

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr2998	sb0957	lr3022	hb1319	Warner Manor
3. Senate Bill Sponsors				House Bill Sponsors
Madaleno				Carr
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Maryland-National Capital Park and Planning Commission for the design, construction, repair, renovation, and reconstruction of the Warner Manor.</p>				
7. Matching Fund				
Requirements: Equal		Type: The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Brenda Sandberg			Brenda.Sandberg@mncppc-mc.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Montgomery County Department of Parks is a key agency of the Maryland-National Capital Park and Planning Commission (M-NCPPC), the proud steward of over 34,000 acres of parkland. Our mission is to protect and interpret the county's valuable natural and cultural resources; balance the demand for recreation with the need for conservation; offer a variety of enjoyable recreational activities that encourage healthy lifestyles; and provide clean, safe, and accessible places for leisure-time activities.</p> <p>The Department's Cultural Resources program exists to preserve and interpret the historical buildings and archaeological sites on parkland that best indicate the history of Montgomery County's rich heritage. The Warner Manor project supports the goals of the Department by creating a countywide public park with a pair of historic, interpreted buildings and public archaeological laboratory at its core, surrounded by a landscaped open space park.</p>				

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

Warner Manor, located in Warner Circle Special Park 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. Planning and design work for this new park has been underway since 2006 in close coordination with the Town of Kensington and other interested communities. The concept for the park is to meet three goals: 1) to create a landscaped open space park that serves as a town green for Kensington and supports countywide events; 2) to provide historical and archaeological interpretation of this important historical site to county citizens; and 3) to restore and rehabilitate the historic structures (the main house and carriage house) through adaptive reuse as public archaeology lab, park staff offices, and public interpretive and meeting spaces. The project will convert a 13,000 square-foot historic house and carriage house into a working Parks stewardship office and public interpretive spaces that will serve at least 40 people daily, and a landscaped green that can serve the 1850 residents of the Town of Kensington and the nearly 1 million county residents through public events.

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	\$6,374,000
Design	\$660,000
Construction	\$6,534,451
Equipment	
Total	\$13,568,451

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

Source	Amount
M-NCPPC Legacy Open Space Acquisition Funds	\$6,374,000
M-NCPPC Restoration of Historic Structures (spent on design work to date)	\$164,000
MCCBL-LSI-Warner Manor Loan of 2004 (spent on design work to date)	\$100,000
M-NCPPC Restoration of Historic Structures (remaining allocated funds)	\$245,000
MCCBL-LSI-Warner Manor Loan of 2006	\$150,000
MCCBL-LSI-Warner Manor Loan of 2010	\$275,000
Current request for State Bond Bill	\$250,000
Warner Circle CIP: County Bonds or Current Revenue	\$6,010,451
Total	\$13,568,451

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
January 2009	Underway	July 2011	July 2014
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	40 staff, 1850 Town residents, plus >5000 county residents
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
432-G060 (amended 2008)	\$100,000	Warner Manor - Planning, Design, Demolition, Renovation	
046-G072 (amended 2008)	\$150,000	Warner Manor - Planning, Design, Demolition, Renovation	
483-G069	\$275,000	Warner Manor - Planning, Design, Demolition, Renovation	
488	\$500,000	Woodstock Equestrian Park	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Maryland-National Capital Park and Planning Commission, Montgomery County Department of Parks 9500 Brunett Ave., Silver Spring MD 20901		10321 Carroll Place, Kensington, MD	
20. Legislative District in Which Project is Located	18 - Southeastern Central Montgomery County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Derrick Rogers	Has An Appraisal Been Done?	Yes/No
Phone:	301-495-2460		Yes, prior to acquisition
Address:		If Yes, List Appraisal Dates and Value	
Montgomery County Dept. of Parks M-NCPPC 9500 Brunett Avenue Silver Spring MD 20901 Attn: Tin-Mala, Grants Manager		August 2005	\$6,000,000
		June 2005	\$9,350,000
		Assessor's FCV, January 2004	\$4,993,100

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	See above. Existing staff relocating here.	\$50,000	\$190,000
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?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
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	24,000		
Space to Be Renovated GSF	13,000		
New GSF	8,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1894

28. Comments: (Limit Length to Visible area)

This project serves to activate very large, vacant historic buildings. It is essential to activate vacant buildings on parkland with appropriate uses to prevent deterioration. Further, this site and its buildings are the key element of the Kensington National Register Historic District, and thus is critical to preserve and interpret.

Current planning and design work is moving forward using existing funding (county funds and previous State Bond Bills) on an aggressive schedule. Schematic Design/Facility Planning (35% design) will be completed within the next two months. Design and permit work is beginning now on an initial phase of demolition/construction to include demolition of non-historic additions, replacing historic exterior walls, and as much restoration/rehabilitation as can be completed with available funding. This proposal for an additional \$250,000 in State funds is to be able to move forward with some rehabilitation of the historic buildings as part of this initial phase of construction.

When complete, this site is envisioned to serve all of Montgomery County in several ways: as open space to be programmed for public events, as interpreted and functional historical buildings, and as an important public interpretive site, educational resource, and necessary accessible meeting space. Further, the Park Planning and Stewardship staff proposed to be housed here are responsible for park planning, natural resources stewardship, and cultural resources stewardship for the entire parks system, thus benefiting the entire county.