

State of Maryland

2010 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr3047	sb0830	lr2789	hb0651	MCAD Parkland
3. Senate Bill Sponsors				House Bill Sponsors
Madaleno				Carr
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$500,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$500,000, the proceeds to be used as a grant to the County Executive and County Council of Montgomery County for the design, construction, repair, renovation, and reconstruction of the MCAD Parkland.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Beverly G. Sobel		301-649-3669	weberlyg@gmail.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>GreenSpaceOnGeorgia.org is a civic group representing over several hundred Wheaton residents that live near the former School of Art and Design at Montgomery College (MCAD) property. Almost 3 years ago, GreenSpaceOnGeorgia.org conducted a door-to-door petition drive and collected approximately 580 signatures of residents that are directly impacted by the MCAD property. These residents live in Plyers Mill Crossing, Carroll Knolls, or McKenney Hills communities. These residents overwhelming support the creation of much need parkland at MCAD instead of a proposed townhouse development. Subsequently, the contingent sales agreement the College had with a townhouse developer has expired. Townhouses cannot be built on the MCAD property because the Carroll Knolls community fought and won a long drawn out legal battle against the developer to keep their 1948 restrictive covenants which do not permit a townhouse complex in their single family home community. In the communities' opinion, the best land use for the MCAD property is public parkland which would provide adults and children on this side of Georgia safe access to much needed parkland.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

Requested funding is to aid three Wheaton communities (Carroll Knolls, Plyers Mill Crossing, and McKenney Hills) in saving the former School of Art and Design at Montgomery College (MCAD) property as much needed parkland. This funding would be used for the demolition and removal of the roughly 14,000 sq ft MCAD building which has been vacant for over 2.5 years in our community. The building has been heavily vandalized and encourages criminal behavior.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	
Construction	\$1,000,000
Equipment	
Total	\$1,000,000

13. Proposed Funding Sources – (List all funding sources and amounts.)

Source	Amount
MD State Bond	\$500,000
Matching County Funds (TBD)	\$500,000
Total	\$1,000,000

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
		ASAP	ASAP
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
0		250	700
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
N/A			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Beverly Sobel 10500 Pennydog Lane Wheaton, MD 20902		MCAD 10500 Georgia Ave. Wheaton, MD 20902	
20. Legislative District in Which Project is Located			District 18
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Beverly Sobel	Has An Appraisal Been Done?	Yes/No
Phone:	202.213.9173		Don't Know
Address:		If Yes, List Appraisal Dates and Value	
10500 Pennydog Lane Wheaton, MD 20902			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
N/A	N/A	N/A	\$60,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			N/A
B. If owned, does the grantee plan to sell within 15 years?			N/A
C. Does the grantee intend to lease any portion of the property to others?			N/A
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	~14,000		
Space to Be Renovated GSF			
New GSF			
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		1967	

28. Comments: (Limit Length to Visible area)

Saving the MCAD property as public parkland is supported by the M-NCPPC Parks Department as well as scores of residents, civic groups, and elected officials. We are grateful for the opportunity to request state funding to aid us in our goal. If MCAD is not saved, it will have a direct negative impact on literally several hundred Wheaton residents who have limited natural resources on the west side of Georgia Ave. The closest park, Evans Parkway Park, involves crossing Georgia with no light nor crosswalk at Evans and Georgia. The two closest intersections with a light are Dennis Ave and Georgia Ave and Plyers Mill Road and Georgia Ave. As you all are painfully aware, even with a light, crossing Georgia is very unsafe and possibly fatal for pedestrians especially for children. Saving MCAD would ensure safe nearby access to parkland for 3 Wheaton communities, and it would be a roughly 4 acre property that would serve as a converging point for three communities to meet and interact.

It should be noted at the time of this funding request that it is GreenSpaceOnGeorgia.org's opinion that MCAD is public land that was wrongly given away for free. The public Montgomery College gave MCAD to its private Montgomery College Foundation in 2005 for \$0. Yes, \$0, after using ~ \$2M of taxpayer money to run MCAD as a school. Upon acquiring MCAD for free, the Foundation promptly entered into a contingent sales agreement with KAZ development to build 27 townhouses, 3 single family homes, and a private road with cul-de-sac. All current green space that has been utilized by the community since the late 1960s would have been in effect obliterated. As mentioned earlier in this fact sheet, the Carroll Knolls community fought and won a long legal battle to keep their private 1948 covenants that do not allow a townhouse development in their community. Additionally, M-NCPPC Legacy Open Space staff recommended to the Planning Board that MCAD be saved as a LOS site. The Planning Board in 1/08 ruled 3 to 0 against MCAD's LOS designation. This past Fall, three County Councilmembers (Valerie Ervin, Marc Elrich, and Nancy Navarro) requested that the Planning Board reconsider MCAD for LOS funding. The Planning Board Chairman did not grant the request. Montgomery College representatives have directly told several residents that they have no interest in the property and want to sell it immediately to whomever at a price of their choosing. The communities would very much appreciate the State's support in figuring out a way to fund the saving of the MCAD property. We also request that consideration be made by State officials to speak with the College about how its Foundation acquired the MCAD property to begin with, and we suggest that officials request that the MCAD property be returned to the County for public parkland.

Thanks for your time and help.

Sincerely,
Beverly Sobel
President, GreenSpaceOnGeorgia.org