for-profit Offerors, depending on the requirements of the programs.

Web Sites with additional financial information are as follows:

1. Montgomery County Tax Credits: www.mc-mncppc.org/historic/instructions/taxcredit.htm
2. Maryland State Tax Credits : www.marylandhistoricaltrust.net/taxcr.html
3. Federal Historic Preservation Tax Incentives: www.nps.gov/history/hps/tps/index.htm
4. The National Trust for Historic Preservation also lists various funding sources for historic rehabilitation projects: www.nationaltrust.org/funding

5. MFD Participation

Disabled owned and operated firms must submit a copy of its letter of approval from the Commission's Fair Practices Office in order to receive the evaluation points. The evaluation preference program does not pertain to minority participation as a subcontractor, but to Prime Contractors only.

2.7 Evaluation Criteria

All proposals will be reviewed and evaluated by an Evaluation Committee (Committee) according to the criteria listed in this Section. After initial review of the written proposals, the Evaluation Committee may request supplemental discussion, presentation, or clarification of the Offeror's proposal. **The Commission reserves the right to reject any and all proposals submitted and to accept or reject any or all parts of the proposals as submitted without discussion.** Oral presentations may be requested by the Evaluation Committee and may include a question and answer period. If interviews are held, the Offeror must be prepared to answer questions regarding all aspects of their proposal.

An award may be made without discussion. Therefore, the initial proposal shall provide the Evaluation Committee with sufficient information to recommend award without discussions.

Proposals will be reviewed by the Evaluation Committee to judge the merits of each received in accordance with the evaluation criteria defined herein. Failure of the Offeror to provide in their proposal any information requested in this RFP may result in disqualification of the proposal and shall be the responsibility of the proposing firm.

1. **Proposed Use and Overall Approach to the Adaptive Reuse Project : 0-50 Points**
Includes the development concept and proposed uses, and the extent to which the Offeror's approach meets the evaluation factors for the property:
 - Preservation of the historic resource (historic buildings and their setting)
 - Preservation of as much of the historic open space as possible
 - Provision of a public benefit beyond historic and open space preservation
 - Public access to the grounds and to interior spaces in the house and carriage house
 - General community compatibility, including the impact on local traffic and noise, stormwater runoff, and other environmental conditions
 - Compatibility of proposed use(s) with the historic property
 - Financial feasibility
 - Market viability, if applicable

2. **Qualifications and Experience of the Firm(s), Key Personnel and Subcontractors: 0-45 Points**
Includes relevant experience in successfully planning for redevelopment, rehabilitation and/or adaptive reuse of historic properties.

3. **Minority Status (Disabled Owned with an approval letter): 5 Points**

Attachment D: Partial List of Organizations and Individuals in Contact with Staff about Use of Structures

County Agencies and County Affiliated Organizations

Jerry Weast, Superintendent, Montgomery County Public Schools
Charles Short, Special Assistant to the County Executive
Lisa Rother, Planning Implementation Section, Montgomery County Government
Theresa Cameron, Arts and Humanities Council of Montgomery County
Deborah Preston, Dean of the Arts, Montgomery College
Melvin Tull, Arts & Entertainment District, Silver Spring
Peter McGinnity, Wheaton Redevelopment Program
John Korpela, Business Incubator Development, DED
Gabriel Abornoz, Department of Recreation
John McIlvoy, Housing Opportunities Commission
R.C. Bates, Montgomery County Intergovernmental Relations Office

Private Organizations and Individuals

Alan Shusterman, School for Tomorrow, Chevy Chase
Patricia Swann, Lone Oak Montessori School, Inc., Chevy Chase
Joseph McPherson, Brookewood School, Kensington
Marcia Jacques, Evergreen School, Wheaton
Clay Kaufman, Siena School, Silver Spring
Edwin Grosvenor, American Heritage Magazine, Bethesda
Karen Sheperd, Levine School of Music, Strathmore Campus, North Bethesda
Edward Leavy, Leavy & Frank, LLC (group homes for frail elderly)
James Brown, Jr., Victory Housing, Bethesda
NonProfit Montgomery
Habitat for Humanity
Allan Adler, Arbor Homes
Monica Rose, Washington Home Mortgage, Bethesda, representing multiple interested clients
Gramercy Mansion Bed & Breakfast/1840's Plaza, Baltimore
Louis Reyes, Dolls By Sunny (an historic doll collection), Bethesda
Gregory Hamilton, American Indian Heritage and Education Association, Inc., Gaithersburg
Robert Smith, Studio 1 Architects, Kensington, representing multiple interested clients
Abi Abler, representing a children's sports & arts program
Sheila Kogan, Coalition of Kensington Communities
Staubach Company, representing a for-profit school
O'Rourke & Kiorpes, Inc. , general contractors
Beyer Blinder Belle, Architects & Planner LLP
Brian Hillman, Hales & Howe, ornamental plasterers/general contractors, Baltimore
Richard Ross, Trust for Public Land
Rob Nieweg, National Trust for Historic Preservation
Katie Fitzpatrick
Bob Herbst
Interested parties also included several day care operators, charter school founders, artist cooperatives, and a model railroad club

Attachment E: Montgomery County Parks Department Mission, Vision and Values

Vision, Mission, Values

Vision

An enjoyable, accessible, safe and green park system that promotes a strong sense of community through shared spaces and experiences and is treasured by the people it serves.

Mission

Protect and interpret our valuable natural and cultural resources; balance the demand for recreation with the need for conservation; offer a variety of enjoyable recreational activities that encourage healthy lifestyles; and provide clean, safe, and accessible places for leisure-time activities.

Values

Stewardship: Manage the county park system so it best meets the needs of current and future generations.

Recreation: Offer a range of leisure activities that strengthen the body, sharpen the mind, and renew the spirit.

Excellence: Deliver the highest quality product, service and experience possible.

Integrity: Operate with an objective, honest, and balanced perspective.

Service: Be courteous, helpful and accessible to each other and the public we serve.

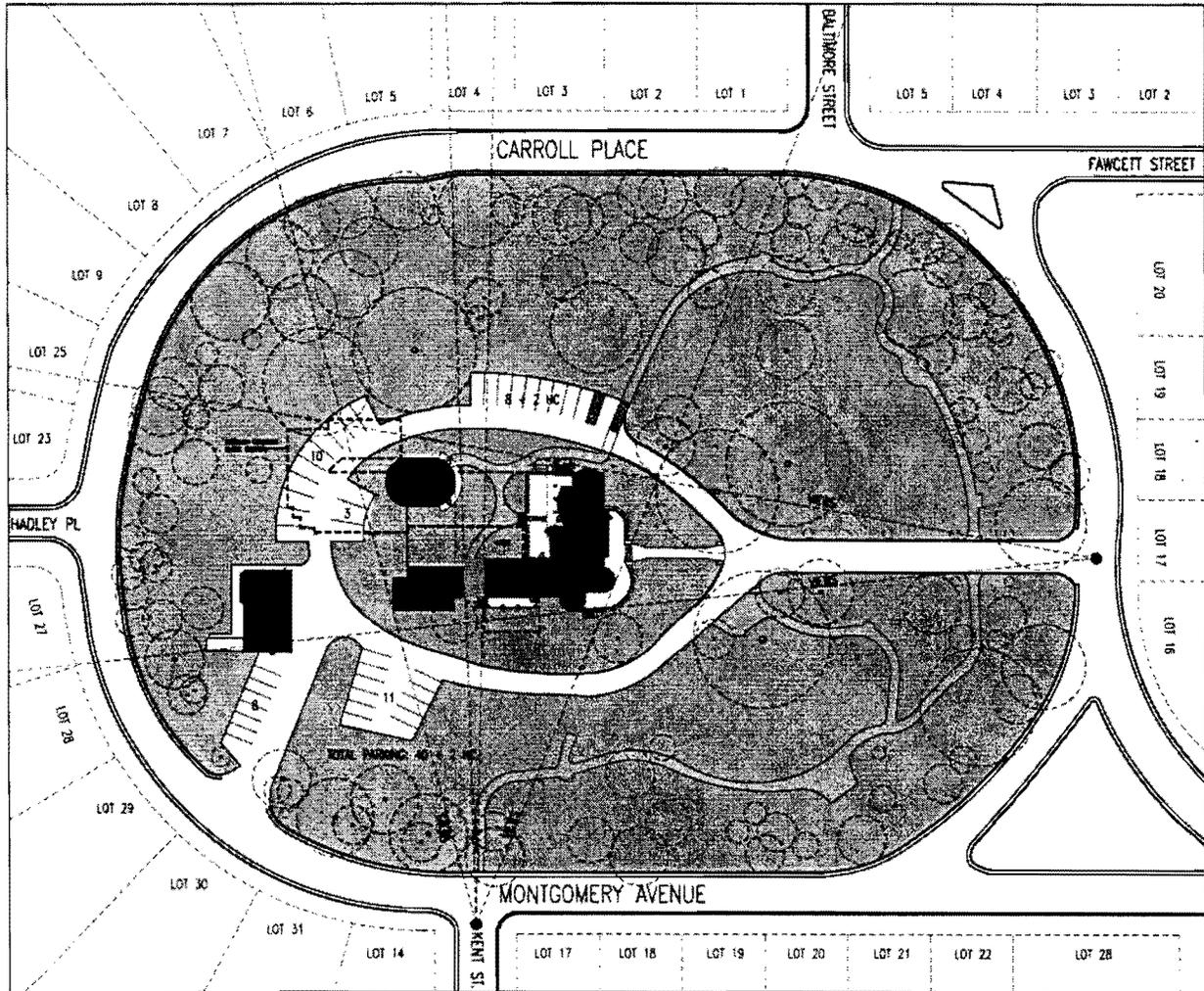
Education: Promote opportunities for continuous learning among staff and the public we serve.

Collaboration: Work in cooperation with all stakeholders including residents, communities, public and private organizations, and policymakers, as well as interdepartmentally.

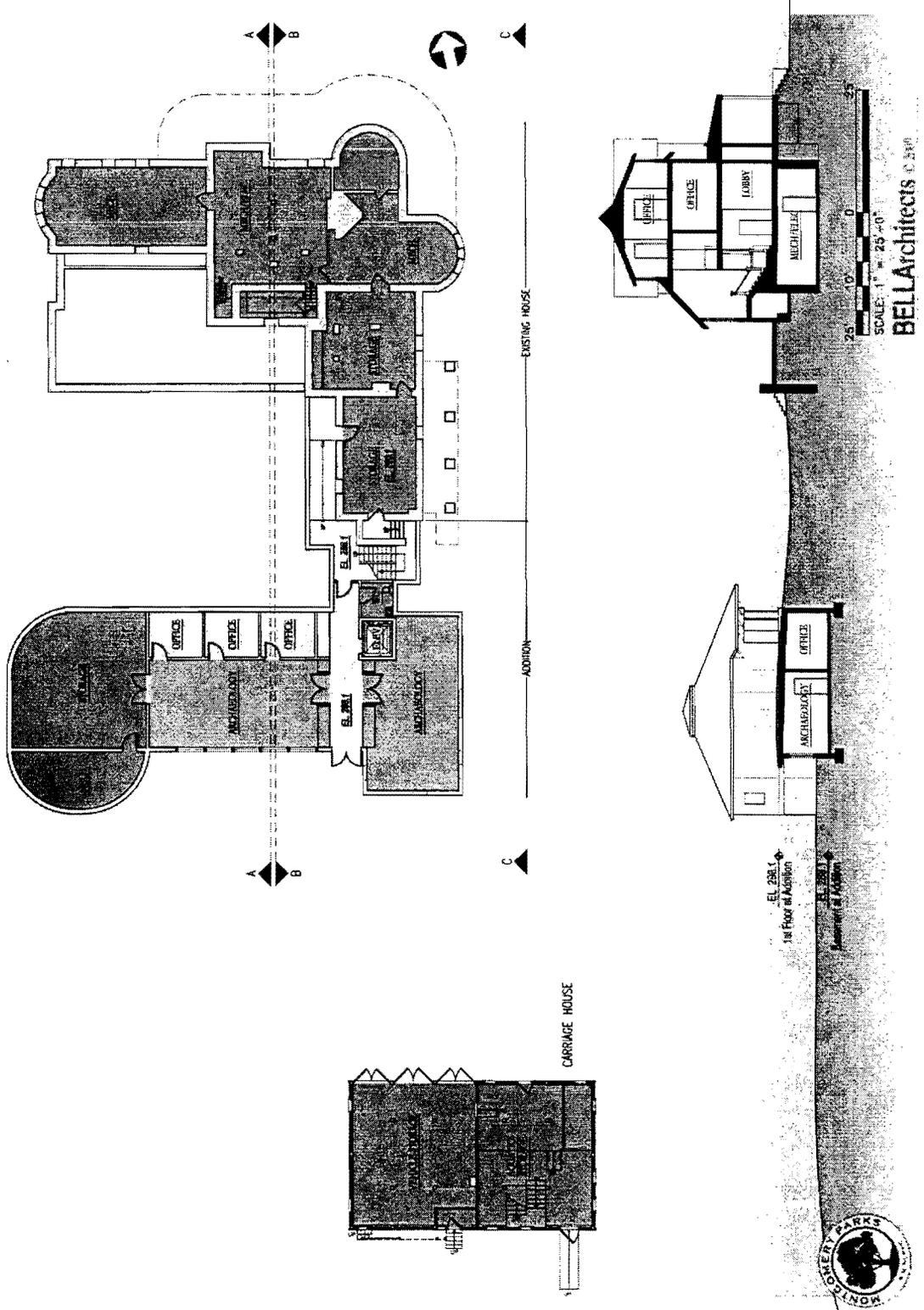
Diversity: Support and embrace the differences among our employees and the public we serve, and offer suitable programs, activities and services.

Dedication: Commit to getting the job done the right way, no matter what it takes.

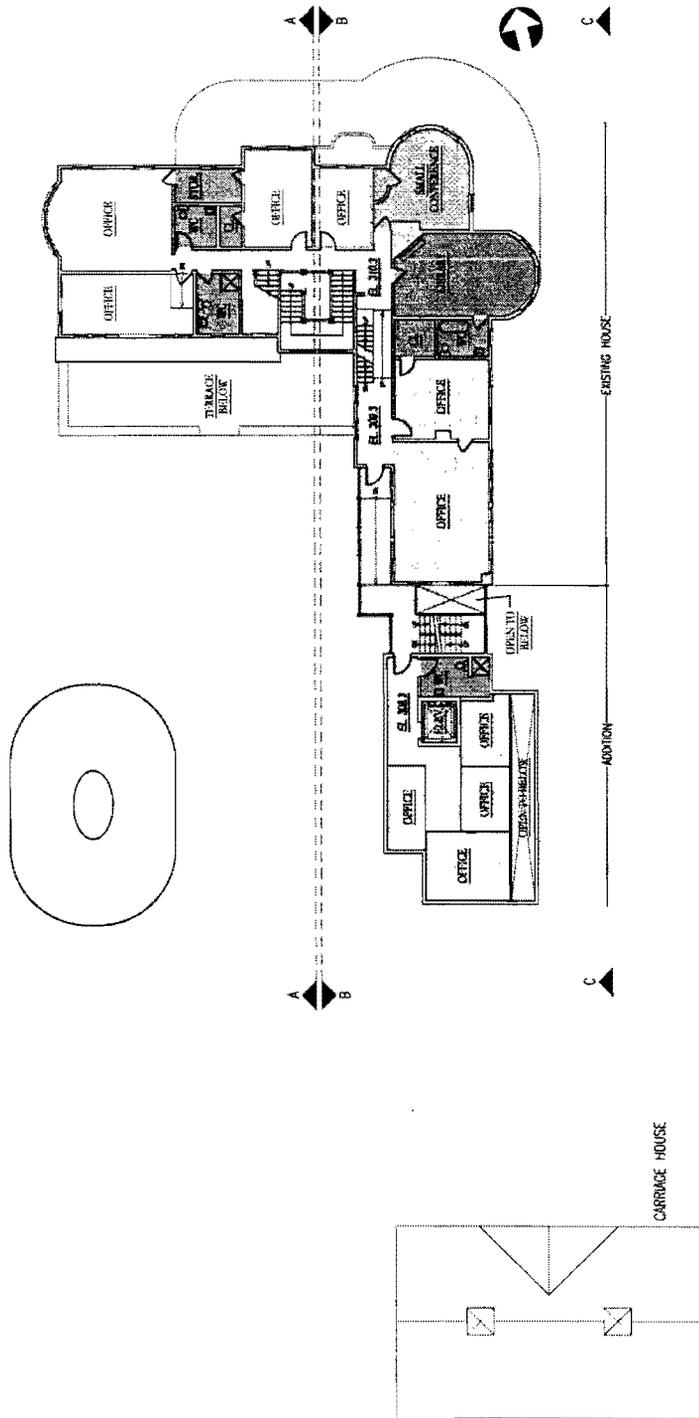
Attachment F: Concept Plan Sketches and Cross Sections



Concept Site Plan

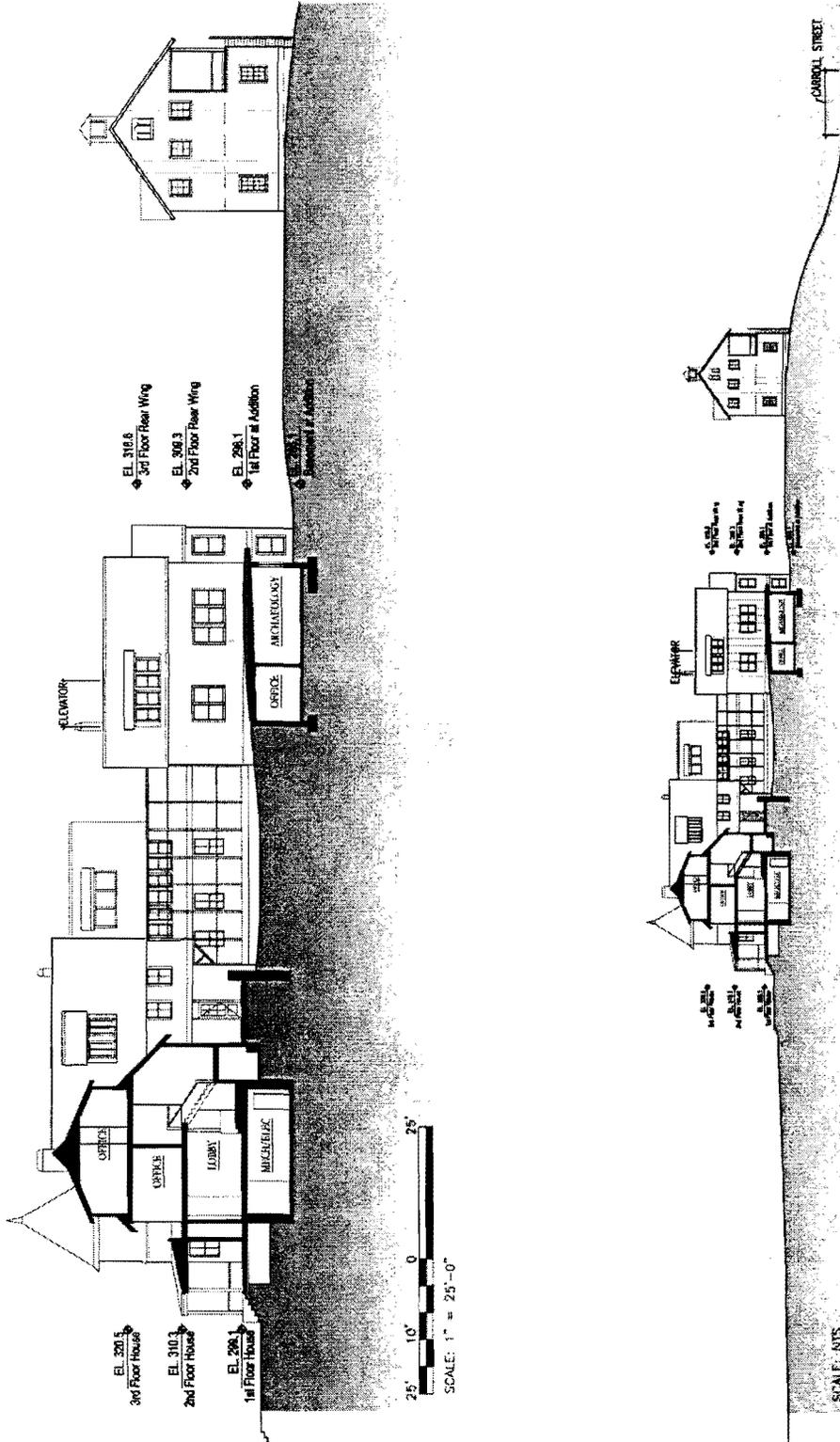


Lower Level



BELLArchitects + INC.

Second Level



BELLArchitects

Cross Section B, Site Section B

