

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 31, 2012
No
None
Final Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	900	102	135	438	38	0	0	0	0	400	225
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,585	0	280	70	70	0	0	0	0	0	4,235
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	5,485	102	415	508	108	0	0	0	0	400	4,460

FUNDING SCHEDULE (\$000)

G.O. Bonds	4,860	0	0	400	0	0	0	0	0	400	4,460
State Bonds (P&P only)	625	102	415	108	108	0	0	0	0	0	0
Total	5,485	102	415	508	108	0	0	0	0	400	4,460

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 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 Department of Parks' staff offices.

Phase I of this project includes the demolition of the nursing home wings, restoration of loop driveway and public areas of the park previously occupied by the nursing home, and reconstruction of historic exterior walls at demolition. Phase II includes the rehabilitation of the carriage house and the main house for Department of Parks' office space and public meeting space, and landscape enhancements to the grounds.

ESTIMATED SCHEDULE

Phase I will be completed in FY12 and FY13. Phase II will be pursued in FY18 and beyond six years.

COST CHANGE

Increase due to (1) the addition of \$100,000 State Bonds for Phase I, and initiation of Phase 2 in FY18.

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 accomplish that for a large publicly-owned historic site with county-wide significance.

FISCAL NOTE

FY13 Current Revenue reduced \$50,000 for fiscal capacity. In 2004, 2006, 2010, and 2011 a total of \$625,000 in state bond bills was awarded to M-NCPPC for this project.

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		
Current Scope	FY13	5,485
Last FY's Cost Estimate		525
Appropriation Request	FY13	100
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		525
Expenditures / Encumbrances		102
Unencumbered Balance		423
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

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

MAP

