


MEMORANDUM

April 8, 2011

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

FROM: Marlene Michaelson,  Senior Legislative Analyst

SUBJECT: Maryland-National Capital Park and Planning Commission: Amendments to the FY11-FY16 Capital Improvements Program

The Committee and Council already reviewed the Maryland-National Capital Park and Planning Commission (M-NCPPC) amendments to the Capital Improvements Program (CIP). The purpose of this worksession is allow Committee review of the additional amendments submitted since you last met on the M-NCPPC CIP. These include an amendment for a bond bill for the Warner Circle Special Park and various amendments to reduce current revenue.

Warner Circle Special Park

This amendment would add funding from a \$275,000 Maryland Bond Bill to the project description form (PDF) for Warner Circle Special Park. The Executive recommends approval.

Background

The Warner Circle Special Park project was added to the CIP as part of the FY11-FY16 Capital Improvements Program. The 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.

While the Council supported including the project in the CIP, it believed that there would not be the fiscal capacity to renovate the property in the short term and also had questions regarding the proposed use of the facility (to relocate the Department of Parks' Planning and Stewardship Division), as well as the recommendation to build an additional building for public meetings on the property. The Council determined that the Department of Parks should spend funds necessary to keep the buildings from deteriorating and continue to explore options for reuse, but did not support funding for construction. It

further recommended that plans for use of the facilities be reconsidered as part of the FY13-18 CIP. The Council only supported State funding that did not require a further County match.

Requested Amendment

The Department of Parks was able to obtain an additional \$275,000 bond bill for this project and is requesting Council approval of this amount. The approved project description form (PDF) appears on © 3 and the recommended PDF appears on © 4. They have also requested an amendment to the Bond Bill that would allow them to have acquisition funds previously spent by the County serve as the match so that no additional County money would be required. It is unclear what the status is of the amendment to the Bond Bill.

Staff Recommendation: The Council indicated last year that it did not want to match state funding for this project and Staff does not believe that anything has changed in the past year to lead to a reversal of that position. Staff recommends that the Committee support the amendment, provided that no further match of County money is required at this time.

REDUCTIONS TO CURRENT REVENUE

The Executive submitted additional amendments to the CIP in March, including further amendments to 2 M-NCPPC projects. The Legacy Open Space PDF includes \$250,000 in current revenue for one-time costs to secure and stabilize properties that cannot be bond funded (e.g., to remove attractive nuisances or clean up sites). As part of the original CIP submission, the Executive proposed (and M-NCPPC and the Council supported) a \$100,000 reduction for fiscal reasons. The Executive's March submission reduces this amount by an additional \$50,000. As noted below, M-NCPPC proposes an additional \$25,000 reduction as a way of meeting the Executive recommended reductions to their operating budget. Similarly, the Executive originally recommended reducing the Planned Lifecycle Asset Replacement (PLAR): Non-Local PDF by \$125,000 in his original submission and then an additional \$100,000 in March. Department of Parks recommend a further reduction of \$75,000 as a way of meeting the Executive recommended reductions to their operating budget. With the three reductions totaling \$300,000, \$900,000 in current revenue would still remain in the PDF for critical renovations.

To achieve the Executive-recommended reductions to the Department of Parks FY12 Operating Budget, the Department of Parks has identified an additional \$250,000 in Current Revenue reductions for 6 projects.

The projects include:

Legacy Open Space	\$ 25,000
PLAR Non-Local Minor Renovations	\$ 75,000
Pollution Prevention	\$ 50,000
Restoration of Historic Structures	\$ 50,000
Roof Replacement Non-Local	\$ 50,000
Total	\$250,000

The following chart summarizes all Current Revenue reductions to the M-NCPPC CIP proposed this year:

FY12 CURRENT REVENUE REDUCTIONS IN THE M-NCPPC FY11-16 CIP

Project Description Form (PDF)	Total FY12 Expenditures in the Adopted FY11-16 CIP	FY12 Current Revenue Expenditures in the Adopted FY11-16 CIP	FY12 County Executive Recommended Current Revenue Cuts		FY12 Total Expendtrs after Reductions	Parks Staff Recommendation or for Further Cuts
			1st Round (Jan)	2nd Round (March)		
Acquisition Non-Local (Salaries Only)	135	135	0	0	135	0
Facility Planning Non-Local	300	300	25	0	275	0
Legacy Open Space (One-time Costs Only)	250	250	100	50	100	25
PLAR Non-Local Minor Renovations	1,261	1,200	125	100	1036	75
Pollution Prevention	625	300	0	0	625	50
Restoration of Historic Structures	350	250	25	0	325	50
Roof Replacement Non-Local	263	63	0	0	263	0
Small Grants/Donations (Matching Funds Only)	100	50	25	0	75	25
Trails Natural Surface	200	150	0	0	200	25
TOTALS	3,484	2,698	300	150	3,034	250
			450			

Staff Recommendation: Staff supports the proposed reductions.



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIRMAN

February 23, 2011

The Honorable Valerie Ervin, President
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Subject: Revision of the Maryland-National Capital Park and Planning Commission's Amended FY11-16 Capital Improvement Program (CIP) submission to include an appropriation in the amount of \$275,000 for the Warner Circle Special Park, Project #118703

Dear Ms. Ervin:

The Montgomery County Planning Board requests a revision of the Amended FY11-16 CIP as submitted by the Maryland-National Capital Park and Planning Commission on November 1, 2010.

During the 2010 Maryland Legislative session, the General Assembly approved a bond bill for the Warner Circle Special Park project in the amount of \$275,000. As with most other State bond bills, the recipient is required to match the bond bill amount dollar for dollar. Commission staff did not include appropriation for this bond bill in the Amended FY11-16 CIP when it was submitted to the County and Council in November 2010, because it had not yet been decided how the bond monies would be matched. In December, Commission staff filed for an amendment to the Bond Bill, which will be heard by the General Assembly in March of this year. This amendment would allow the Commission to use prior acquisition costs to satisfy the matching funds requirement.

This State bond funding in the amount of \$275,000 would be added to the project's currently approved appropriation in the amount of \$250,000. The additional bond bill funding will cover remaining design costs and minimal improvements for the Warner Circle Special Park project, and would be spent in FY12-13.

(i)

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www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

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The Honorable Valerie Ervin
February 23, 2011
Page Two

I ask your support of this revision to the Commission's Amended FY11-16 CIP submission to provide expenditure authority to spend funds that the State has approved for this worthwhile project.

Sincerely,



Françoise M. Carrier
Chair

cc: Isiah Leggett, Montgomery County Executive
Marlene Michaelson, Senior Legislative Analyst, County Council Staff
Amy Wilson, Analyst, Office of Management and Budget
Joe Zimmerman, Secretary-Treasurer, M-NCPPC
Mary Bradford, Director, Montgomery Parks, M-NCPPC
Mike Riley, Deputy Director, Montgomery Parks, M-NCPPC
Mitra Pedoeem, Division Chief, Montgomery Park, M-NCPPC
Shuchi Vera, CIP Manager, Montgomery Parks, M-NCPPC

Enclosures: Approved PDF
Proposed PDF

N:\CIP\11-16 CIP\BIENNIAL 11-16 CIP\Transmittal MCPB to MCC CE \$275 Warner Bond Bill

2

Warner Circle Special Park -- No. 118703

Category M-NCPPC
 Subcategory Development
 Administering Agency M-NCPPC
 Planning Area Kensington-Wheaton

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

May 24, 2010
 No
 None
 Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	250	0	0	250	200	50	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	250	0	0	250	200	50	0	0	0	0	0

FUNDING SCHEDULE (\$000)

State Bonds (P&P only)	250	0	0	250	200	50	0	0	0	0	0
Total	250	0	0	250	200	50	0	0	0	0	0

DESCRIPTION

Warner Circle Special Park (WCSP), located on Carroll Place 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 achieve three public needs: a) preservation of two historic buildings of countywide significance, b) preservation of historic landscaped open space that has served as de facto public parkland for decades, and c) provision of another public benefit through adaptive reuse of the large historic buildings. Planning and design work for this new park has been underway since 2006. Several years of close coordination with the Town of Kensington and other interested communities has resulted in the identification of community needs and desires that are being incorporated into the design. This PDF will fund construction of the completed design that focuses on three goals for the new park:

1. Create a landscaped open space park that serves as a Town Green for Kensington and supports county-wide 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 through adaptive reuse as staff offices and laboratory space.

It is essential to activate vacant buildings on Parks' historic inventory with appropriate uses to prevent deterioration. This project will accomplish that for a large publicly-owned historic site with county-wide significance.

ESTIMATED SCHEDULE

Schematic Design (35%) and a Landscape Master Plan are currently underway and expected to be completed by early FY11. Final Design will be pursued in FY11 to be prepared for construction as soon as funds are available in FY12 or beyond.

JUSTIFICATION

Montgomery County Master Plan for Historic Preservation (1979); Kensington Historic District listed in 1986; From Artifact to Attraction: A Strategic Plan for Cultural Resources in Parks (January 2006); National Register of Historic Places: Kensington Historic District (1980); Vision for Kensington: A Long-Range Preservation Plan (1992); Legacy Open Space Functional Master Plan (2001).

FISCAL NOTE

In 2004 and 2006, \$250,000 in state bond bills were awarded to M-NCPPC. An additional \$1.1 million in state and federal bonds and grants will be pursued.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- M-NCPPC asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY11	(\$000)
First Cost Estimate	FY11	250
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY11	250
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION

Restoration of Historic Structures, PDF# 808494
 State of Maryland

Warner Circle Special Park -- No. 118703

PROPOSED

Category M-NCPPC
Subcategory Development
Administering Agency M-NCPPC
Planning Area Kensington-Wheaton

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

February 22, 2011
No
None
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	375	0	0	375	200	100	75	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	150	0	0	150	0	150	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	525	0	0	525	200	250	75	0	0	0	0

FUNDING SCHEDULE (\$000)

State Bonds (P&P only)	525	0	0	525	200	250	75	0	0	0	0
Total	525	0	0	525	200	250	75	0	0	0	0

DESCRIPTION

Warner Circle Special Park (WCSP), located on Carroll Place 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 achieve three public needs: a) preservation of two historic buildings of countywide significance, b) preservation of historic landscaped open space that has served as de facto public parkland for decades, and c) provision of another public benefit through adaptive reuse of the large historic buildings. Planning and design work for this new park has been underway since 2006. Several years of close coordination with the Town of Kensington and other interested communities has resulted in the identification of community needs and desires that are being incorporated into the design. This PDF will fund construction of the completed design that focuses on three goals for the new park:

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It is essential to activate vacant buildings on Parks' historic inventory with appropriate uses to prevent deterioration. This project will accomplish that for a large publicly-owned historic site with county-wide significance.

ESTIMATED SCHEDULE

Schematic Design and a Landscape Master Plan are expected to be completed in FY11. Final Design will be pursued in FY11-13 to be prepared for construction as soon as funds are available in FY13 or beyond; minimal improvements will be pursued in FY12.

JUSTIFICATION

Montgomery County Master Plan for Historic Preservation (1979); Kensington Historic District listed in 1986; From Artifact to Attraction: A Strategic Plan for Cultural Resources in Parks (January 2006); National Register of Historic Places: Kensington Historic District (1980); Vision for Kensington: A Long-Range Preservation Plan (1992); Legacy Open Space Functional Master Plan (2001).

FISCAL NOTE

In 2004, 2006, and 2010 \$525,000 in state bond bills were awarded to M-NCPPC. An additional \$1.1 million in state and federal bonds and grants will be pursued.

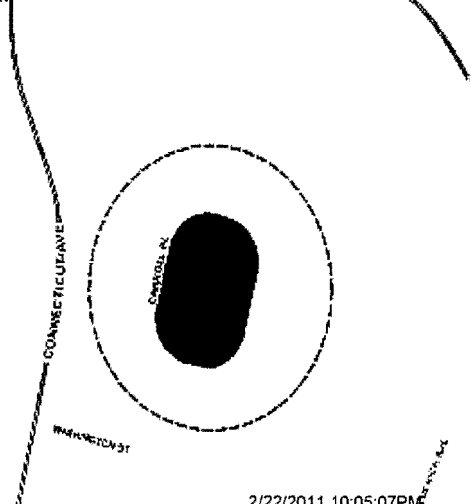
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APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY11	(\$000)
First Cost Estimate		
Current Scope	FY11	525
Last FY's Cost Estimate		250
Appropriation Request	FY12	275
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		250
Expenditures / Encumbrances		0
Unencumbered Balance		250
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION
Restoration of Historic Structures, PDF# 808494
State of Maryland

MAP



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