

# 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 19, 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
<b>Total</b>	<b>525</b>	<b>0</b>	<b>0</b>	<b>525</b>	<b>200</b>	<b>250</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

State Bonds (P&P only)	525	0	0	525	200	250	75	0	0	0	0
<b>Total</b>	<b>525</b>	<b>0</b>	<b>0</b>	<b>525</b>	<b>200</b>	<b>250</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### 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 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.

### 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	525
Current Scope		
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

