



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

Agenda Item # 3

Agenda Date: December 17, 2015

December 10, 2015

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Michael Riley, Director of Parks
Mitra Pedoeem, Acting Deputy Director of Parks *Mitra Pedoeem*
Michael Ma, Acting Chief, Park Development Division *mm*

FROM: Josh Kaye, Park Development Division *JK*
William E. Gries, Park Development Division

SUBJECT: Land Acquisition Recommendation
Lucy Raymond, LTD Property
Fairland Recreational Park
2.0 acres, more or less, unimproved

Staff Recommendation

The staff's recommendation to the Montgomery County Planning Board with respect to the Lucy Raymond, LTD property is that the Board approves the acquisition of this property for a negotiated purchase price of \$149,999.00 as an addition to Fairland Recreational Park. A map of the property is attached as Exhibit "A". Funding for this acquisition will come from the FY-16 Non-Local Acquisition Program, either County Current Receipts or County G.O. Bonds, whichever is available. This matter was discussed with the Board in closed session on December 10, 2015.

Property Description

The Lucy Raymond, LTD property contains 2.0 acres, more or less, and is unimproved. The subject property is situated in the 5th Election District of Montgomery County, Maryland and is identified as Lot 214, Block A, within the Silverwood Subdivision. The property has a physical address of 14560 Blackburn Road and is about 2000' southeast of the intersection of Blackburn Road with Columbia Pike (Rt. 29).

The lot is heavily wooded and falls off quickly from Blackburn Road to a Class I stream that runs close to the middle of the property, and is in the Silverwood sub-watershed of the Little Paint Branch. The entire property contains high quality mature forest, much of which is protected by a Category I Conservation Easement. Approximately 14,000 square feet of the property can be developed with a single family detached home. The lot has access to public sewer but will require a private well for water supply.

Master Plan Recommendation

The 1997 Fairland Master Plan does not specifically identify the Lucy Raymond, LTD property for park acquisition, but it does generally recommend that imperviousness in the Little Paint Branch Watershed be minimized and that streams, stream buffer areas, wetlands, forests and steep slopes be added to park system, where appropriate, to protect high quality natural resources. The acquisition recommended herein will preclude the development of a single family detached residence, with its attendant impervious features in the Little Paint Branch Watershed, protect the above mentioned natural resources, as well as eliminate from development an inholding of private property that lies within an envelope of HOA protected open space and public parkland. The Master Plan also discusses the need for additional access points and connecting links serving the park system, which the subject property offers.

Proposed Use and Benefits

This opportunity acquisition will eliminate a developable inholding between HOA protected open space and the Commission's existing Fairland Recreational Park. It will also provide an additional public access point/connecting link between the HOA open space and Fairland Recreational Park. Residential areas to the north and south of the property will be able to enjoy a future extension of the existing natural surface trail network into Fairland Recreational Park. The acquisition will preclude the development of a single-family detached residence and its attendant impervious features within the Little Paint Branch Watershed, a Class I stream. Finally, as recommended in the Fairland Master Plan, this acquisition will protect important high quality natural resources including a tributary stream to Little Paint Branch, a stream buffer area, wetlands, forests and steep slopes, all of which are found on the property.

Operating Budget Impact (OBI)

The site is unimproved and wooded. Minimal OBI for maintenance is expected. Expenses would fall under three major categories: Park Operations, Park Policing of natural surface trails, and Natural Resource Management (deer and NNI control). The maintenance of this small property will be absorbed in the routine maintenance program for the other 350+ acres in Fairland Recreational Park.

Resolution of Recommendation

Exhibit B attached, is the proposed resolution recommending to Montgomery County that it acquire the 2.0 acre, more or less, unimproved, Lucy Raymond, LTD property as a parkland addition to Fairland Recreational Park with funds from the FY-16 Non-Local Park Acquisition Program CIP.

cc: John Hench Mike Little
 Doug Ludwig Megan Chung
 Antonio DeVaul Jim Poore
 Kristi Williams
 Shuchi Vera
 David Vismara
 John Nissel



Parkland Outlines

Status & Owner

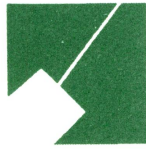
- M-NCPPC Parks
- Other Parks

1 inch = 100 feet



Map Compiled: 4/15/2015

Map Compiled by Land Acquisition Specialist
Based on M-NCPPC GIS Layers
For Planning Purposes Only



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

MCPB
15-156

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission (“Commission”) is authorized by Maryland Code Annotated, Land Use Article §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, Montgomery County, Maryland (the “County”), has appropriated certain funds from the County’s General Obligation Bond and Current Receipt proceeds to fund the Commission’s Non-Local Acquisition Program; and

WHEREAS, the Commission identifies properties that are eligible for acquisition with funds from the Non-Local Acquisition Program and recommends that the County acquire such properties with such funds; and

WHEREAS, Lucy Raymond, LTD, owns certain property, identified as Tax Account #05-03158802, located at 14560 Blackburn Road, Burtonsville, Maryland, 20832, in the Colesville (5th) Election District, (the “Property”) containing a total of 2.0 acres, more or less, unimproved, which meets parkland acquisition criteria as a Non-Local Park suitable for acquisition as an addition to Fairland Recreational Park, to provide more options for active and resource-based recreation and trails which will serve all of Montgomery County; and

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

WHEREAS, there are sufficient monies available in the Commission’s FY-16 Non-Local Park Acquisition Program CIP to pay for the acquisition of the Property.

BE IT FURTHER RESOLVED that the Montgomery County Planning Board recommends that the County execute a Land Purchase Agreement, on such terms acceptable to Commission, to acquire the Property from Lucy Raymond, LTD using Non-Local Park CIP funds, for a total purchase price of One Hundred Forty-Nine Thousand and Nine Hundred Ninety-Nine Dollars (\$149,999.00) and other valuable consideration.

* * * * *

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, December 17, 2015 in Silver Spring, Maryland.

Casey Anderson, Chair
Montgomery County Planning Board