

# EXECUTIVE RECOMMENDATION

## Warner Circle Special Park (P118703)

Project Category	M-NCPPC	Date Last Modified	12/23/13
Project SubCategory	Development	Required Adequate Public Facility	No
Project Administering Agency	M-NCPPC (AAGE13)	Relocation Impact	None
Project Planning Area	Kensington-Wheaton	Status	Final Design Stage

### EXPENDITURE SCHEDULE (\$000s)

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
Planning, Design and Supervision	910	118	157	200	0	0	0	0	0	200	435
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,667	150	200	0	0	0	0	0	0	0	4,317
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>5,577</b>	<b>268</b>	<b>357</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>4,752</b>

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	4,952	0	0	200	0	0	0	0	0	200	4,752
State Bonds (P&P only)	625	268	357	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5,577</b>	<b>268</b>	<b>357</b>	<b>200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>4,752</b>

### COMPARISON (\$000s)

	Total	Thru FY13	Est FY14	6YR Total	FY15	FY16	FY17	FY18	FY19	FY20	Bey 6Yr	Approp.
Current Approved	5,485	625	0	400	0	0	0	400	0	0	4,480	0
Agency Request	5,577	268	357	4,952	0	0	0	200	2,430	2,322	0	0
Recommended	5,577	268	357	200	0	0	0	0	0	200	4,752	0

Change	TOTAL	%	6-YEAR	%	APPROP.	%
Agency Request vs Approved	92	1.7%	4,552	1,138.0%	0	0.0%
Recommended vs Approved	92	1.7%	(200)	(50.0%)	0	0.0%
Recommended vs Request	0	0.0%	(4,752)	(96.0%)	0	0.0%

### Recommendation

Approve with modification

### Comments

The Executive recommends funding this project on the schedule shown above due to affordability.

# Warner Circle Special Park (P118703)

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

Date Last Modified 10/2/13  
Required Adequate Public Facility No  
Relocation Impact None  
Status Final Design Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	910	118	157	635	0	0	0	200	210	225	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4,667	150	200	4,317	0	0	0	0	2,220	2,097	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>5,577</b>	<b>268</b>	<b>357</b>	<b>4,952</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>2,430</b>	<b>2,322</b>	<b>0</b>

<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	4,952	0	0	4,952	0	0	0	200	2,430	2,322	0
State Bonds (P&P only)	625	268	357	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5,577</b>	<b>268</b>	<b>357</b>	<b>4,952</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>2,430</b>	<b>2,322</b>	<b>0</b>

## APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		625
Expenditure / Encumbrances		625
Unencumbered Balance		0

Date First Appropriation	FY 11	
First Cost Estimate		
Current Scope	FY 15	5,577
Last FY's Cost Estimate		5,485

## 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 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 offices. Phase I of this project includes demolition of the nursing home wing (COMPLETED), restoration of public areas of the park previously occupied by the nursing home, and reconstruction of historic exterior walls, porches, and patios. Phase II includes the rehabilitation of the carriage house and the main house, and landscape enhancements to the grounds.

## Estimated Schedule

Phase I COMPLETED IN FY 14. Phase II is scheduled TO BEGIN IN FY18.

## Cost Change

INCREASE DUE TO INFLATION.

## 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, and 2011 a total of \$625,000 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

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