

Warner Circle Special Park (P118703)

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

Date Last Modified 11/17/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Final Design Stage

Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	915	275	40	0	0	0	0	0	0	600
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,262	400	510	0	0	0	0	0	0	4,352
Construction	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0
Total	6,177	675	550	0	0	0	0	0	0	4,952

FUNDING SCHEDULE (\$000s)

G.O. Bonds	5,115	0	163	0	0	0	0	0	0	4,952
PAYGO	37	37	0	0	0	0	0	0	0	0
State Bonds (P&P only)	1,025	638	387	0	0	0	0	0	0	0
Total	6,177	675	550	0	0	0	0	0	0	4,952

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,225
Expenditure / Encumbrances		687
Unencumbered Balance		538

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

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 project 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 currently underway and identified structural failings that must be addressed, including the front porch, masonry repointing that will tighten the building envelope, and a visible historic window repair. When a use is approved, phase II funding will include the rehabilitation of the historic house and carriage 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. Entire funding for the project placed in the beyond six year period for affordability reasons.

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

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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.