

Warner Circle Special Park (P118703)

Category M-NCPPC
 Sub Category Development
 Administering Agency M-NCPPC (AAGE13)
 Planning Area Kensington-Wheaton

Date Last Modified 4/21/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Final Design Stage

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	915	118	157	40	40	0	0	0	0	0	600
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,262	150	200	560	260	300	0	0	0	0	4,352
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	6,177	268	357	600	300	300	0	0	0	0	4,952

FUNDING SCHEDULE (\$000s)

G.O. Bonds	5,152	0	0	200	200	0	0	0	0	0	4,952
State Bonds (P&P only)	1,025	268	357	400	100	300	0	0	0	0	0
Total	6,177	268	357	600	300	300	0	0	0	0	4,952

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	300
Appropriation Request Est.	FY 16	300
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		625
Expenditure / Encumbrances		625
Unencumbered Balance		0

Date First Appropriation	FY 11
First Cost Estimate	
Current Scope	FY 15 6,177
Last FY's Cost Estimate	5,485

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 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. 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 interpretation of this important historical site to the County's citizens; and (3) Restore and rehabilitate the historic structures through adaptive reuse as public meeting space and offices. Phase I of this project includes demolition of the nursing home wing, restoration of public areas of the park previously occupied by the nursing home, and reconstruction of historic exterior walls, porches, and patios. Phase II includes the rehabilitation of the carriage house and the main house, and landscape enhancements to the grounds.

Estimated Schedule

Phase I completed in FY14. Structural stabilization in FY15 and FY16. Further renovation of the building and grounds will be funded beyond the six year program.

Cost Change

Actual costs for renovations beyond FY20 are unknown at this time and will be determined by the re-use option selected.

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 (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); Facility Plan approved by Planning Board (2011)

Other

It is essential to activate vacant buildings on Parks' historic inventory with appropriate uses to prevent deterioration. This project will result in a large publicly-owned historic site with county-wide significance becoming a vibrant landmark again.

Fiscal Note

In 2004, 2006, 2010, 2011 and 2015 a total of \$725,000 in state bond bills was awarded to M-NCPPC for this project

Disclosures

A pedestrian impact analysis has been completed for this project.

M-NCPPC (A13) asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

Restoration of Historic Structures, PDF# 808494, Maryland Historical Trust, Town of Kensington, Montgomery County Historic Preservation Commission