

# 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

**November 02, 2009**  
**No**  
**None**  
**Planning Stage**

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	200	0	0	200	50	100	50	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2,800	0	0	2,800	700	1,400	700	0	0	0	0
Construction	2,000	0	0	2,000	500	1,000	500	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>1,250</b>	<b>2,500</b>	<b>1,250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Federal Aid	100	0	0	100	0	100	0	0	0	0	0
G.O. Bonds	3,650	0	0	3,650	1,000	1,400	1,250	0	0	0	0
State Bonds (P&P only)	1,250	0	0	1,250	250	1,000	0	0	0	0	0
<b>Total</b>	<b>5,000</b>	<b>0</b>	<b>0</b>	<b>5,000</b>	<b>1,250</b>	<b>2,500</b>	<b>1,250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Energy				84	0	0	21	21	21	21
Maintenance				16	0	0	4	4	4	4
Program-Other				292	0	0	73	73	73	73
Program-Staff				400	0	0	100	100	100	100
<b>Net Impact</b>				<b>792</b>	<b>0</b>	<b>0</b>	<b>198</b>	<b>198</b>	<b>198</b>	<b>198</b>
WorkYears					0.0	0.0	1.5	1.5	1.5	1.5

#### 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 and archaeological interpretation of this important historical site to the County's citizens
3. Restore and rehabilitate the historic structures through adaptive reuse as public meeting space and park staff offices

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.

#### ESTIMATED SCHEDULE

Design is underway with construction expected in FY11-13.

#### 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 (January 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)

#### FISCAL NOTE

Project cost estimate is based on 10% conceptual design as a placeholder amount. M-NCPPC will inform the Council in spring 2010 at 35% Schematic Design of any funding adjustments.

\$250,000 in state bond bills were awarded to M-NCPPC in 2004 and 2006. An additional \$1.1 million in state and federal bonds and grants will be pursued.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION																																																			
<table border="1"> <tr> <td>Date First Appropriation</td> <td>FY11</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td>FY11</td> <td>5,000</td> </tr> <tr> <td>Current Scope</td> <td></td> <td></td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td>FY11</td> <td>5,000</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY12</td> <td>0</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td>0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td>0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td>0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Partial Closeout Thru</td> <td>FY08</td> <td>0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY09</td> <td>0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td>0</td> </tr> </table>	Date First Appropriation		FY11	(\$000)	First Cost Estimate	FY11	5,000	Current Scope			Last FY's Cost Estimate		0				Appropriation Request	FY11	5,000	Appropriation Request Est.	FY12	0	Supplemental Appropriation Request		0	Transfer		0				Cumulative Appropriation		0	Expenditures / Encumbrances		0	Unencumbered Balance		0				Partial Closeout Thru	FY08	0	New Partial Closeout	FY09	0	Total Partial Closeout		0
Date First Appropriation	FY11	(\$000)																																																		
First Cost Estimate	FY11	5,000																																																		
Current Scope																																																				
Last FY's Cost Estimate		0																																																		
Appropriation Request	FY11	5,000																																																		
Appropriation Request Est.	FY12	0																																																		
Supplemental Appropriation Request		0																																																		
Transfer		0																																																		
Cumulative Appropriation		0																																																		
Expenditures / Encumbrances		0																																																		
Unencumbered Balance		0																																																		
Partial Closeout Thru	FY08	0																																																		
New Partial Closeout	FY09	0																																																		
Total Partial Closeout		0																																																		

## Warner Circle Special Park -- No. 118703 (continued)

---

### 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.