



# Warner Circle Special Park

(P118703)

Category	M-NCPPC	Date Last Modified	11/23/20
SubCategory	Development	Administering Agency	M-NCPPC
Planning Area	Kensington-Wheaton	Status	Ongoing

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	695	76	19	-	-	-	-	-	-	-	600
Site Improvements and Utilities	5,482	899	231	-	-	-	-	-	-	-	4,352
TOTAL EXPENDITURES	6,177	975	250	-	-	-	-	-	-	-	4,952

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	5,013	61	-	-	-	-	-	-	-	-	4,952
PAYGO	139	139	-	-	-	-	-	-	-	-	-
State Bonds (M-NCPPC Only)	1,025	775	250	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	6,177	975	250	-	-	-	-	-	-	-	4,952

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 22 Request	-	Year First Appropriation	FY11
Cumulative Appropriation	1,225	Last FY's Cost Estimate	6,177
Expenditure / Encumbrances	1,225		
Unencumbered Balance	-		

## PROJECT 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 funds stabilization and repairs to the manor house to stem the building's deterioration and will fund construction of a restoration tied to a use that satisfies a strong County need and fits into the community. Phase I of this project is completed and included demolition of the nursing home wing, restoration of public areas of the park previously occupied by the nursing home, re-creation of the loop road, and reconstruction of historic exterior walls, porches, and patios. Stabilization is complete and fixed structural failings of the front porch, and masonry. This building is a candidate for a public private partnership. The landscape also contains mature trees and needs maintenance plus will accommodate a new small section for a Reading Garden tied to Noyes Library. The site's parking also may need to be enhanced when partnership approved.

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## ESTIMATED SCHEDULE

Phase I completed in FY14. Structural stabilization complete in 2017. Negotiations are ongoing with potential unsolicited partner.

## PROJECT 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)

## 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. State Board of Public Works has approved consent that Parks, via County approval, may dispose of two buildings while retaining ownership of all ground and has forgiven loan repayment, affirming that all bonds were used for permanent historic preservation improvements to the property.

## DISCLOSURES

A pedestrian impact analysis has been completed for this project. M-NCPPC asserts that this project conforms to the requirement 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. Parks has committed to a great deal of community outreach on this project as well as research into uses that can be accommodated by the building code. Agreeing on an appropriate and necessary use for this building is essential at this time to prevent further vandalism and the unnecessarily rapid deterioration that accompanies vacant structures.