



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

Supplemental Information to Agenda Item # 2

July 24, 2014

MEMORANDUM

July 21, 2014

TO: Montgomery County Planning Board

VIA: Mike Riley, Deputy Director of Parks *MR*
John E. Hench, Chief, Park Planning and Stewardship division *JEH*

FROM: Joey Lampl, Cultural Resources Manager, Park Planning and Stewardship Division *Joey Lampl*

SUBJECT: JOSIAH HENSON SPECIAL PARK MASTER PLAN

At the request of the Planning Board Chair, the following information is being provided to supplement that of William Gries' July 24, 2014 resolution recommending the purchase of 25,975 square feet (0.60 acres), more or less, improved, from Walter J., Jr. and Joan W. Murphy by Montgomery County, Maryland, as an addition to Josiah Henson Special Park.

On December 2, 2010, the Board voted to approve and adopt the *Josiah Henson Special Park Master Plan*. That plan established the goals and objectives for an improved park that would tell the story of Josiah Henson and educate the public about Montgomery County's history of enslavement. The Plan established a vision, the historic context, guiding policy documents, and interpretive themes and strategies for the park. It recommended a Development Option called the "Moderate Option" that the Board approved. The Plan included a sketch of how the Moderate Option would lay out on the landscape--on the land then in ownership by the Commission. (See attached Figure 8 from Master Plan's page 18, titled "Plan Drawing for the Approved Development Option.")

In addition, the Master Plan included a detailed "Implementation Strategy and Preliminary Program of Requirements." This Program of Requirements included a series of Goals, Objectives, and Action Items that dealt not only with the land already in ownership, but, in a few cases, on recommendations and/or a vision involving the potential for future land acquisition. This Preliminary Program of Requirements information appears in the *Josiah Henson Special Master Plan* on pages 20-23 and is repeated in chart form as Appendix 1, Development Options Chart (*Josiah Henson Special Park Master Plan*, pages 30-34). http://www.montgomeryparks.org/PPSD/ParkPlanning/Projects/josiah_henson_plan/documents/josiah_henson_special_park_masterplan-apr.12.2.10.pdf.

The following Goals, Objectives, and Actions are taken from that Implementation Strategy and Preliminary Program of Requirement (pages 20-23 of the *Josiah Henson Special Park Master Plan*), and are included here to provide context and support for the proposed acquisition in Mr. Gries' Memorandum of July 24, 2014, Item #2 on the Planning Board agenda. Staff will present the information below (with visuals, including the aerial photography) in Open Session on July 24, 2014.

Excerpts from the Josiah Henson Special Park Master Plan, Approved and Adopted December 2, 2010

Goal 2: Retain the integrity of the historic architecture and landscape

Objective 2.3: Identify and label large trees, remove non-historic plantings, and return landscape to an earlier form with known crops/plantings.

Action 2: Alter landscape to re-create historic feel where appropriate.

Objective 2.5: Expand the park to reflect its historic and/or cultural landscape significance.

Action 1: Consider possible future expansion of existing park boundary based on presence of contributing historical and/or archaeological features as shown on aerial photography from 1927 and 1943. These features may include the farm road and former outbuildings with their adjacent land area. Future park acquisition assumes willing sellers, fair market value as determined through three independent appraisals, and available funding.

Goal 3: Create a safe, accessible site

Objective 3.2: Create onsite parking spaces.

Action 1: Create (5) parking spaces: (3) staff spaces and (2) ADA public spaces (Rozier Property).

Action 2: Create a bus pull-off for 55-passenger coach buses and school buses. (Rozier Property).

Objective 3.3: Design and implement adequate public access on Old Georgetown Road.

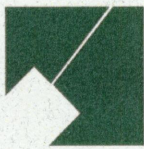
Action 1: Remove the circular driveway and restore the historic spring access. (Riley Property).

Action 2: Identify ADA compliant access points for the Park. (Riley Property).

Figure 8 - Plan Drawing for the Approved Development Option



cc: Mitra Pedoeem, Park Development Division
William Gries, Park Development Division
Joshua Kaye, Park Development Division
Brenda Sandberg, Park Planning and Stewardship Division
Bill Tyler, Southern Region



MONTGOMERY COUNTY DEPARTMENT OF PARKS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB Agenda Item: # 2
Agenda Date: July 24, 2014

July 11, 2014

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Gene Giddens, Acting Director of Parks *GG*
Michael Riley, Deputy Director of Parks *M*

FROM: William E. Gries, *weg* Land Acquisition Specialist

SUBJECT: Resolution recommending the purchase of 25,975 square feet (0.60 acres), more or less, improved, from Walter J., Jr. and Joan W. Murphy by Montgomery County, Maryland as an addition to Josiah Henson Special Park.

RECOMMENDATION

Staff recommends that the Montgomery County Planning Board approve the attached resolution recommending that the County execute a Land Purchase Agreement with Walter J., Jr. and Joan W. Murphy to acquire 25,975 square feet (0.60 acres), more or less, improved, as an addition to Josiah Henson Special Park. The property is located at 6012 Tilden Lane in Rockville, MD 20852. The property will be acquired for a purchase price of \$875,000 and will be subject to a reserved "life estate" by the sellers. Acquisition costs, and possible future demolition and site restoration costs of approximately \$100,000, will be funded through the Commission's Legacy Open Space Program using County general obligation bond money that is available in the FY-15 CIP. Details of this recommended parkland acquisition were presented to the Board in closed session on Thursday, July 17, 2014.



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
14-64

RESOLUTION

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

WHEREAS, Montgomery County, Maryland (the "County"), has appropriated certain funds from the County's General Obligation Bond proceeds to fund the Commission's Non-Local and Legacy Open Space Park Acquisition Programs; and

WHEREAS, the Commission identifies properties that are eligible for acquisition with funds from the Legacy Open Space Acquisition Program and recommends that the County acquire such properties with such funds; and

WHEREAS, Walter J. Murphy, Jr. and Joan W. Murphy (collectively, "Murphy"), own certain property, identified as Tax Account #04-09-00084500, located in Rockville, Maryland, containing a total of 25,975 square feet (0.60 acres), more or less, improved (the "Property"); and

WHEREAS, the Property meets parkland acquisition criteria as a Non-Local Park suitable for acquisition as an addition to Josiah Henson Special Park which serves all of Montgomery County; and

WHEREAS, the Josiah Henson Special Park also was designated a Heritage Resource by the Montgomery County Planning Board under the Legacy Open Space Master Plan on May 28, 2009; and

WHEREAS, the Montgomery County Planning Board on behalf of the Commission recommends that the County acquire the Property from Murphy; and

WHEREAS, there are sufficient monies available in the Commission's Non-Local Park and Legacy Open Space Acquisition Programs CIP to pay for the acquisition of the Property.

NOW THEREFORE BE IT RESOLVED that the Montgomery County Planning Board recommends that the County execute a Land Purchase Agreement to acquire the Property from Murphy using Legacy Open Space CIP funds, for a total purchase price of Eight Hundred Seventy-Five Thousand Dollars (\$875,000.00) and other valuable consideration; and

BE IT FURTHER RESOLVED, that the Montgomery County Planning Board recommends that the County use Legacy Open Space CIP funds allocated to one-time acquisition costs, which are not expected to exceed \$100,000.00, for demolition and site restoration, if and when the improvement on the Property is razed to facilitate development at Josiah Henson Special Park.

* * * * *

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, July 24, 2014 in Silver Spring, Maryland.

Françoise M. Carrier, Chair
Montgomery County Planning Board