



MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB Agenda Item: #10
Agenda Date: February 27, 2014

February 19, 2014

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary Bradford, Director of Parks
Michael Riley, Deputy Director of Parks

FROM: William E. Gries, Land Acquisition Specialist

SUBJECT: Resolution authorizing the purchase of 38,881 square feet (0.89 acres), more or less, improved, from the Julio C. and Marsha B. Zangroniz by The Maryland-National Capital Park and Planning Commission as an addition to Norbeck-Muncaster Mill Neighborhood Park.

RECOMMENDATION

Staff recommends that the Montgomery County Planning Board approve the attached Resolution authorizing the Executive Director to execute a Land Purchase Agreement with Julio C. and Marsha B. Zangroniz to acquire 38,881 square feet (0.89 acres), more or less, improved as an addition to Norbeck-Muncaster Mill Neighborhood Park. The property is located at 4011 Muncaster Mill Road, Rockville, Maryland 20853. The property will be acquired for a purchase price of \$325,000, which will be funded through Maryland's Program Open Space (POS). Demolition of the improvements on the property and removal of debris will occur just as soon as possible following acquisition. In the near term, the disturbed areas will be graded, seeded and maintained as open lawn area along with the balance of the park. Eventually a facility plan for the renovation of Norbeck-Muncaster Mill Neighborhood Park will be undertaken which will incorporate this new property into the park's active use area. Details of this recommended parkland acquisition were presented to the Board in closed session on February 20, 2014.



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
14-09

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission ("Commission") is authorized by Maryland Code Annotated, Land Use §17-101 (formerly Article 28, Section 5-101 of the Annotated Code of Maryland) to acquire, develop, maintain and operate a public park system within the Maryland-Washington Metropolitan District; and

WHEREAS, the Montgomery County Planning Board received and considered a recommendation from staff of the Commission, in closed session on February 20, 2014, that it approve the acquisition of 38,881 square feet (0.89 acres) of land, more or less, improved, (the "Property") from Julio C. and Marsha B. Zangroniz ("Zangroniz"), located at 4011 Muncaster Mill Road, Rockville, MD 20853, as an addition to Norbeck-Muncaster Mill Neighborhood Park; and

WHEREAS, there are sufficient Maryland Program Open Space (POS) monies available in the Commission's FY-14 Local Park Acquisition Program (CIP) to pay the \$325,000 negotiated purchase price for the Property; and

WHEREAS, the property meets parkland acquisition criteria as a site suitable for development of additional active use facilities in Norbeck-Muncaster Mill Neighborhood Park;

NOW THEREFORE, BE IT RESOLVED, that the acquisition of the Property from Zangroniz as described above, for a purchase price of \$325,000.00, in accordance with a proposed Land Purchase Agreement between the Commission and Zangroniz, is hereby approved by the Montgomery County Planning Board on this 27th day of February, 2014 and the Executive Director is authorized to execute said Agreement on behalf of The Maryland-National Capital Park and Planning Commission.

* * * * *

This is to certify the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____, _____, _____, and _____ voting in favor of the motion, at its regular meeting held on Thursday, February 27, 2014 in Silver Spring, Maryland.

Françoise M. Carrier, Chair
Montgomery County Planning Board