


MEMORANDUM

February 24, 2020

TO: Government Operation and Fiscal Policy Committee
Planning, Housing, and Economic Development Committee

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: Resolution to Approve Transfer of Property known as the site of the Silver Spring Intermediate School to the Maryland National Park and Planning Commission

PURPOSE: Committee recommendation; vote expected

Expected to Attend:

Greg Ossont, Deputy Director, Department of General Services
Miti Figueredo, Deputy Director, Administration, Montgomery Parks, M-NCPPC
Brenda Sandberg, Supervisor, Real Estate Management, Montgomery Parks
Wen Huang, ADA Project Manager, Montgomery Parks

On December 30, 2019 the Council received a memo from the County Executive asking the Council to approve a resolution stating that ownership of the property that was the site of the former Silver Spring Intermediate School, now known as the Silver Spring Intermediate Park, be transferred from the County Government to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for continued use as a park (© 3). The property has been used as a park since 1976.

The Council introduced an approval resolution (© 1-2) at its February 4, 2020 session.

At this session, Montgomery Parks will provide the Joint Committee with an overview of the plans to upgrade this park.

This memo provides background on the process for disposition of a site that housed a former school, which is different from other property dispositions, and the history of the Silver Spring Intermediate Park.

Council staff recommends approval of the transfer of this property.

Process Summary

The process for the disposition of a closed school is different from the disposition of other County-owned property. Chapter 11B-45 require the Executive to adopt regulation (COMCOR 11.B.45.02, Reuse, Leasing or Sale of Closed Schools). There is no Declaration of No Further Need and the Council is not required to hold a public hearing.

The regulation/process must provide for the ultimate decision by the County Council, as required by State law, whether to dispose of a surplus school and its site, including any fields and recreational areas. While the law does not specify that this is done by resolution, Council staff, the Department of General Services, and the County Attorney agree and recommend that a resolution is appropriate.

There must be a statement from the Board of Education that the school will not be needed for education purposes for the foreseeable future and in any case for at least 10 years. In May 2005, the Board of Education adopted a resolution stating that the site is no longer needed for school purposes and, with the approval of the state superintendent of schools, shall be conveyed to the Montgomery County Government with a recommendation that it be conveyed to M-NCPPC (© 18). While the property has been used as a park since 1976, the property was deeded to the County Government from Montgomery County Public Schools (MCPS) in October 2018.

The regulation requires the Executive to send the Planning Board and the Council a site analysis of the surplus school. The Executive sent this analysis on February 14, 2019 (© 11-17).

On April 2, 2019, Planning Board Chair Anderson responded to the County Executive confirming M-NCPPC's intent to continue to use this site as a park. The Chair also notes that the land was to be transferred to M-NCPPC as a part of 2005 land transfer agreement between MCPS and M-NCPPC. The memo acknowledges that this is going through the official process. (© 9-10)

The Executive published a notice in the July 2019 County Register asking for any expression of interest for this property. (© 7-8)

The process requires the Executive receive a statement from the Planning Board about whether the site is needed for park uses. In this case, the property has been used as a park, managed by M-NCCPC, while under County ownership and M-NCPPC needs to continue to use it as a park.

A public hearing must be held by the Executive or designee on any proposal to dispose of a surplus school. The Executive held a public hearing on January 30, 2020 and kept the comment period open until February 13, 2020 (© 20). No comments were received.

Background on Silver Spring Intermediate School and Park

- The Silver Spring Intermediate School closed in 1973.
- The property was turned into a park in 1976, currently called the Silver Spring Intermediate Neighborhood Park. The educational building was demolished in 1991.
- The address is 615 Philadelphia Avenue and it is bordered by Boston Avenue and Chicago Avenue.
- It is 3.75 acres and is zoned R-60.
- MCPS conveyed the property to the County in October 2018. MCPS recommended that the ultimate disposition be to Parks.

The Planning Board has approved a facility plan for the park that includes: (1) improvements to the safety and material of the walkway and ramps; (2) improvements to grading and stormwater management; (3) improvement to the parking lot including new ADA accessible parking space, designated location for portable bathroom, new drinking fountain, and four new bike racks; (4) improved accessibility to the bus stop; (5) improvement to the playground including accessible entrance, new safety fences, new table, deck, and benches, new natural play area, and one bike rack; (6) improvement to basketball and tennis courts; (7) re-grading and re-turfing of the lawn area; (8) repair and/or replacement of retaining walls. The following is a link to the Planning Board's staff report.

https://montgomeryplanningboard.org/wp-content/uploads/2019/08/FINAL_SSI-NP-staff-report.pdf

On November 6, 2019 the City of Takoma Park adopted a resolution supporting the land transfer to M-NCPPC, continued operation of the park, and proceeding with the planned renovation (© 19).

Resolution No.: _____
Introduced: _____
Adopted: _____

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: County Council

SUBJECT: Approval of Transfer of Property Known as the Site of the Former Silver Spring Intermediate School to the Maryland-National Park and Planning Commission

Background

1. Montgomery County Code, Chapter 11B-45, Disposition of Real Property, Section (g) requires the County Executive to adopt regulations to establish a process for disposition of surplus schools. The Code of Montgomery County Regulations (COMCOR) 11B.45.02 Reuse, Leasing, and Sale of Closed Schools provides, the requirements for the reuse of a closed school.
2. The Silver Spring Intermediate School closed in 1973. In 1976 the property was turned into the Silver Spring Intermediate Neighborhood Park and has been maintained by the Montgomery County Parks Department of the Maryland-National Capital Park and Planning Commission (M-NCPPC). The educational building was demolished in 1991. In 2005, the Board of Education stated the Silver Spring Intermediate School site is no longer needed for school purposes and, with the approval of the state superintendent of schools, shall be conveyed to the Montgomery County Government with a recommendation that it be conveyed to the Maryland-National Capital Park and Planning Commission.
3. The property is located at 615 Philadelphia Avenue and is approximately 3.7 acres.
4. On August 26, 2019 the Council received the Executive's recommendation to transfer this property to M-NCPPC. As required, the Executive notified all agencies of the availability of the site and received one proposal from M-NCPPC. As required, the Executive held a public hearing on January 30, 2020.
5. On November 6, 2019, the City of Takoma Park adopted Resolution 2019-50 recommending the approval the land transfer and improvement plan adopted by the Montgomery County Planning Board on September 5, 2019.

Action

The County Council for Montgomery County, Maryland approves the following resolution:

The County Council approves the transfer of the property located at 615 Philadelphia Avenue, Takoma Park that is known as the site of the Silver Spring Intermediate School and is currently used as the Silver Spring Intermediate Neighborhood Park to the Maryland-National Capital Park and Planning Commission as recommended by the County Executive for continued use as a park.

This is a correct copy of Council action.

Selena Mendy Singleton, Esq.
Clerk of the Council

Gout



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Marc Elrich
County Executive

MEMORANDUM

December 20, 2019

TO: Sidney Katz, President
Montgomery County Council

FROM: Marc Elrich *Marc Elrich*
Montgomery County Executive

SUBJECT: Former Silver Spring Intermediate School Site Disposition

Per the provisions of 11B.45.02, Reuse, Leasing, and Sale of Closed Schools, on June 3, 2019, I notified all government agencies of the availability of the former Silver Spring Intermediate School site and set a 45-day deadline to receive expressions of interest in using all or part of the school. Only one proposal was received, from the Planning Board.

On August 26, 2019, I sent a memo to the Council recommending that the property be transferred to the Maryland-National Capital Park and Planning Commission (M-NCPPC). As stated in that memo, this site has been utilized as Silver Spring Intermediate Neighborhood Park since 1976, and this property is one part of a 2005 land swap between Montgomery County Public Schools and the M-NCPPC. Further, a Park Facility Plan for the Silver Spring Intermediate Neighborhood Park was approved by the Planning board on September 5, 2019.

I am therefore requesting that the Council approve a resolution stating that the property be transferred to M-NCPPC. I hope this information is helpful. If you have any questions, please contact Greg Ossont, Deputy Director, Department of General Services, at 240.777.6192 or greg.ossont@montgomerycountymd.gov.

Attachment: August 26, 2019 Memo re: Reuse Analysis – Former Silver Spring Intermediate School Site

cc: David Dise, Director, Department of General Services
Greg Ossont, Deputy Director, Department of General Services
Richard Madaleno, Director, Office of Management and Budget
Michael Coveyou, Acting Director, Department of Finance
Reemberto Rodriguez, Director, Silver Spring Regional Services Center

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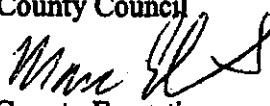
OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Marc Elrich
County Executive

MEMORANDUM

August 26, 2019

TO: Nancy Navarro, President
Montgomery County Council

FROM: Marc Elrich 
Montgomery County Executive

SUBJECT: Reuse Analysis – Former Silver Spring Intermediate School Site

In accordance with the provisions of 11B.45.02, Reuse, Leasing, and Sale of Closed Schools, if one or more government agencies submit a reuse proposal for a closed school, the Executive must forward a reuse analysis and recommendation to the Council and Planning Board for comment. The Planning Board's comments are requested through the mandatory referral process, as outlined in the regulations.

On June 3, 2019, I notified all government agencies of the availability of the site and set a 45-day deadline to receive expressions of interest in using all or part of the school. One proposal was received, from the Planning Board.

The Planning Board's memo is attached and notes that the site has been utilized as Silver Spring Intermediate Neighborhood Park since 1976. The memo also notes that this property is part of a 2005 land swap between Montgomery County Public Schools and the Maryland-National Capital Park and Planning Commission (M-NCPPC). A Park Facility Plan for the Silver Spring Intermediate Neighborhood Park was presented to the Planning Board on July 18, 2019 and is awaiting final approval.

I am therefore recommending that the property be transferred to M-NCPPC. I hope this information is helpful. If you have any questions, please contact Greg Ossont, Deputy Director, Department of General Services, at 240.777.6192 or greg.ossont@montgomerycountymd.gov.

Attachment: Expression of Interest from Montgomery County Planning Board

c: David Dise, Director, Department of General Services
Greg Ossont, Deputy Director, Department of General Services
Richard Madaleno, Director, Office of Management and Budget
Michael Coveyou, Acting Director, Department of Finance
Reemberto Rodriguez, Silver Spring Regional Services Center Director



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Marc Elrich
County Executive

August 26, 2019

Mr. Casey Anderson
Planning Board Chair
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Administrative Mandatory Referral for the Disposition of
615 Philadelphia Avenue, Takoma Park

Dear Mr. Anderson:

The Department of General Services (DGS) is requesting an administrative mandatory referral review for the disposition of property at 615 Philadelphia Avenue in Takoma Park, 20912 ("Property").

PROPERTY

The Property the County will dispose of is approximately 3.7 acres. The Property is recorded in Liber 57036 at Folio 339 among the land records of Montgomery County, Maryland. The tax account is 13-01058288.

BACKGROUND

The Property is the site of the former Silver Spring Intermediate School, which was closed in 1973. The Property was developed as a park around 1976 and is currently known as Silver Spring Intermediate Neighborhood Park. The educational building was demolished in 1991. Evidence of the school's footprint can still be seen within the site grading and several retaining walls. There are also many mature trees that remain from the site's previous use as a school. Amenities such as the parking lot, basketball court, tennis court, ballfields and playground were gradually installed in the park in the 1980s and upgraded in the 2000s.

The Property was deeded to Montgomery County from MCPS in October 2018. MCPS' disposition recommends that the site ultimately be conveyed to M-NCPPC as part of a land swap. Silver Spring Intermediate Park is currently in the approved Parks CIP for renovation. As you are aware, the facility plan was presented to the Montgomery County Planning Board on July 18, 2019, for design and construction to be funded through the Park Refresher program, and for final design and construction to be completed in FY20-21.

Mr. Casey Anderson
August 26, 2019
Page 2

The County intends to convey the property to the Commission, as outlined in MCPS' disposition and in the Planning Board's Expression of Interest dated July 17, 2019. In accordance with the provisions of 11B.45.02, Reuse, Leasing, and Sale of Closed Schools, if one or more government agencies submit a reuse proposal for a closed school, the Executive must forward a reuse analysis and recommendation to the Council and Planning Board for comment. The Planning Board's comments must be requested under mandatory referral. We are requesting this application be acted on administratively as the Planning Board has already requested this property be transferred to M-NCPPC to meet the terms of the 2005 land exchange between MCPS and M-NCPPC.

Please feel free to contact Greg Ossont, Deputy Director, Department of General Services, at 240.777.6192 or greg.ossont@montgomerycountymd.gov if you have any questions.

Sincerely,



Marc Elrich
County Executive

- c: Gwen Wright, Director, Montgomery Planning
Mike Riley, Director, Montgomery Parks
Greg Ossont, Deputy Director, Department of General Services

MontgomeryCountyMD.GOV

Montgomery County Government



Montgomery County Register

July 1, 2019, Montgomery County Register Notice

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TO ALL COUNTY DEPARTMENTS AND ALL
COUNTY AGENCIES

Expressions of Interest – Former Silver Spring
Intermediate School Site

In accordance with the provisions of 11B.45.02, Reuse, Leasing, and Sale of Closed Schools, the Executive must notify all government agencies of the availability of a closed school and any restrictions the Executive or Council have imposed on its use, and set a 45-day deadline to receive expressions of interest in using all or part of the school.

Please find the following information on the Silver Spring Intermediate School site ("Property"):

The Property

- 1) Tax account no. 13-01058288; 615 Philadelphia Avenue, Takoma Park, MD 20912; Liber: 57036/ Folio: 339; Tax Map JN32; 3.75 acres; zoned R-60.

This property is bordered by Boston Avenue to the north, single family detached residences to the east, Philadelphia Avenue to the south, and Chicago Avenue to the west. The property is largely surrounded by single family detached residences; Montgomery College's Takoma Park Campus is on the other side of Philadelphia Avenue.

Takoma Park Master Plan (2000)

A recommendation of the 2000 Takoma Park Master Plan includes "consider converting closed schools and other public facility sites as they become available to parks as a means to meet active recreation needs identified in the PROS Plan" (page 75). In the Plan, the site is identified as Silver Spring Intermediate

Neighborhood Park under "existing parkland" (page 72, Map 18). The Plan considers renovation of the Silver Spring Intermediate Neighborhood Park, including "adding facilities needed and desired by the community" (page 74).

Additional Information

Silver Spring Intermediate School was closed in 1973. The site was developed as a park around 1976 and is currently known as Silver Spring Intermediate Neighborhood Park. The educational building was demolished in 1991. Evidence of the school's footprint can still be seen within the site grading and several retaining walls. There are also many mature trees that remain from the site's previous use as a school. Amenities such as the parking lot, basketball court, tennis court, ballfields and playground were gradually installed in the park in the 1980s and upgraded in the 2000s.

The property was deeded to Montgomery County from MCPS in October 2018. MCPS' disposition recommends that the site ultimately be conveyed to M-NCPPC as part of a land swap. The Park is currently in the approved Parks CIP for renovation. The intent is for the facility plan to be presented to the Montgomery County Planning Board for approval in summer 2019, for design and construction to be funded through the Park Refresher program, and for final design and construction to be completed in FY20-21.

Please submit reuse proposals to the referenced point of contact by mail, delivery or email by July 18, 2019.

Ronnie L. Warner
Chief, Office of Planning and Development
Montgomery County Department of General Services
101 Monroe Street, 9th Floor
Rockville, Maryland 20850
ronnie.warner@montgomerycountymd.gov

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MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APR 16 2019 OFFICE OF THE CHAIR

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RECEIVED
MONTGOMERY COUNTY
COUNCIL

April 2, 2019

MEMORANDUM

TO: The Honorable Marc Elrich
Montgomery County Executive

The Honorable Nancy Navarro
President, Montgomery County Council

FROM: Casey Anderson, Chair 
Montgomery County Planning Board

SUBJECT: Montgomery County Planning Board Comments on the Former Silver Spring Intermediate School Site Analysis and Silver Spring Intermediate Neighborhood Park

Thank you for sending the site analysis of the former Silver Spring Intermediate School for the Planning Board's comments on the reuse of the school in accordance with the provisions of Montgomery County Code Chapter 11B.45.02.04, *Reuse, Leasing and Sale of Closed Schools – School Reuse Decision Process*. As you are aware, the analysis describes how the property has been utilized and redeveloped as the Silver Spring Intermediate Neighborhood Park since 1976. The site analysis correctly summarizes the history and current status of the property as a neighborhood park.

We would like to confirm and amplify the information in the site analysis about the planned land exchange between Montgomery County Public Schools (MCPS) and the Maryland-National Capital Park and Planning Commission (M-NCPPC) that is only briefly mentioned under "Additional Information" at the end of the analysis. The Commission and the Board of Education had a formal agreement in 2005 to transfer the ownership of the Silver Spring Intermediate School site to the Commission in return for land transfers of portions of Woodacres Local Park and Broadacres Local Park to the Board of Education. The land records indicate that the Commission conveyed those parcels mentioned in the agreement to the Board of Education (in 2003 and 2005) to accommodate construction of school additions. The final step to complete that agreement and land exchange is for the Board of Education to transfer the Silver Spring Intermediate property to the Commission.

We wish to make clear that this former school site must be transferred in-fee to give the Commission full ownership. Per the terms of the 2005 agreement between the M-NCPPC and MCPS, the parties agreed to convey their respective parcels, pursuant to the requirements set forth in the Land Use Article (*Maryland Land Use Code Ann., Division II, Title 17, Subtitle 2*). The Commission has fulfilled its obligations to transfer land in-fee to the Board of Education. Therefore, it is legally required that the Silver Spring Intermediate property be transferred in-fee to the Commission.

In addition, the Department of Parks has been operating this site as a park since 1976, and the community and County leadership expect this park to continue serving the neighborhood. The M-NCPPC has made major investments in the park over the years and has upcoming plans to renovate the park with public participation, and there are expectations for the proposed renovations. Ownership of this park in-fee is the most appropriate method to permanently protect this land as a public park.

We understand that the property is going through the official process for disposition of a school site which requires that the property first be transferred to Montgomery County. Given the circumstances of the land exchange, we request that the traditional process be simplified and the land turned over to the M-NCPPC as a park without further administrative review. If this is not possible, we will submit a reuse proposal at the appropriate time requesting that the site continue its 43-year history of serving as a neighborhood park.

Copy: Michael F. Riley, Director of Parks
Greg Ossont, Deputy Director, Department of General Services



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Marc Elrich
County Executive

MEMORANDUM

February 14, 2019

TO: Nancy Navarro, President
Montgomery County Council

Casey Anderson, Chair
Montgomery County Planning Board

FROM: Marc Elrich *ME*
Montgomery County Executive

SUBJECT: Former Silver Spring Intermediate School Site Analysis

In accordance with the provisions of 11B.45.02, *Reuse, Leasing, and Sale of Closed Schools*, the Executive must send the Council and the Planning Board an analysis of the building, site, and neighborhood not later than 90 days after title to a school is transferred to the County. The Planning Board may send the Executive and Council any comments on the reuse of the school within 60 days of receiving the Executive's analysis. The Council may send comments on the reuse of the facility to the Executive within 60 days after receiving the Executive's analysis, and during that time may by resolution limit the acceptable uses of the building or site.

The former Silver Spring Intermediate School Site ("Property") was conveyed to the County from the Board of Education in October 2018. MCPS' disposition recommends that the site ultimately be conveyed to M-NCPPC as part of a land swap; see attached MCPS memorandum.

Silver Spring Intermediate School was closed in 1973. The Property was developed as a park around 1976 and is currently known as Silver Spring Intermediate Neighborhood Park. The educational building was demolished in 1991. The Park is currently in facility planning to renovate and improve the park. The facility plan will be presented to the Montgomery County Planning Board for approval in summer 2019, and if approved will be funded for design and construction in the Park Refresher program

Nancy Navarro, President
Casey Anderson, Chair
February 14, 2019
Page 2

with final design and construction to be completed in FY20-21. Please see the attached Former Silver Spring Intermediate School Site Analysis for more information.

I hope this information is helpful. If you have any questions, please contact Greg Ossont, Deputy Director, Department of General Services, at 240-777-6192 or greg.ossont@montgomerycountymd.gov.

Attachments:

Former Silver Spring Intermediate School Site Analysis
MCPS Memorandum, Disposition of the Former Silver Spring Intermediate School Site

cc: Dale Tibbitts, Special Assistant to the County Executive
Greg Ossont, Deputy Director, Department of General Services
Reemberto Rodriguez, Director, Silver Spring Regional Services Center

Former Silver Spring Intermediate School Site Analysis

Tax Account #: 13-01058288
Zoning: R-60
Size: 3.75 acres
Address: 615 Philadelphia Avenue, Takoma Park, 20912.

This property is bordered by Boston Avenue to the north, single family detached residences to the east, Philadelphia Avenue to the south, and Chicago Avenue to the west. The property is largely surrounded by single family detached residences; Montgomery College's Takoma Park Campus is on the other side of Philadelphia Avenue.

Deed: Liber: 57036; Folio: 339.
Plat: N/A
Tax Map: JN32
Master Plan: Takoma Park Master Plan (2000)

A recommendation of the 2000 Takoma Park Master Plan includes "consider converting closed schools and other public facility sites as they become available to parks as a means to meet active recreation needs identified in the PROS Plan" (page 75). In the Plan, the site is identified as Silver Spring Intermediate Neighborhood Park under "existing parkland" (page 72, Map 18). The Plan considers renovation of the Silver Spring Intermediate Neighborhood Park, including "adding facilities needed and desired by the community" (page 74).

Building Analysis: Silver Spring Intermediate School was closed in 1973. The site was developed as a park around 1976 and is currently known as Silver Spring Intermediate Neighborhood Park. The educational building was demolished in 1991. Evidence of the school's footprint can still be seen within the site grading and several retaining walls. There are also many mature trees that remain from the site's previous use as a school. Amenities such as the parking lot, basketball court, tennis court, ballfields and playground were gradually installed in the park in the 1980s and upgraded in the 2000s.

The Park is currently in facility planning to renovate and improve the park. Community meetings were held on April 18, 2018 and June 12, 2018 to obtain input on proposed park improvements.

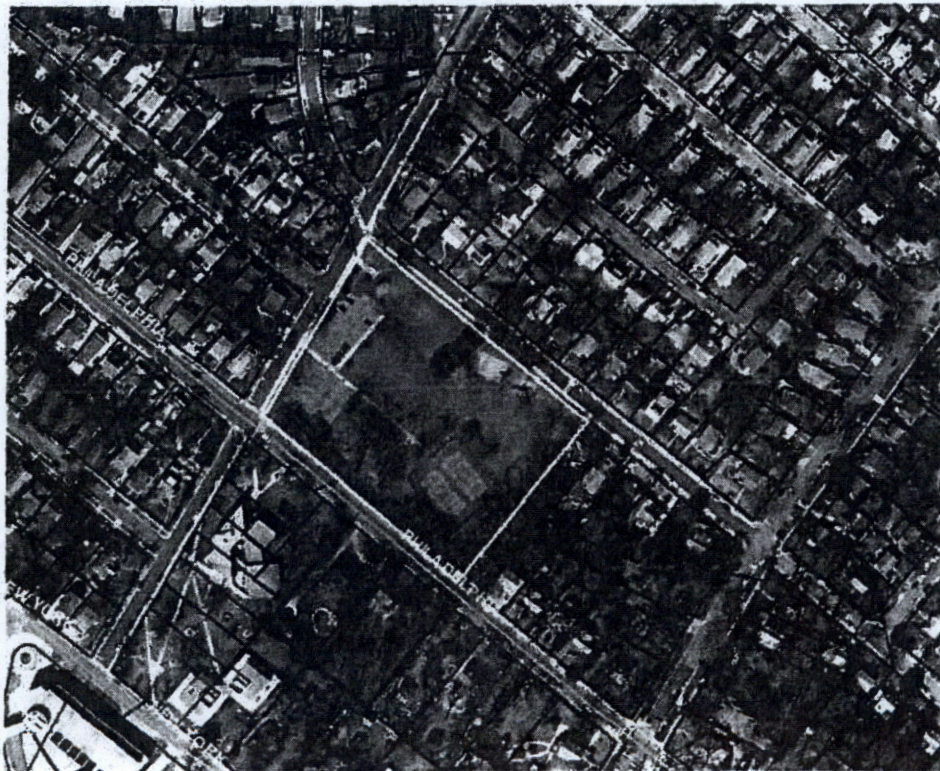
The current recommended concept plan includes the following elements: accessible parking spaces and pathways throughout the park; improvements to the basketball and tennis courts (seating, fencing, ball walls, and consideration for striping for multiple sports); seating at the bus stop; fencing and seating at the existing playground; nature play elements outside the playground; potential shelter; site furnishings; tree protection measures; stormwater management, drainage and landscape improvements; structural improvements to retaining walls; and a possible artistic mural on one of the walls.

Preliminary permits (forest conservation and stormwater management concept approvals) and cost estimates are being developed along with the recommended concept plan. It will be shared with the community in February 2019 for additional comments. The construction cost is estimated to be approximately \$1 million. The facility plan will be presented to the Montgomery County Planning Board for approval in summer 2019, and if approved will be funded for design and construction in the Park Refresher program with final design and construction to be completed in FY20-21.

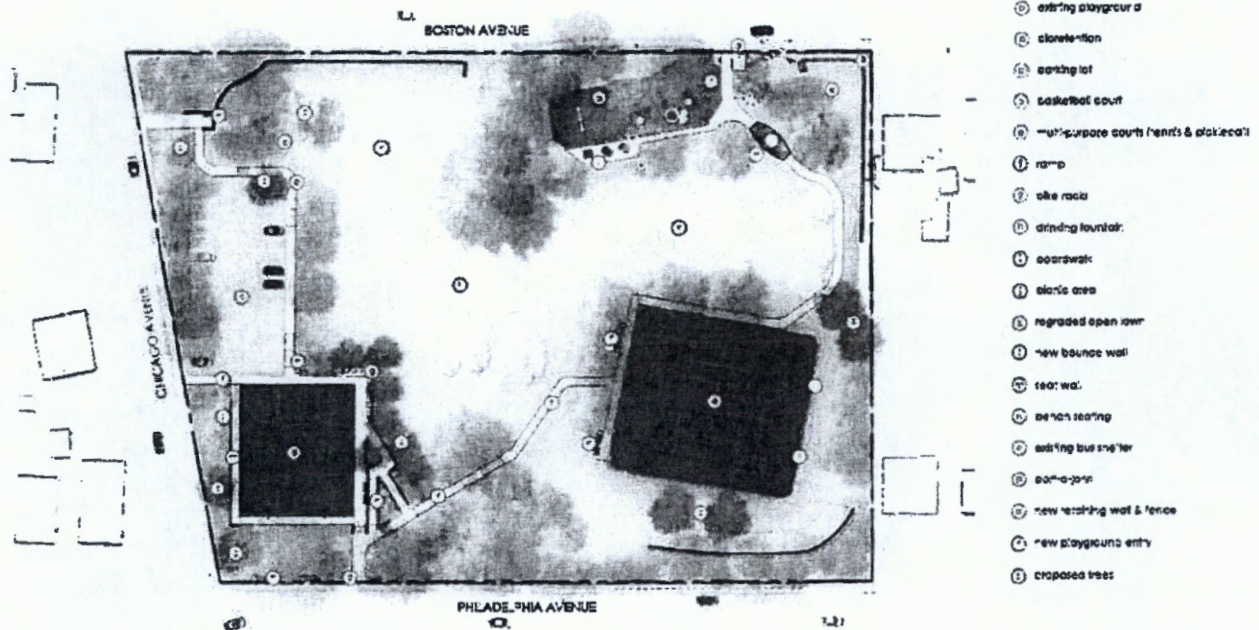
**Additional
Information:**

The property was deeded to Montgomery County from MCPS in October 2018. MCPS' disposition recommends that the site ultimately be conveyed to M-NCPPC as part of a land swap; see attached MCPS memorandum.

Property Outline



Site Plan (Proposed)



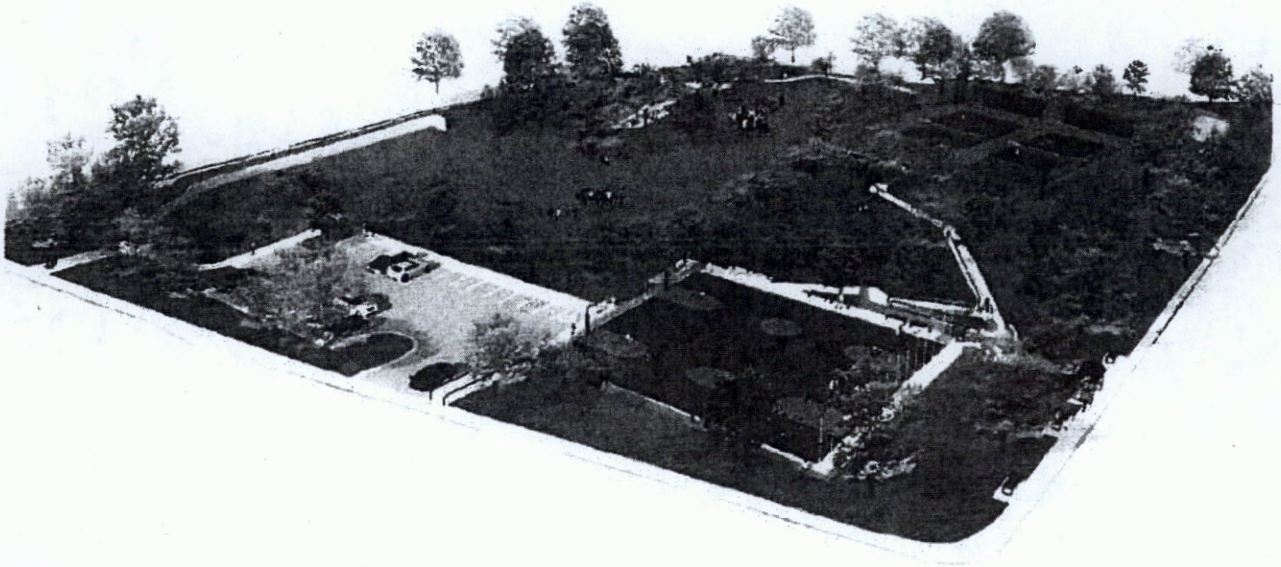
Silver Spring Intermediate Neighborhood Park

Morganway Co., Inc. Morganway



01.28.2018

Site Bird's Eye View (Proposed)



Office of the Superintendent of Schools
MONTGOMERY COUNTY PUBLIC SCHOOLS
Rockville, Maryland

May 10, 2005

MEMORANDUM

To: Members of the Board of Education

From: Jerry D. Weast, Superintendent of Schools

Subject: Disposition of the Former Silver Spring Intermediate School Site

WHEREAS, The Maryland-National Capital Park and Planning Commission (M-NCPPC) transferred 2.1-acres from the Woodacres Local Park to the Board of Education in 2003 to expand the Wood Acres Elementary School site as part of the modernization project, with the understanding that they would receive a similar sized parcel in exchange; and

WHEREAS, M-NCPPC intends to convey 0.10-acre from the Broadacres Local Park to the Board of Education that will allow site expansion for the construction of an addition and core improvements to Broad Acres Elementary School; and

WHEREAS, The former Silver Spring Intermediate School site (SSI), located at 615 Philadelphia Avenue in Takoma Park, was closed in 1973; and

WHEREAS, The SSI building was demolished in 1991 and the 3.75-acre site is currently maintained and operated as a local park by the M-NCPPC and no longer is needed for educational purposes; and

WHEREAS, SSI is a candidate for exchange to the M-NCPPC in return for the two parcels at Broad Acres and Wood Acres elementary schools that were approved for transfer to the Board of Education by the M-NCPPC; and

WHEREAS, The M-NCPPC, in its general meeting on April 14, 2005, agreed to accept the former Silver Spring Intermediate School site in exchange for the parkland conveyed from Broadacres and Woodacres local parks; now therefore be it

Resolved, That the former Silver Spring Intermediate School site is no longer needed for school purposes and, with the approval of the state superintendent of schools, shall be conveyed to the Montgomery County Government with the recommendation that it be conveyed to the Maryland-National Capital Park and Planning Commission.

Introduced by: Councilmember Kovar

CITY OF TAKOMA PARK, MARYLAND

Resolution 2019-50

**Resolution Recommending the Approval of the
Silver Spring Intermediate Park Land Transfer and Improvements**

WHEREAS, Silver Spring Intermediate Park, at 7801 Chicago Avenue, is the former site of the Silver Spring Intermediate School, owned by Montgomery County Public Schools; and

WHEREAS, the school buildings were demolished in the 1970s and 1980s, and amenities such as the parking lot, basketball court, tennis court, ballfields and playground were gradually installed in the park in the 1980s and upgraded in 2000s; and

WHEREAS, the Montgomery County Executive is expected to issue a decision memo regarding the disposition of the school property in a transfer to M-NCPPC to continue to operate as a park; and

WHEREAS, the Montgomery Planning Board approved the plans and funding for the Silver Spring Intermediate Neighborhood Park Improvement Plan on September 5, 2019 to enhance access to the park and connections between park amenities, to improve the existing athletic fields, and to address ongoing drainage issues.

NOW, THEREFORE BE IT RESOLVED that the Council of the City of Takoma Park supports the land transfer of Silver Spring Intermediate Park from Montgomery County Public Schools to M-NCPPC to continue to operate as a park and supports proceeding with the planned renovation.

Adopted this 6th day of November, 2019.

Attest:


Jessie Carpenter
City Clerk

NOTICE

In accordance with Section 10-312 of the Annotated Code of Maryland and Montgomery County Code Chapter 11B.45.02, Montgomery County, Maryland, announces that it proposes to transfer a parcel of real property to the Maryland-National Capital Park and Planning Commission (M-NCPPC), consisting of 3.7 acres of land, located at 615 Philadelphia Avenue in Takoma Park, Maryland.

Montgomery County proposes to transfer the subject 3.7 acres +/- of land in fee simple for nominal value. The property has been utilized as Silver Spring Intermediate Neighborhood Park since 1976 and is one part of a 2005 land swap between Montgomery County Public Schools and the M-NCPPC. The educational building was demolished in 1991.

This property is bordered by Boston Avenue to the north, single family detached residences to the east, Philadelphia Avenue to the south, and Chicago Avenue to the west. The property is largely surrounded by single family detached residences; Montgomery College's Takoma Park Campus is on the other side of Philadelphia Avenue. The parcel is more particularly identified as follows:

The property of Montgomery County, Maryland is recorded in Liber 57036 at Folio 339, among the Land Records of Montgomery County, Maryland. It is comprised of 3.7 +/- acres of land. 615 Philadelphia Avenue is Lot 3 in Block 68 as shown on Montgomery County Tax Map JN32. For tax purposes, it can be found in District 13 at Account Number 01058288.

A public hearing on the proposed transfer of property will be held at 7:00pm on January 30th, 2020 at the Park Activity Building located in Sligo Avenue Neighborhood Park; 500 Sligo Avenue, Silver Spring, 20910.

Written comments must be received no later than close of business on February 13th, 2020. Comments should be addressed to:

Ronnie Warner, Chief
Office of Planning and Development
Dept. of General Services
101 Monroe Street, 9th floor
Rockville, Maryland 20850
or e-mail
Ronnie.Warner@montgomerycountymd.gov