



January 25, 2002

## MEMORANDUM

TO: Montgomery County Planning Board

VIA: Donald K. Cochran, Director  
Montgomery Parks

FROM: Terry H. Brooks, ~~Special~~ Projects Coordinator  
Office of the Director of Parks

SUBJECT: Public Private Partnership Proposal by the Red Wiggler Foundation, Inc.  
to Develop and Manage a Community Farming Operation at Ovid Hazen Wells  
Recreational Park for Youth and Adults With and Without Developmental  
Disabilities

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**STAFF RECOMMENDATION:****APPROVAL WITH CONDITIONS****BACKGROUND:**

The Red Wiggler Foundation, Inc.'s unsolicited proposal (see attachment # 1) has been reviewed and administered pursuant to the adopted March 8, 1996 Maryland National Capital Park & Planning Commission Public/Private Development Guidelines. (see attachment # 2 )

Pursuant to Sections 1.0, 1.3, 2.0 and 2.11. A public meeting was conducted by Commission staff and Co-hosted by the Northern Area Recreation Advisory Board on December 12, 2001 to solicit comments on the proposal (see attachment # 3 for: press release, public notice announcement, meeting agenda, & sign-in sheet).

Based upon staff review of the subject proposal the Director of Parks has determined, pursuant to Section 1.3 (ii) of the Commission's Public Private Development Partnership Guidelines that a competitive bid offering for the subject park property would be unlikely. A determination has

also been made by the staff that both the human service and horticultural use benefits to the public proposed by the Red Wiggler Foundation, Inc. could be not significantly improved upon with a competitive bid offer.

The Red Wiggler Foundation, Inc. (RWF) is a 501 c(3) nonprofit community farming operation established in 1966 as a horticultural therapy and vocational training program for people with developmental disabilities in rural Montgomery County. The RWF's mission has three principal goals:

- 1. To provide meaningful on the job training for people with developmental disabilities;***
- 2. To create educational opportunities for area youth with and without disabilities; and***
- 3. To provide for opportunities for broad public participation with sustainable agriculture and community farming that includes contributing to area food banks and offering tours and events which help to promote a broader public awareness about the sources of food and how and when it is grown.***

The RWF is currently located on a five cultivated acre portion of a 120 acre family farm at 25214 Peach Tree Road in Clarksburg. The RWF operates out of an existing barn which has been converted into their office, kitchen, produce sorting space, and dry classroom.

Since 1996 the RWF's activities have impacted hundreds of County residents. Each year their clients (adults & youth) plant, cultivate, harvest and sell over 40 different vegetables and herbs. Produce that is not sold is delivered by their clients to local area food banks.

The RWF method of farming aims to create fertile soil that will yield healthy plants with an abundant harvest. The healthy and abundant farming environment is based their horticultural therapy program. They use cover crops, natural fertilizers and compost to enrich the soil. They care for their crops without the use of chemical fertilizers, pesticides, herbicides or fungicides. Most of the jobs on the farm are completed without the use of tractors. RWF clients use hand tools and "old fashioned" methods of farming. One of the benefits of their program is the creation of a wide variety of jobs for their clients irrespective of their capabilities and/or limitations. The RWF's method of therapeutic farming is in keeping with their motto"

***"Creating fertile ground for the development of community"***

The RWF worked with seven adult clients referred to them by The Arc of Montgomery County, St. Luke's House, Community Living, and other adult social service agencies and the Montgomery County Public Schools system grades K-12 and over 100 volunteers to cultivate six acres last year.

Last year Commission staff was approached by the Red Wiggler Foundation because they were seeking a new location in order to develop and sustain their current operations. The RWF is

currently operating under a year-to-year lease arrangement. The current lease term structure makes it extremely difficult to make capital improvements which support their operations. The limitations in their lease structure also restricts their ability to solicit long-term, continuing donations from donor entities as well. Their current site is also relatively isolated and does not provide an opportunity for their clients to use public transportation to arrive and depart from the site on their own. The availability of immediately accessible public transportation is a key component of their program as well.

The RWF worked with the park management staff in an effort to assist them in their site search. (see attachment # 4 ). Over the course of the past year and a half the RWF explored several public and privately owned sites including the Agricultural History Farm Park in Derwood; Linden Farm in Dikerson as well as other privately owned sites in Comus, Germantown and Sandy Spring. Both the RWF and Commission staff found the Ovid Hazen Wells Recreational Park best meets their site development / horticultural and human development program needs.

### **Proposed RWF Program at Ovid Hazen Wells Recreational Park:**

#### ***The Park Master Plan:***

Ovid Hazen Wells Recreational Park contains 294.6 acres and is located at 12001 Skylark Road in Clarksburg, Maryland. The development of the park is guided by the Ovid Hazen Wells Recreational Park Master Plan which was adopted in June 1995. The objective of the park master plan is " To provide a guide for future development of recreation facilities and the preservation of important natural areas within Ovid Hazen Wells Recreational Park ". The master plan objectives are:

To provide a concept for development that recognizes the nature of the park; provides facilities that will meet the needs of area residents; compliments recreation facilities that will be provided by other parks in the area; and protects and enhances the existing natural features of the park;

To provide a greenway that will ultimately connect Ovid Hazen Wells Park, Black Hill Regional Park, Little Bennett Regional Park and Demascus Recreational Park; and

To adhere to the conditions set forth in the deed when the land was donated to the Commission by Hales Wells in March 1981. (see Master Plan Summary and map in attachment # 5).

One of the key master plan recommendations for the park relative to the RWF proposal can be found in the recommendation for the eastern portion of the park which states: "Create a passive recreation area in the eastern portion of the park, that would provide opportunities for nature interpretation and trails and consider utilizing the current historic buildings (The Oliver Watkins House and Barn) for enterprise activities". This area was also identified for the development of a native tree and plant collection area.

While the staff recognizes the future development concept for this area was not fully defined in the adopted master plan the staff's current thinking and interpretation of the concept is reflected in the Natural Resource Division's recommendations in support of the RWF's proposal. (see attachment # 6).

***The Proposed RWF Facility:***

The RWF has requested the use of 10 acres (or 3% of the total park area) of pasture land and cropland surrounding the historic Oliver Watkins House and Barn area located on the far northeastern edge of the Ovid Hazen Wells Recreational Park near the Md. Route 27 entrance to the park. The RWF's proposal consists of using the Oliver Watkins Barn, Bank barn building, storage shed, and the tenant house for their farming and program activities as well as equipment storage. (see illustrative site plan on page 34).

The RWF has not requested the use of the historic Oliver Watkins House and it is not contained in their proposal.

A temporary trailer is proposed (subject to historic preservation guidelines) for their initial office space needs. The existing tenant house was evaluated by both the staff and the RWF and found to be unable to support their office space program needs. The RWF proposes to study the future disposition of the tenant house area as part of their development plans in order to use this portion of the site's existing utilities (i.e. water, electricity, and septic system) and eventually use the bank barn for their office space and tool/equipment storage.

***Facility / Park Area Maintenance:***

The RWF proposes to assume the financial maintenance responsibility of all structures and the farming area identified within the 10 acre area requested.

***Operating Expenses:***

The RWF also proposes to pay all operating expenses related to the requested premises and assume their proportionate share of utility expenses.

***The Program:***

They propose to create 6-10 jobs for adults with developmental disabilities to grow vegetables and produce. They also propose to conduct an expanded youth visitation and service learning program in order to support the Montgomery County Public Schools (MCPS) classes and/or other youth groups on site 2-3 days of the week during the growing seasons. They also plan to conduct community outreach programs with County residents about community farming and sustainable agriculture.

***Requested Lease Term & Rate:***

The RWF proposes to enter into a long-term 15-20 year lease. The requested lease rate is minimal to be negotiated.

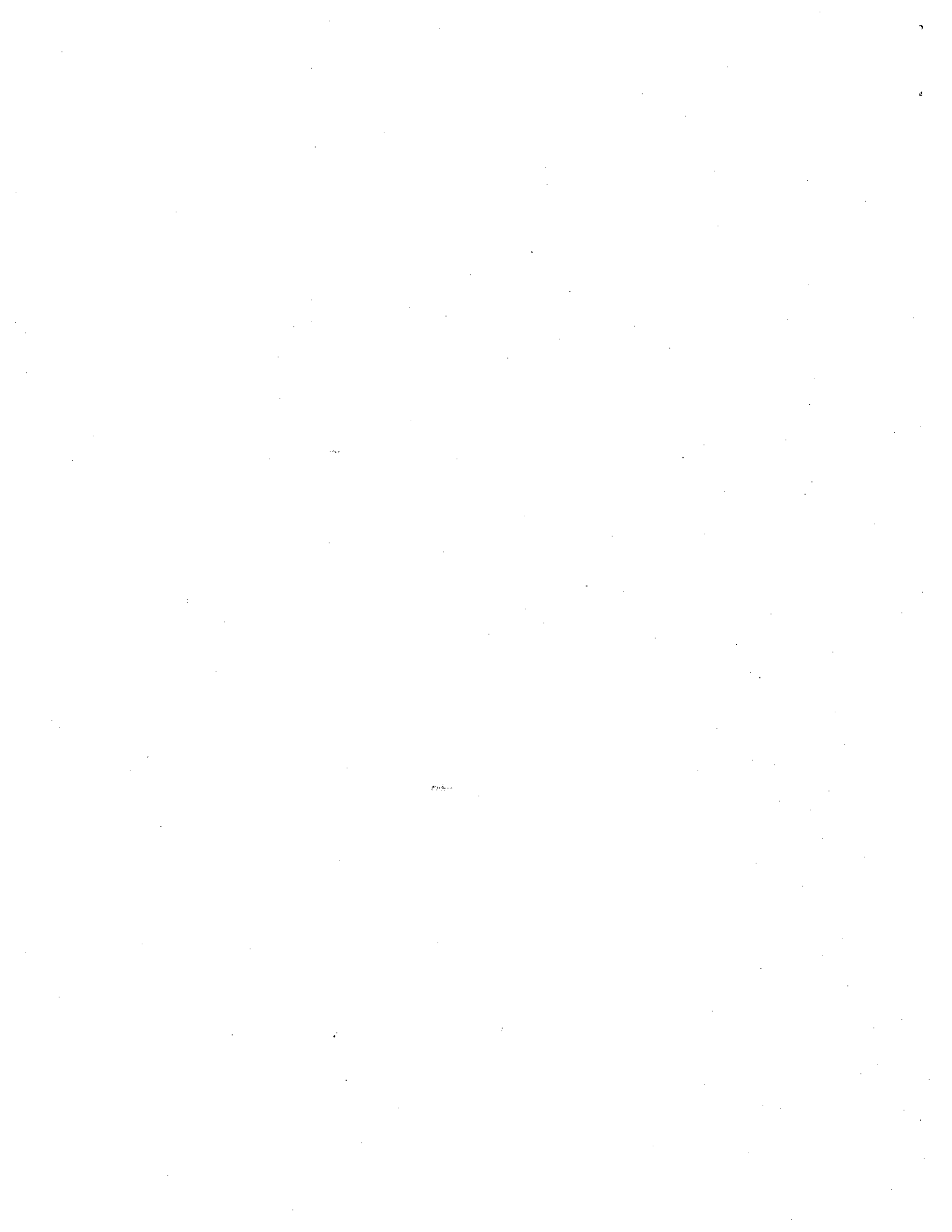
***Proposed Schedule:***

The RWF proposes partial occupancy to perform preparatory work and land cultivation in the Spring of '02 and full occupancy in the spring of '03.

***Staff Recommendation:***

***The staff recommends Planning Board Approval of the Red Wiggler Foundation, Inc. proposal to locate their operations at the Ovid Hazen Wells Recreational Park subject to the following conditions:***

- 1. The RWF execute a lease agreement approved by the Executive Director, General Counsel and Secretary Treasurer;***
- 2. The RWF submit an annual progress report and financial statement to the Department of Park & Planning reflecting the successful implementation of the approved concept plan;  
and***
- 3. The RWF seek the counsel, and secure as appropriate, the approval of the Historic Preservation Commission in the development of their proposal.***



## **RED WIGGLER FOUNDATION, INC.**

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Contact: Woody Woodroof, Executive Director

### **Proposal To Locate the Red Wiggler Foundation at Ovid Hazen Wells Recreational Park**

This document presents the proposal of the Red Wiggler Foundation to locate at Ovid Hazen Wells Park. The proposal describes the mission and activities of the Foundation and the reasons why we believe that locating the Foundation in the Park would serve both Red Wiggler's objectives and those of the County as well. In particular, we believe that Red Wiggler Farm is the best example in this County of how a sustainable agriculture project can serve a range of social and educational objectives, while also promoting the continued viability of agriculture in the County. There are many worthwhile non-profit organizations in the County, but few whose objectives are so compatible with a variety of County policies and objectives and with the long-range plans for Ovid Hazen Wells Park.

This proposal contains an Executive Summary followed by more detailed information on our mission and plans, as well our assessment of why this project would be of benefit to the County.

[01/10/02]

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# I. EXECUTIVE SUMMARY

## Purpose Statement

To lease 10 acres of land within the Ovid Hazen Wells Park (OHW) to serve as the new home for the Red Wiggler Foundation's (RWF) community farming project.

### A. What is The Red Wiggler Foundation?

- RWF is a 501c(3) non-profit community farm established in 1996 as a horticultural therapy and vocational training program for people with developmental disabilities in rural Montgomery County Maryland.
- Since its creation, RWF mission has evolved to focus on three goals: To provide:
  - Meaningful on the job training for people with developmental disabilities.
  - Educational opportunities for area youth with and with out disabilities.
  - Opportunities for broad public participation with sustainable agriculture and community farming that includes contributing to area Food Banks and offering tours and events.

### B. Why Does RWF Need to Relocate?

- Current lease structure is year-to-year making both capital investment and the establishment of long-term relationships with the community problematic.
- No public transportation is available at the present location, the site is isolated from population centers.
- Current facilities are not amenable to increased public visitation for programs and events.

### C. Why Ovid Hazen Wells Park?

- Location closer to population centers will allow us to better serve clients and interact with the public.
- RideOn bus access located on Rt. 27 with in 50 feet of Park entrance.
- Land and facilities fit our needs (tillable land, barn, water)
- Potential partnerships with the Park and Planning Department for OHW development and programs.
- Numerous other sites were explored over the past year and a half including the Ag. Farm History site in Derwood, Linden Farm/Sugar Loaf Citizens Assoc. in Dickerson, privately held sites in Comus and Germantown and Sandy Spring. Ovid Hazen Wells best meets the needs of the Red Wiggler Foundation and the community surrounding OHW.

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**D. The RWF Program at Ovid Hazen Wells Park**

- Development of 10 acres of pastureland and cropland into row crop gardens and pasture type buffer areas. The barns and out buildings, excluding the Oliver Watkins House, will be used for farm activities and secure equipment storage space. A temporary trailer will be used while office space is developed in the barn.
- 6-10 jobs for adults with developmental disabilities will grow and sell a broad range of site grown vegetables and produce.
- Expanded youth visitation and service-learning program so that MCPS classes and /or other youth groups will be on site 2-3 days of the week during the growing seasons.
- Public education about sustainable agriculture and public visitation to OHW including seasonal walking tours and festival type activities.
- We will maintain the facilities and land with care.

**E. Compatibility with OHW Park and County Policies**

- RWF is compatible with the long-term vision for the park as presented in the Master Plan and, according to parks staff, may provide even greater benefits than would be available under the current master plan. Only 3% of the parks 294 acres would be used by RWF.
- RWF will implement a program that recognizes the nature of the OHW park.
- The RWF mission is consistent with public programs and policies supported by the County including services for adults with developmental disabilities, educational support to at-risk and developmentally disabled youth and promoting the long-term viability of agriculture in the County.
- RWF will explore potential partnerships with the Park and Planning Department to assist in the development and operation of OHW Park and the native tree arboretum.
- Red Wiggler programs may serve as a training ground for future park employees.
- No additional expense to Montgomery County. RWF may even reduce the County costs associated with developing the park since RWF will be responsible for developing and maintaining a portion of parkland.

**F. Red Wiggler Resources**

- During 2001 we raised \$159,000 through a diverse source of supporters.
- A volunteer board of directors oversees budget and long-range planning.
- An Executive Director manages the day-to-day operations and fundraising activities.
- Two other full-time and one half-time employee implement on the job training activities, educational programs, development of gardens and administration.
- More than 100 volunteers assist clients and staff annually.

**G. Timeline**

- Red Wiggler would like to enter into an agreement with the Maryland-National Capital Park and Planning Commission (M-NCPPC) early in 2002 so that we can begin to prepare soil in the spring of 2002.
- We hope to relocate our office and equipment to OHW in the winter of 2002-2003 and begin on site programs in the winter and spring of 2003.

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## II. PROPOSAL

### A. WHAT IS THE RED WIGGLER FOUNDATION?

In the pastoral hills of Montgomery County lies their classroom. On a 120 acre farm is nestled five cultivated acres where over one hundred varieties of vegetables are grown. Old oak trees line the edges of the fields and homemade scarecrows dressed in vibrant colors are scattered throughout the garlic, okra and tomatoes. The faded barn serves as an office, kitchen, produce sorting space and dry classroom. This is the home of the Red Wiggler Foundation.

Since 1996 our activities have impacted hundreds of County residents. Each year clients plant, cultivate, harvest and sell over 40 different vegetables and herbs. Produce that does not get sold is delivered by clients to area food banks.

Red Wiggler's mission is to establish a community farm that will serve three major purposes all linked to an overarching theme of education and training:

<u>Adult Employment</u>	<u>Youth Outreach</u>	<u>Sustainable Agriculture</u>
Job opportunities tailored to the abilities of adults with developmental disabilities.	Educational curriculum for youth with and without disabilities - MCPS K-12 - Private Schools	- Demonstration of small scale organic vegetable production - Public participation through a broad range of volunteer opportunities - Excess food harvested and delivered to Food Bank

This three pronged program mission brings a diverse spectrum of community members together to work towards common goals.

#### 1. Adult Employment

Clients (seven in 2001) who we call growers, and over 100 volunteers cultivate vegetables on six acres here in Montgomery County.

- Growers are referred to Red Wiggler by The Arc of Montgomery County, Seec Inc. of Montgomery County, St. Lukes House, Community Living, and the Transition Unit of MCPS to name a few.
- Volunteers create a fully included and therapeutic environment. They are referred to us by the Montgomery County Volunteer and Community Service Center and we market directly to the community as well.
- Jobs are tailored to the abilities of our growers and when there are gaps in abilities, volunteers and staff fill in. Over the years our gardening plan has been adjusted with the goal of enhancing the abilities of our growers.

Each season our growers participate in the following on farm and community based activities:

- Growers attend the NIH Farmers Market sponsored by Montgomery County Farmers Market Association from June to November.
- Growers play a significant role supplying local families (42 families in 2001) with weekly deliveries of our homegrown produce. This is known as Community Supported Agriculture or CSA. Our CSA program connects our community intimately with the cycles of local food production since 82% of our CSA customers also volunteer on the farm.
- Growers help deliver produce to Co-Ops and restaurants in the area.
- Growers deliver excess produce to a local food bank, the Manna Food Center. Over the years we have made more than 250 donations of our home grown produce totaling more than 10,000 pounds.

Each Season Red Wiggler hosts events on the farm that bring the community to the farm.

- We have participated in Montgomery County's Annual Farm Tour since 1996. Each July a parade of community members met with our growers, toured our gardens and enjoyed musical performances in a farm setting courtesy of Concerts in the Country (another area non-profit).
- Community members are invited each season to help build scarecrows for our fields. In past years we have had as many as 25 scarecrows dotting our fields!
- We intend to develop more special events that help to educate our community.

These activities and events are designed to achieve maximum community involvement with our farm and the people who work here.

**Adult Employment Statistics for year 2001**

	<b>Arc "Crew"</b>	<b>Independent "Growers"</b>	<b>Totals</b>
<b>Total Participants</b>	<b>4</b>	<b>3</b>	<b>7</b>
<b>Average ratio Participants to staff or volunteers</b>	<b>2:1</b>	<b>2:1</b>	
<b>Average length of stay Per visit</b>	<b>4.5 hrs</b>	<b>6 hours</b>	
<b>Number of paid hours</b>	<b>1,044</b>	<b>861</b>	<b>1,905</b>
<b>Total units of service<sup>1</sup></b>	<b>2,835</b>	<b>1,746</b>	<b>4,581</b>

<sup>1</sup> A unit of service equals 1 "grower" participant on site for one hour.



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## 2. Youth Outreach

For the past six years we have made ourselves available to a variety of school groups focusing on those that serve youth with special needs. The development of a more formalized curriculum is underway now and will enhance the existing connections between Red Wiggler and the school system and enable us to broaden potential participation to all K-12 students. Students will gain a sense of pride in the agricultural history of Montgomery County and the surrounding region. They will learn about food systems and natural cycles with their hands dug deep in the dirt. They will have the opportunity to experience learning in a “hands on” way, outside of the traditional classroom setting. The students will form closer bonds with each other and with the land. Much of this program’s strength lies in its inclusion of diverse communities of youth.

The curriculum is based on two books published recently by The Food Project, a non-profit organization founded in 1991 and based in Lincoln, Massachusetts. These texts are, French Fries and the Food System, a year round curriculum connecting youth with farming and food by Sara Coblyn and Growing Together, a guide for building inspired, diverse, and productive youth communities by Greg Gale. For information about the Food Project you can visit their web site, [www.thefoodproject.org](http://www.thefoodproject.org). Ultimately we will tailor these curriculums and expand them to meet the needs of an even more diverse population of youth both with and without disabilities.

The following school groups and organizations collaborate with us today:

- The Frost Center
- Ivymount School
- Kingsley Wilderness Project
- Northwest High School
- Landon School
- Roberto Clemente Middle School
- Frederick County United Way Summer Serve Camp
- Montgomery County Youth Works/Workforce Development Corp.
- The Pathways Schools
- Poolesville High School
- Catoctin Quaker Camp
- Green Acres Day Camp

In June of 2001 we hired a new employee to manage youth service learning program. Since that time we have doubled the number of visits to the farm by area school groups. We look forward to significant growth in this area of service to our community in the years to come.

Below is a quote from a letter written by Jason Eist MS, Special Education Teacher at The Frost Center located in Wheaton.

“...Through volunteering at the Red Wiggler Farm, we have learned that our population of students benefits greatly from working in an agricultural setting. Both staff and workers (*growers*) at the farm have provided rich opportunities for social interaction, as well as agricultural learning. Our students have learned to properly identify and use gardening tools and they have learned about agricultural planting and harvesting techniques. The farm exposure has increased student knowledge about irrigation, the environment and plant biology. These youth can now independently grow crops and many have started personal family gardens with the skills they have acquired....” Jason Eist, Teacher

## Youth Outreach Statistics for 2001

	The Frost Center	The Ivymount School	The Pathways School	Kingsley Wilderness Project	United Way Service Camp	Intrepretive Field Tours	Totals
Total visits	20	8	11	4	12	3	58
Total Participants	19	7	6	7	5	44	88
Students to Staff ratio	4:3	1:1	1:1	3:2	4:3	4:1	
Average length of stay	1 hour	2 hours	2 hours	2.5 hours	3 hours	3.75 hours	
Service learning hours	91	58	76	30	36	N/A	291
Total units of service <sup>2</sup>	91	58	76	30	36	204	495

### 3. Sustainable Agriculture

#### *“Creating fertile ground for the development of community”*

The Red Wiggler method of farming aims to create fertile soil that will yield healthy plants and abundant harvests. This healthy and abundant environment is the base for our horticultural therapy program. We use cover crops, natural fertilizers and compost to enrich our soil. We care for our five acres of vegetable plants without the use of chemical fertilizers, pesticides, herbicides or fungicides. Most of the jobs on the farm are completed without the use of tractors. Rather, we use our hands and simple hand tools throughout our workdays. By using these simple tools and “old-fashioned” methods of farming, we create jobs that are available to people with all levels of abilities. For instance, a driver’s license is needed to drive a tractor, but no license is needed to weed a row of plants with a hand hoe.

The Red Wiggler method of farming, not only creates jobs for people, but also nurtures the soil so that it works with us to produce healthy plants. These healthy plants are less susceptible to disease and bug damage than plants grown on a conventional farm, and they also produce nutritious, safe and beautiful vegetables for us to sell. An abundant harvest sold at market is a significant source of income for the foundation, and it is also a significant source of pride for our growers.

Our farming program is intended to take place in a manner that includes our community. We operate a seasonal garden subscription program known as Community Supported Agriculture or CSA. This is an educational opportunity where families and individuals receive weekly harvests

<sup>2</sup> A unit of service equals 1 youth participant on site for one hour.

of seasonal produce for 20 weeks beginning in June at a fair price. These participants are encouraged to volunteer on the farm and in 2001 82% of these participants did just that. The CSA brings a diverse group of people together to grow reasonably priced fresh produce using sustainable agriculture practices. This program also increases the awareness and appreciation of locally grown food.

Here is an excerpt from a CSA participant's testimonial,

"...In addition to the culinary education, I also learned a great deal about what's in season locally, and came to eagerly look forward to the next crops to ripen. The next best thing to the harvest is the CSA newsletter, The Worm's Voice, which helped with recipes, and gave me some insight into the farm's day-to-day operation. The lively and readable newsletter also made me feel a personal connection to the farm by introducing me to the growers whose work put the earth's bounty on my table. I've collected and kept all of this season's newsletters. Our participation in The Red Wiggler also has me following the weather more closely than I have in the past, especially in light of this summer's drought. The scant rain made me more conscious of the plight of the farmer, as I too shared in the liabilities that face food growers, whether it is drought or insect damage. Furthermore, I saw that the farm's diversity of crops made it stronger and more vital than is possible for modern day monoculture agribusiness. This idea, the importance of diversity in agriculture, makes me believe that it is a principal that we could well use in every aspect of our daily lives. Who would have guessed that such profound thoughts would accompany a weekly bag of vegetables?" *Andrea McCluskey*

As stated above we also bring the community to the farm. The Annual Montgomery County Farm Tour has been a great opportunity to interpret our gardens for 200-300 community members annually. The interpretive field tour for school groups is also another component that educates the public about the benefits of local and diverse food systems.

At Red Wiggler we always make sure we glean our fields of produce that may not be saleable at the farmers market but is still good nutritious food. In 2001 our growers made 48 trips to the food bank while youth groups made another 15 trips.

**Year 2001 Food Bank Contributions**

<b>Item</b>	<b>Pounds</b>
Greens	724
Tomatoes	530
Peppers	32
Squash	300
Cucumbers	380
Broccoli	61
Corn	28
Other or Mixed Vegetables	796
<b>Total</b>	<b>2,851</b>

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## **B. WHY DOES RED WIGGLER NEED TO RELOCATE?**

There are several reasons why Red Wiggler needs to relocate, the most important of which is our current year-to-year lease structure. Developing strong relationships with the community is an important part of our mission and this is difficult when there is a possibility that the lease may be terminated. The short-term lease provides no incentive for capital investment on the property and has limited our ability to solicit greater private funding for capital improvement projects (note: we just lost a previous grant from the Jaylee Mead Foundation who cited our short-term lease as problematic). In addition, our activities are dependent on our ability to build healthy soil where we can grow healthy plants as a means to develop our clients and the community in general. A long-term lease will enable us to carry our mission forward over time.

There are other reasons why our current location is not ideal. There is no public transportation serving the present location to bring growers and the larger community to our current location. We are a community farm and we seek to be fully accessible to all people in the community. Our current facilities are located along side the land owner's home. Our landlady values her privacy and our program by nature infringes on that privacy due to the community interaction with the farm. We seek to increase visitation in the future, which will entail more traffic, more busses and vans and generally a lack of privacy for anyone living on the farm.

## **C. WHY OVID HAZEN WELLS PARK?**

Based on all the problems with our existing location we began the process of searching for a new site in June, 2000. First we developed a criteria list of site needs and then our board and staff began to network. Our search included both private property and public property. Initially we examined and visited the Linden Farm/Sugar Loaf Citizens Assoc. in Dickerson, and the Chiswell Property in Dickerson. We also examined two privately held sites, the McGrath Property in Comus, and the Day Spring Church Property in Germantown. None of these sites met our criterion.

In March of 2001, thanks to the help of a Leadership Montgomery Volunteer Team, a meeting was set up with The Park and Planning Department to discuss whether it might be feasible to locate on Park Land. Parks staff, who have been extraordinarily helpful throughout our search, identified several sites. We examined three sites in the Little Bennett Regional Park, the Kovochock Property, the Perry Browning Property and the Marshall Baker Property. We also examined and visited the Agricultural History Farm Park in April 2001 and then the Ovid Hazen Wells Park (Olivar Watkins site) in May 2001. We discussed each site and visited the Farm Park and Ovid Hazen Wells. Ovid Hazen Wells Park is far superior to any of the other public or private sites we considered due to its location, the land and the facilities.

It is fair to ask, *why not the Agricultural History Farm Park*. A small group of Red Wiggler board members and staff met with Ag. History Farm Park Staff in April of 2001. The site does offer potential in that part of its' focus is agricultural awareness for future generations and that there is adequate land available. Yet the Historic Interpretation aspect of the Farm Parks mission runs into significant conflict with the needs of RWF's activities. The visual impact of our



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program would degrade the integrity historic of vistas. Additionally, the lack of public transportation and the need to amend the currently approved facility master plan make this site fall below Ovid Hazen Wells on our short list.

Ovid Hazen Park's location offers us several advantages over our current location and others we have considered. It is closer to the population centers in the County, allowing us to better serve existing and future clients and involve the public. A RideOn bus route is currently available on Rt. 27, within walking distance to the proposed location of the RWF staging area. The location within the Park has many advantages discussed in more detail elsewhere in this proposal. These include the ability to partner with the Parks Department on the native tree display and other park activities and the prospect of having greater accessibility to the public.

The tillable land has a slope of 3- 8 % and the soil type is Occoquan loam. County water supplies drinking water. A well is on site. The available land and facilities, in terms of existing opportunity and future potential, fit our needs for farming operations and office space. The details regarding our use of these facilities are presented below.

#### **D. THE RWF PROGRAM AT OVID HAZEN WELLS PARK**

This section of our proposal presents details on the proposed use of parkland including our program, our use of the land and the facilities. As stewards of parkland, we recognize that the Planning Board is responsible for understanding the details of our program and its compatibility with the Park. Section D presents the details of our program and Section E discusses compatibility issues.

##### **1. Program**

Our program at Ovid Hazen Wells will be based on our three-pronged mission of providing employment opportunities for adults with developmental disabilities, education for youth, and education for the broader public about sustainable agriculture. Red Wiggler will continue to employ 6 – 10 adults with developmental disabilities who will grow and sell a broad range of site grown vegetables and produce. We will continue to expand our youth curriculum with the goal of expanding visitation steadily with an emphasis on high quality educational experiences for kids with and without disabilities. Through visitations and service learning opportunities, hundreds of kids will learn more about the sources of food and how and when it is grown. We will continue to educate the public about the benefits of sustainable agriculture and will increase public visitation to OHW by offering seasonal walking tours and festival type activities that educate the community. Finally, we will continue to contribute produce to our local Food Bank regularly.

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## **2. Land**

Our farming operations will initially be limited to 10 acres of pasture and cropland to be developed as the program reestablishes itself at OHW. The location of the exact area to be farmed has been identified in consultation with Park and Planning Department Staff to be consistent with the long-term vision for OHW Park. A diagram showing the location of the farm is included in the appendices. While the farm operation will replace some of the area designated for the native tree display, Parks Staff believe that this would not compromise the Master Plan vision for this portion of the Park. The farmlands will be transitioned to organic status within 3 years, unless the National Standards currently under development pan out to be cost prohibitive for us. In the absence of organic certification we will strictly adhere to an integrated pest management (IPM) program. If the current well proves inoperable we will drill a well for irrigation. At this time the well is understood to exist but remains questionable in its reliability. Most importantly, we will maintain the land with care as conscientious custodians of public land.

## **3. Facilities**

RWF requests use the facilities on the property which park Staff have indicated may be available for our use. The existing bank barn will serve as an in door staging area for our programs as well as a storage area for our tools and equipment. The bank barn will allow us to cure garlic in the summer and store winter squash in the fall. Each week during the harvest season growers will sort out vegetables weighing them and distributing them into 42 boxes for delivery to customers or to the farmers market. Each season thousands of pounds of food will also be processed here and delivered to area food banks. Our staff and growers will build four temporary greenhouses, approximately 14'x50'. Here growers, students and staff will start seedlings and grow crops throughout the year. A deer fence will be necessary in order to protect our plants from wild animal pressure. Again, we will work with Park and Planning Department staff to insure that the location is compatible with other Park plans. We propose to use the existing pole barn until funds are available to replace it with a new pole barn to house larger equipment like tractors and hay wagons. Initially vegetables will be washed in the bank barn and this process will move to the new pole barn when completed. County water will be hooked up to the bank barn and to the pole barn.

We will improve the interior of the bank barn for office space and tool/equipment storage. We will renovate the existing tenant house to be used as a potting shed and office. This tenant house is currently under examination by contractors and may need extensive repair. If the costs of repair are beyond what it would cost to replace it we would then use the existing foot print as a site for a new structure. It may be necessary for us to use a temporary trailer while renovations are being made during the winter of 2002-2003 or during the time that a new structure is being built.

We have had preliminary discussions with Park and Planning Department Staff about the possibility of using some portion of the Oliver Watkins House for office space. Any decision about the use of this property would depend on a number of factors including Red Wiggler's financial ability to renovate some portion of the house and on the Park and Planning Department's plans for use of the house. At this point there appears to be potential opportunities for shared renovation and use of the house; however, it appears premature for RWF or the Park

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and Planning Department to make any commitment at this time. In the short term RWF's presence will provide passive security for the historic house, discouraging vandalism temptation provided by unoccupied buildings.

## **E. COMPATIBILITY WITH OHW PARK AND COUNTY POLICIES**

It is Red Wiggler's belief that locating at Ovid Hazen Wells Park will provide a number of benefits for the County, as well the Foundation. Our active presence there would be consistent with M-NCPPC's plans for the Park and could even expedite the accomplishment of some of the County's goals for the Park. We currently provide services for people with developmental disabilities and their families, Montgomery County Public Schools, and residents of the County, serving public purposes endorsed by the County. Finally, we have had several discussions with Parks Staff about the potential for partnerships that would benefit both Red Wiggler and Montgomery County to implement new programs together that fit the missions of M-NCPPC and Red Wiggler.

### **1. Consistency with Master Plan**

Based on our review of the Plan and discussions with Parks Staff, we believe that locating Red Wiggler Farm on the property would be entirely consistent with the Master Plan for Ovid Hazen Wells Park and the long-range goals for the park. Our presence will protect and enhance the existing natural features of OHW park. It is, after all, the site of a farm in an historically agricultural region of Montgomery County. While the Master Plan envisions a Native Tree Collection in a portion of the area that Red Wiggler would farm, Brookside Gardens staff responsible for developing this vision have indicated that using a portion of this area for horticultural therapy would be a positive change and consistent with their overall vision for the Park. Red Wiggler could even help expedite development of the park. Red Wiggler would be improving portions of the park that would otherwise have been the responsibility of the Park System and will maintain its portions of the park. Red Wiggler would also provide a presence at the park until M-NCPPC is ready to develop, both improving the property and helping to reduce the risk of vandalism.

Red Wiggler has always been open and accessible to the public and we would continue that practice at Ovid Hazen Wells Park, consulting with Parks Staff to determine how to allow access in a manner that is compatible with other park activities. We expect that Ovid Hazen Wells Park will be a heavily used park with numerous visitors. This is not problematic for Red Wiggler; it may even help serve our goal of further educating the public about sustainable agriculture.

Finally, we note that the Red Wiggler community-farming project would occupy only approximately 10 acres of the 295-acre park. This represents only 3 % of the land area.

### **2. Public Purposes**

Red Wiggler serves populations in the County currently served by the County either directly, or indirectly by other providers with a broad mandate to educate and train a variety of County residents. Historically, our primary focus has been providing developmental and vocational opportunities for developmentally disabled adults. We have also offered numerous programs for

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Montgomery County Public Schools (MCPS) providing an especially important function for those schools that serve troubled children. As our program continues to grow, we envision providing programs for a broader range of MCPS students. Finally, our emphasis on sustainable agriculture includes educating the broader community about agricultural issues so important to Montgomery County and the long-term viability of the General Plan for the County. Few organizations in the County serve the needs of multiple special populations while also providing a valuable service and educational role for the general population of the County.

In a letter from the Department of Health and Human Services (HHS) the Director, Chuck Short writes:

“The Red Wiggler Foundation and its staff and volunteers provide valuable services to individuals with developmental disabilities. The organization is an excellent example of an innovative approach to the delivery of services. Red Wiggler often collaborates with other organizations in ways that enhance opportunities for the inclusion of people with developmental disabilities within our community.

In 1996 the Department of Health and Human Services (HHS) awarded Red Wiggler Director Woody Woodroof the Pyramid Award as our Supervisor Of The Year. Red Wiggler was selected to receive Community Services grants in fiscal years '00, '01 and '02. In FY 01 Red Wiggler was awarded a grant by HHS to support innovative projects for the inclusion of adults with developmental disabilities in community activities. We believe our partnership with Red Wiggler has enhanced community outcomes by supporting Montgomery County as a safe, healthy and self-sufficient community.

I understand that Red Wiggler is seeking to enter into a “Public/ Private Partnership” with the Maryland-National Capital Park and Planning Commission. I applaud The Park and Planning Commission for working with the private sector in projects like this proposed “Public / Private Partnership”. Working together we will be able to maintain essential services like those offered by Red Wiggler during these fiscally challenging times and into the future.” *Chuck Short, Director HHS*

### **3. Potential Partnerships**

From our very first meeting with Parks Staff we have become excited by the prospect of partnerships that would be of mutual benefit to our organizations. Parks staff were excited by the prospect of having a horticultural therapy program in a park, believing that such a program did not currently exist in any park and should be located in one. We will work with Park Staff to determine which elements of our program they may wish to make available to a broader population. A second important area in which we may be able to partner with M-NCPPC is in

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finding exciting new ways to educate County residents about community farming and sustainable agriculture. This could also involve a partnership with MCPS as we continue to develop programs for its students. We have also discussed with parks staff the possibility of having Red Wiggler growers assist with the development and operation of the arboretum. This of course would depend on when the park develops and what its specific needs are, but nonetheless provides yet another opportunity that both Parks and Red Wiggler Staff believe are worth exploring. It may even be possible that Red Wiggler can provide a vehicle for training future parks employees. Finally, Red Wiggler has cultivated a network of volunteers and contributors that may provide direct and indirect benefits for the park as it continues its development. These options represent only the first thoughts generated in meetings with Parks Staff. We are optimistic that other ideas for partnerships may arise as we begin to work together.

#### **4. Financial Impact on the County**

In addition to the many benefits listed above, we note that Red Wiggler's proposal can proceed without any financial contribution beyond that otherwise assumed for M-NCPPC's development of Ovid Hazen Wells Park. Red Wiggler will assume responsibility for capital improvement to the facilities it will use and cover the cost of maintenance for those facilities as well. It is even possible that the presence of Red Wiggler will reduce the County costs associated with developing the park since the acreage the County would be responsible for developing would be reduced. Red Wiggler's ability to solicit private contribution and generate volunteer support could help fund a future joint effort to renovate the historic house or other park activities.

#### **F. RED WIGGLER RESOURCES**

Red Wiggler is a stable non-profit which has been in existence since 1996. Each year the organization has grown stronger and our ability to impact others increased. The basis for our strength is a committed group of employees, volunteers and supporters. Physical assets and a diversified source of funding compliment the people that are our core.

The paid staff at Red Wiggler consists of a Director who manages the day-to-day operations and fundraising activities, two full time employees who implement on the job training activities and educational programs while developing and maintaining the gardens and a part time office manager who keeps the books together with our volunteer CPA. A committed Board of Directors oversees budget and long range planning. More than 100 volunteers assist clients and staff annually. Thanks to a recent partnership with Volunteer MD! and AmeriCorps, our volunteer program has become more professional and responsive to the needs of our clients and students.

Our physical assets include a Kubota Tractor with front-end loader, tillage implements, Troy Built garden tiller, 2001 full size pick up truck, and hand tools. We also have four temporary greenhouses, each 14'x 50' that are used to grow plants from seed and shelter beds of crops in cold weather thus allowing our programs to run longer in the fall and earlier in the spring.

Detailed information about our sources and uses of revenues appears in Appendix G and a list of major donors appears in Appendix H. Our revenue comes from a combination of individual contributions, government and private foundation grants and program related income. The

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diverse source of revenues helps to insure organizational stability. Approximately 93% of our revenues are used for programs and program management; seven percent is for fundraising.

## G. TIMELINE FOR TRANSITION

Ideally, Red Wiggler would like to enter into an agreement with M-NCPPC in early 2002 and immediately begin soil preparation.<sup>3</sup> We have met with Mr. Tregoning, who currently farms the crop land at OHW and he understands and supports our proposal. We would move our office and equipment in the winter of 2002-2003 and plant vegetable crops in the spring of 2003. We are hoping to begin our transition in late February or early March 02 as the soil conditions permit and with park approval.

The goal during the first growing season will be to begin building up the soil by removing it from the cycles of non-organic inputs and developing a growing plan based on best organic practices such as those our farmers at Red Wiggler have been using over the past 6 years. The backbone of our soil development plan will be the reliance on green manures, compost and lengthy crop rotations. Green manures will be the primary tool in 2002 and the addition of composting will commence when Red Wiggler is at the site daily in year 2003. By working green manure (also known as cover crops) into our soil we will be adding biomass to the soil. The variety of different plants will be allowed to flower and attract beneficial insects. Garden beds will be laid out on the contours and grass paths will be established in a manor that will conserve soil structure as best as possible. A buffer of at least 50 feet of pasture will be developed between Red Wiggler and any "conventional" farming operation. Throughout the season we intend to bring in school groups for educational activities. The Poolesville Global Ecology class would be a prime group to target for sustained educational activities. Also the Kingsley Wilderness Project kids and the Frost Center Agronomy class would benefit from similar activities.

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<sup>3</sup> RWF is working with Park and Planning Department Staff to determine what form the agreement would take: lease, license agreement, or other.

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## Appendix A Proposal Summary

Lessor: Maryland National Capital Park and Planning Commission

Lessee: Red Wiggler Foundation

Premises: Approximately 10 acres of agriculture land in the northwestern portion of the park (see attached master plan) accessible from Ridge Road (MD-27).  
  
Bank Barn (100%)  
  
The small tenant house (100%) or its footprint if the house is condemned.

Term: Long-term 15-20 years

Occupancy: Spring '02 – partial occupancy to perform preparatory work and land cultivation  
Spring '03 – full occupancy

Rental Rate: Minimal - to be negotiated

Operating Expenses: Lessee will pay all operating expenses related to the Premises including proportionate share of utilities.

Maintenance: Lessee will be responsible for normal maintenance of the Barn.

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## Appendix B Proposed Start-up Timeline

### 2002

- |                        |   |  |
|------------------------|---|--|
| January/February<br>-- | - | Obtain Concept Development Plan Approval, Complete lease negotiations, execute lease             |
| February/March         | - | Test Soil<br>Tillage – Sub soil and disc<br>Cropping – Sow clover/rye                            |
| April                  | - | Cut / mow  |
| June                   | - | Plot garden beds on contour leaving clover path buffers.<br>- Crop with buckwheat and sorghum    |
| November               | - | Re-sow clover and rye @ individual plots<br>- Sow garlic if soil conditions warrant              |
| Winter '02-03          | - | Relocate equipment and office to OHW<br>- Build temporary poly hoop houses<br>- Annual soil test |

### 2003

- |          |   |   |
|----------|---|---|
| February | - | Sow vegetable crops in greenhouses for transplant |
|          | - | Implement typical farming schedule                |



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## Appendix C

### Approach and Techniques to Farming

#### OUR CROPS

**HOW:** We plant over 40 different crops with each crop being represented by several different varieties grown in the fields, totaling over 120 different varieties grown on our farm. We grow 20 different varieties of tomatoes alone, and one-fourth of these varieties was started from seeds we had saved last year.

**WHY:** Advantages of growing a large selection of crops include extending our growing season, decreasing the risks associated with losing one crop to insects or disease, customer satisfaction, and a large selection of crops helps to keep our jobs varied and interesting. Every year we evaluate the appropriateness of each particular crop to decide if it should remain in our gardens. The factors we consider include the degree to which our Growers can be involved in the growing and harvesting of that crop, how well it sells at market, and how well it performed on this farm. For instance, garlic is our ideal crop. Our Growers are able to grow and harvest the crop with little supervision, it sells very well at market and it grows well on our farm. Arugula, however, is very difficult for our growers to pick, it is very susceptible to flea beetle damage, but our customers love it at market. We know we will keep growing garlic, but we are not certain about arugula.

We grow both hybrids and open-pollinated varieties. The hybrids are loaded with resistance to diseases and are designed to ship well thus insuring that we not only will have a crop to pick but also that it will make it to market. These tougher-skinned hybrids are also a bit easier for our Growers to pick successively for market. We grow heirloom and open-pollinated varieties because of their flavor and looks. Our Growers save these seeds one year to the next and help us to develop varieties that are most suitable to our farm. We do not grow any genetically altered plants on our farm.

#### FERTILIZING

**HOW:** We use natural fertilizers on our farm; such as, compost (made here), fertilizer made from rocks and minerals and cover crops. We apply compost to the fields in the spring using a tractor-pulled spreader. In addition, we fertilize our plants by hand applying compost and/or natural fertilizers throughout the growing year.

**WHY:** We use organic fertilizers because they slowly release their nutrients to the plants over the season. The fertilizer is then available to the plant, as it needs it throughout the year. Examples of organic fertilizers that we use on the farm include; fish emulsion, compost (made from decomposed animal manure and plant matter), green manures (cover crops that make nitrogen available to the plants), and rock-based fertilizers.

#### WATERING

**HOW:** We water our plants, primarily, by using a drip-tape irrigation system. We, also, hand water our plants with water left after harvested vegetables have been washed for market.

**WHY:** Drip irrigation allows us to put water directly over the roots of the plants, where it is needed. Water is the vehicle that delivers the nutrients in the soil into the plant; therefore, it is crucial that we water properly and effectively. If we apply too much water at once, the soil's nutrients will be carried deep into the soil and away from the plant. If we water too little, we will

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be depriving the plant not only of its water, but also of the nutrients it needs to grow. By watering the roots of the plants instead of wetting the whole plant with overhead irrigation we can efficiently apply water where it is needed, and also prevent the development of many diseases. The mulches we use help us conserve water because they keep the soil from drying out too quickly.

### **WEED CONTROL**

**HOW:** We control weeds by tractor cultivating the fields before the crops are planted. Once the crops are growing, we weed by hand, with hand tools, and apply mulches that suppress weed growth.

**WHY:** Some farms use chemical herbicides to control weed growth. We believe that chemical herbicides are unnecessary and are dangerous to the people who eat the vegetables, and to the people who apply the herbicides. We use hand tools such as hoes to kill weeds and discourage new weeds from germinating. We also apply plastic and straw mulches to suppress weeds from growing.

Other practices that control weeds include mowing and planting cover crops, which will crowd out weeds.

### **BUG CONTROL**

**HOW:** We control harmful bugs by protecting and encouraging the insects that naturally prey on the "bad" bugs, we cover very sensitive plants with a floating row cover that acts as a barrier, preventing harmful bugs from reaching the plants, we hand-pick bad bugs, and we apply natural plant-based pesticides.

**WHY:** We believe that chemical pesticides are harmful to beneficial insects (ladybugs and honeybees), to the animals that eat the bugs (such as birds), and present an unnecessary risk to the health of the people who work in the fields. We also believe that is not necessary to kill every bug in the garden. Not only do the beneficial insects (which will help control the bad bugs) need to be protected, but we also believe there is a level of bad bugs that is acceptable in the garden. We monitor the population level of harmful insects in the garden and control them when they reach a potentially dangerous level.

Examples of natural pesticides include rotenone (from the cube flower), pyrethrum (from the pyrethrum genus of flowers), neem oil (from the neem tree), soap, horticultural oils, Bt (a bacteria that kills soft bodied worms and larvae) and hot pepper extract.

### **DISEASE CONTROL**

**HOW:** We prevent the development of diseases in our fields by maintaining a high level of organic matter in the soil, properly spacing the plants for maximum airflow, rotating our crops, and cleaning the plant waste from the fields at the end of the season. Mulch prevents soil-borne diseases from splashing onto the plants.

**WHY:** We believe that an ounce of prevention is worth more than a pound of cure. We would rather work hard and try to prevent a disease from arriving rather than spray a chemical fungicide and hope the disease will go away. If a plant does show signs of disease, we will pull it up and compost it rather than have it infect its neighbor.

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## **Appendix D**

### **Transition Period Farming Schedule**

#### **Late February 2002**

**Fieldwork:** Soil tests

**Tillage:** Using a single shank subsoiler we will begin to break up the hard pan. Then two passes with a disc. We use a scale appropriate tractor and we own and maintain this equipment.

**Planting:** We will immediately broadcast a mix of clover and annual rye grass. The rye will serve as a nurse crop for the crimson and white clover. These crops will serve as a green manure crop that will be turned back into the soil later in the year.

#### **April to May 2002**

**Fieldwork:** We will mow in rye grass to allow clover to come in behind.

**Tillage:** We will use the subsoiler to continue to bust up the hard pan by pulling it perpendicular to the February tillage direction. This tillage will only be done in areas we designate as future garden beds. We anticipate developing 10 half-acre garden beds with grass pathways wide enough for vehicles and carts. We will then disc in green manure in these 10 beds making way for the next green manure crop.

**Planting:** We will broadcast a mixture of buckwheat, sorghum and sunflowers in 10 garden beds. Again, these plantings will be turned back into the soil later in the summer.

#### **June to July 2002:**

**Fieldwork:** Mowing in the pathways between the beds and mowing down of the rye grass in the buffer pasture. By this time the clover should be covering these areas well and the rye is dying off. The buckwheat, sorghum and sunflowers can be mowed in allowing for the sorghum to continue on.

#### **August to September:**

**Field Work:** Mow in the pathways and Green manure.

**Tillage:** Moldboard plough the 10 garden beds. One bed selected for garlic to be planted later in the fall. Other 9 beds prepared for next succession of green manure/cover crop using a disc. If necessary soil will undergo further sub soiling.

**Planting:** Mixture of rye, clover and hairy-vetch planted to provide full winter cover and green manure to be turned back into the soil spring 2003.

#### **October to November:**

**Fieldwork:** Mow pathways and buffer zone.

**Tillage:** none

**Planting:** 200 pounds of garlic planted in rows with walkways seeded to annual rye and vetch.

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**November to December 2002:**

**Fieldwork:** Mulch garlic with straw. Test soils.

**Tillage:** none

**Planting:** none

During this transitional year (Calendar year 2002) we would like to be able to store tools and equipment on the OHW site, make soil and water tests as needed and begin to develop an office as time allows. Beginning in late October 2002 we hope to begin to move our equipment and operations from the current Red Wiggler site on Peach Tree Road to the Ovid Hazen Wells site.

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## **Appendix E**

### **RWF Board of Directors**

**Michael Gresalfi, Ph.D. President**

Boys, MD

An environmental policy analyst with 20 years experience. He has been an active participant in the local and county non-profit and civic communities. Presently he is a Montgomery County Commissioner, Commission on People with Disabilities.

**Lee Paul, Vice-President**

Silver Spring, MD 20904

Academic Coordinator Kingsley Wilderness Project, MCPS Alternative School. Former Commercial Truck Farmer, Bethesda Farm Women's Market.

**Darrell Davidson, Treasurer**

Dickerson, MD

Retired Marine Colonel, CPA, experience as non-profit director and officer.

**Philora Kittay, Secretary**

Damascus, MD

IBM administrator. Chairs fundraising activities and special events.

**Jon Pratt, Ph.D.,**

Clarksburg, MD

Research Scientist at NIST.

Contributes experience in project management and proposal writing.

**Ben Margolin, Esq.**

Leisure World, MD

Retired DC Lawyer

### **RWF Staff**

**Woody Woodroof, Director**

BFA Denison University 1988, Founded Red Wiggler Foundation 1996, Awarded Montgomery County Dept. Health and Human Services Pyramid Award 1996, Graduated Leadership Montgomery 1999.

**Charley Moore, Field Manager**

Over 20 years of professional residential construction experience, grew up on a family owned truck-farm producing a wide variety of vegetables.

**Malka Fenyvesi, Youth Education and Special Projects**

BA Evergreen State College 2000, double major in sustainable agriculture and political economy, has been involved with grass roots community organizing since 1997.

**Beth McCormic, Book Keeping**

Over 10 years experience with small business record keeping.

## Appendix F Sources and Uses of Revenues

<b>Revenue</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
		<i>goals</i>	<i>goals</i>
Government	\$48,000.00 \$	20,000.00 \$	10,000.00
Foundations	\$31,000.00 \$	60,000.00 \$	60,000.00
Annual Fund	\$40,000.00 \$	36,000.00 \$	45,000.00
United Way/CFC	\$5,400.00 \$	6,000.00 \$	50,000.00
Events	\$9,000.00 \$	11,000.00 \$	15,000.00
Program Revenue	\$26,000.00 \$	27,000.00 \$	20,000.00
	<b>\$ 159,400.00 \$</b>	<b>\$ 160,000.00 \$</b>	<b>\$ 190,000.00</b>

<b>Expenses</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
		<i>projections</i>	<i>projections</i>
Salaries	\$ 81,000.00 \$	92,000.00 \$	100,000.00
Supplies	\$ 16,000.00 \$	9,000.00 \$	12,000.00
Depreciation	\$ 14,000.00 \$	13,000.00 \$	13,000.00
Insurance	\$ 7,000.00 \$	9,000.00 \$	10,000.00
Travel / Mileage	\$ 1,000.00 \$	1,250.00 \$	1,500.00
Payroll Taxes	\$ 6,000.00 \$	7,000.00 \$	8,300.00
Training	\$ 1,800.00 \$	2,500.00 \$	3,000.00
Rent & Utilities	\$ 9,000.00 \$	9,000.00 \$	3,000.00
Wholesale Purchases	\$ 650.00 \$	650.00 \$	1,000.00
Repairs & Maintenance	\$ 1,350.00 \$	1,350.00 \$	1,000.00
Communications	\$ 2,500.00 \$	2,500.00 \$	2,500.00
Printing/Ads/Postage	\$ 750.00 \$	750.00 \$	1,000.00
Accounting Fees	\$ 4,500.00 \$	2,000.00 \$	4,500.00
	<b>\$ 145,550.00 \$</b>	<b>\$ 150,000.00 \$</b>	<b>\$ 160,800.00</b>

### Year 2001 Sources of Revenue

- 34 % individual contributions
- 30 % government
- 19 % private foundation
- 16 % program related income

(A list of major donors can be found in appendix G)

### Year 2001 Uses of Revenue

- 83 % programs
- 10 % management
- 7 % fundraising

## Appendix G

### Major Donors and Their Giving History

Source	1996	1997	1998	1999	2000	2001
Abell Foundation			yes		yes	
Atticus Trust			yes		yes	yes
Engle Family Foundation			yes	yes		yes
Foundation Carinosa			yes	yes	yes	yes
GTS	yes	yes	yes	yes	yes	yes
IBM				yes		yes
Kiwanis Club						yes
Knights of Columbus			yes	yes	yes	yes
Legg Mason				yes		
M.C.Dept.of HHS				yes	yes	yes
M.C.Community Foundation				yes	yes	yes
Murray Foundation		yes	yes	yes	yes	yes
United Way			yes	yes	yes	yes
Upcounty Regional Services						yes

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## Appendix H Community Input

On Wednesday, December 12 2001 MNCPPC and the Northern Area Recreation Advisory Board hosted a Community Forum to discuss the request to relocate The Red Wiggler Foundation, INC. The meeting was held at the Cedar Grove Elementary School which is a short distance from Ovid Hazen Wells Park along Rt. 27. Here are some highlights from that meeting:

- There were 19 people present, 10 Red Wiggler supporters, 4 community members not associated with parks or Red Wiggler and 5 MNCPPC staff.
- Terry Brooks outlined the purpose of the meeting.
- Woody Woodroof, Executive Director, Red Wiggler walked verbally through the proposal summary which was handed out to attendees along with a map of the site and various promotional materials.
- David Vismara, from Brookside Gardens presented his view of the opportunity for partnership between Red Wiggler and MNCPPC.
- Open Discussion and Questions took up the remainder of the time.

In addition to the Community Forum Mr. Woodroof and Park Staff have met with:

- Mr Tregoning, the farmer renting the crop land from MNCPPC, to ask for advice and to field his questions.
- Susan Butler, part owner of Butlers Orchard which is located near the Ovid Hazen Wells Park, to introduce our program and intentions.
- Steve Howie, President Clarksburg Civic Association, to outline our proposal.
- The current tenant of the tenant house.

The community has offered some great input and we at Red Wiggler feel that this proposal is a better product as a result of the community involvement. Below are some of the main questions and issues raised by the Community Forum participants.

**Q.** Will the traffic in and out of the Park be heavy?

**A.** We expect between five and fifteen cars a day during the growing season and we host three to five events a year that bring one hundred to two hundred members of the community onto the farm at a time. We understand that traffic along rt. 27 is congested during rush hour. Most of our participants and school groups come to the farm during off-peak hours.

**Q.** The community in this area is particularly concerned about "troubled youth" roaming the area unsupervised. Will your student participants be adequately supervised?

**A.** There is always a high ration of students to staff/teachers while they are on site. Students are on site for an average of 2 hours per visit and they are supervised for that entire time.

**Q.** How will you handle the deer?

**A.** We will be setting up temporary movable deer fencing around our patches of crops. We also interplant crops deer like with crops deer dislike. We spray a pepper and garlic solution.

**Q.** As the park develops, how will you protect your gardens from wandering park visitors?



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**A.** We look forward to expanding our program to include more interpretive tours of our gardens. The site is being planed with this in mind. This includes temporary fencing that keeps unwanted animals, including the occasional wandering bird watcher, from entering areas uninvited. Tools and equipment with be kept under lock and key.

**Q.** What do your clients do in the winter?

**A.** After Thanksgiving they either get seasonal retail jobs or participate in inclusive community activities. Work begins on the farm in mid February yet our goal is to be growing vegetables year round in our temporary green houses. This will provide more activity for our participants throughout the entire year.

**Q.** Do they live on the farm?

**A.** No, they live in houses and apartments throughout Montgomery County.

**Q.** Where else did you look to relocate?

**A.** Numerous other sites were explored over the past year and a half including the Ag. Farm History site in Derwood, Linden Farm/Sugar Loaf Citizens Assoc. in Dickerson, privately held sites in Comus and Germantown and Sandy Spring. It is our board's opinion that Ovid Hazen Wells best meets the needs of the Red Wiggler Foundation and the community surrounding OHW.

**Q.** Do you have insurance?

**A.** We carry fire, theft, liability, workman's compensation, automobile and are in negotiations at this time for a new Directors and Officers Insurance.

**Q.** We like what Red Wiggler has done for your son over the past 6 years, how will the relationship with the park system change the programs and activities at Red Wiggler after Red Wiggler has moved to this park?

**A.** We envision a public private partnership that will enhance programs and activities at Red Wiggler and provide greater service to the community.

---

## Appendix I

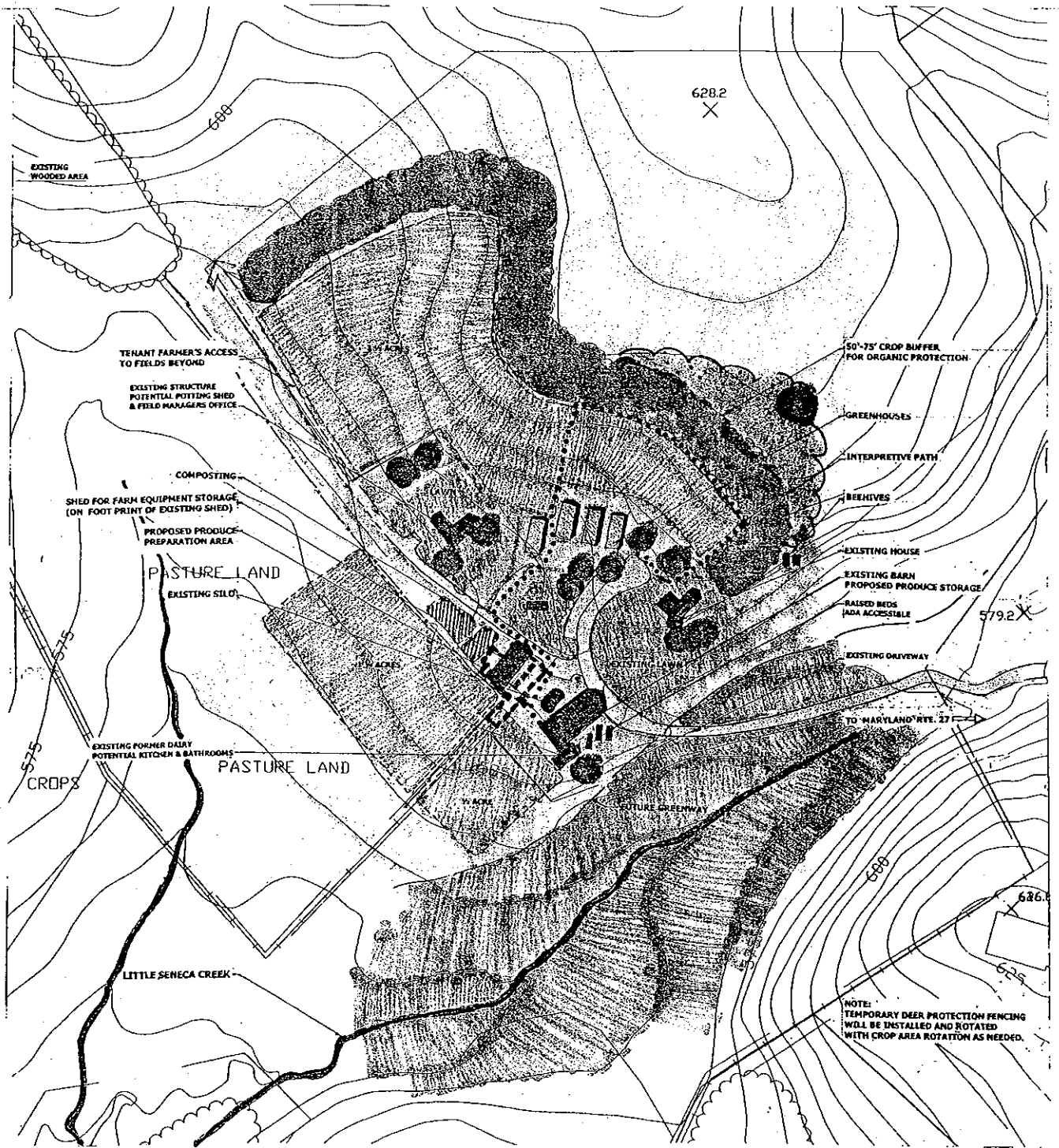
### Project Budget

#### Relocation Expenses

	2002	2003
	<i>projections</i>	<i>projections</i>
Staff Salaries	\$ 15,000.00	\$ 15,000.00
Contractor Costs		\$ 15,000.00
Payroll Taxes	\$ 1,100.00	\$ 1,100.00
Office Traylor/ Porto-Lets	\$ 500.00	\$ 5,000.00
Construction Supplies	\$ 7,400.00	\$ 15,000.00
Field Supplies	\$ 3,000.00	\$ 3,000.00
Insurance	\$ 2,500.00	\$ 2,500.00
Travel / Mileage	\$ 500.00	\$ 200.00
Rent & Utilities	\$ 1,200.00	\$ 3,000.00
Communications	\$ 1,200.00	\$ 1,000.00
Printing/Ads/Postage	\$ 500.00	\$ 1,000.00
Accounting Fees	\$ 100.00	\$ 200.00
	<b>\$ 33,000.00</b>	<b>\$ 62,000.00</b>

# Appendix J

## CONCEPT DEVELOPMENT PLAN FOR RED WIGGLER FARM SITE



**RED WIGGLER FOUNDATION  
COMMUNITY FARM**  
AT THE  
OVID HAZEN WELLS SPECIAL PARK

SCALE: 1" = 60'-0" ZOO



JANUARY 2002  
PREPARED BY:





## Appendix K

### Letters Of Support

#### DEPARTMENT OF HEALTH AND HUMAN SERVICES

Douglas M. Duncan  
County Executive

Charles L. Short  
Director

January 10, 2002

Mr. Donald Cochran, Director of Parks  
Parkside Headquarters  
MD-National Capital Park and Planning  
9500 Brunett Avenue  
Silver Spring, Maryland 20901

Dear Mr. Cochran:

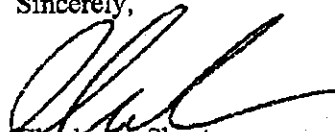
The Montgomery County Department of Health and Human Services (HHS) is pleased to write this letter of support for the Red Wiggler Foundation.

The Red Wiggler Foundation and its staff and volunteers provide valuable services to individuals with developmental disabilities. The organization is an excellent example of an innovative approach to the delivery of services. Red Wiggler often collaborates with other organizations in ways that enhance opportunities for the inclusion of people with developmental disabilities within our community.

In 1996 the Department of Health and Human Services (HHS) awarded Red Wiggler Director Woody Woodroof the Pyramid Award as the Supervisor of the Year. Red Wiggler was selected to receive Community Services grants in fiscal years '00, '01 and '02. In FY01 Red Wiggler was awarded a grant by HHS to support innovative projects for the inclusion of adults with developmental disabilities in community activities. We believe our partnership with Red Wiggler has enhanced community outcomes by supporting Montgomery County as a safe, healthy, and self-sufficient community.

I understand that Red Wiggler is seeking to enter into a public/private partnership with the Maryland-National Capital Park and Planning Commission. I applaud The Park and Planning Commission for working with the private sector in projects like this proposed public/private partnership. Working together we will be able to maintain essential services like those offered by Red Wiggler during these fiscally challenging times as well as into the future.

Sincerely,



Charles L. Short  
Director

CLS:dob



Office of the Director

101 Monroe Street • Rockville, Maryland 20850 • 240/777-1245, TTY 240/777-1295, FAX 240/777-1494

## VOCATIONAL SERVICES DIVISION

603 Southlawn Lane  
Rockville, Maryland 20850

Phone: (301) 294-6840 Fax: (301) 294-0669

*formerly the Association for Retarded Citizens/Montgomery County*



January 2, 2001

To Whom It May Concern,

I am pleased to write a letter of support for the Red Wiggler Foundation. Mr. William Woodruff and the Foundation have provided excellent employment opportunities for several of our program participants over the past seven years. The workers and their families are very pleased with these opportunities and look forward to returning in the spring each year. Mr. Woodruff's supervision and leadership at the work site are exemplary. He directly supervises at least one of The Arc's workers and has established an effective and meaningful rapport with him. We hope our partnership is one that will last for several more years. We are excited about the prospect of collaborating with the Foundation on future projects. The Arc of Montgomery County's mission to develop and foster community connections for persons with disabilities is a perfect match with the Foundation's. This partnership supports that mission and enhances the overall development of our workers.

If additional information is needed, please do not hesitate to call at 301-294-6840.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joyce Taylor".

Joyce Taylor, Director of Vocational Services  
The Arc of Montgomery County



MVTC Enterprises

Supported  
Employment

Job Training &  
Tryout

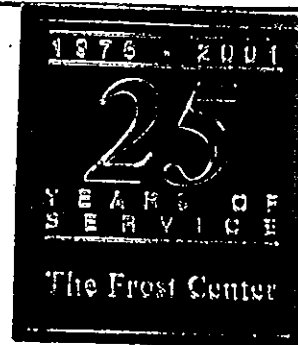
Transportation  
Services

*Creating Diverse Employment Opportunities for Persons with Disabilities*

36

# THE FROST CENTER

4915 Asper Hill Road • Rockville, MD 20853  
301-933-3451 • Fax: 301-933-3330  
www.frostcenter.com



August 9, 2001

I have been a special education teacher for the last six years, but I have never witnessed more amazing effort, altruism and compassion than through working beside my students in the fertile fields of the Red Wiggler Foundation. Dirty hands, worn - out -knee - jeans and mud on a smiling, sweaty face characterizes the Frost gardener. The Frost Center in Rockville, Maryland, is a special education school for youth who struggle with emotional, learning, social and behavioral issues. These students, ages 12 to 21, have trouble with relationships and decision making and they need chances to do good things for themselves and others. Through volunteering at the Red Wiggler Farm, we have learned that our population of students benefits greatly from working in an agricultural setting. Both the staff and workers at the farm have provided rich opportunities for social interaction, as well as agricultural learning. Our students have learned to properly identify and use gardening tools and they have learned about agricultural planting and harvesting techniques. The farm exposure has also increased student knowledge about irrigation, the environment and plant biology. These youth can now independently grow crops and many have started personal family gardens with the skills they have acquired. Most importantly, the Red Wiggler Foundation has and given our students a chance to express their altruism, which has intense healing power for it raises their self- esteem. The 6- student, Frost garden team, enthusiastically travels one hour to work for one hour, every Thursday afternoon. Frost gardeners have become increasingly involved at the farm over the last two years, and play a major role in helping to plant, harvest and deliver surplus crops to the local Manna Food Center in Rockville. The Frost crew has delivered hundreds of pounds of Red Wiggler vegetables to the local poor and needy, with each delivery increasing their social awareness and their sense of personal value. Ultimately, Frost students have enjoyed and grown from their experiences at the farm -our youth want to get involved and help others and I am deeply thankful for the opportunity the Red Wiggler Foundation has provided.

Sincerely,

Jason Eist MS  
Special Education Teacher





An Exceptional School  
for Exceptional Children

August 1, 2001

Mr. Woody Woodruff, Executive Director  
Red Wiggler Foundation  
25214 Peachtree Road  
Clarksburg, MD 20871

Dear Woody:

We would like to thank the Red Wiggler Foundation for the wonderful learning opportunities it has provided the Ivymount Upper School students over the last four years. We are very pleased that what started with a few field trips to "a farm out in the country" has turned into a partnership that nourishes a weekly community-based job site.

The Red Wiggler Foundation plays an important role in the success of our School-to-Work program. It provides an enriching and encouraging environment that ensures our students have a positive experience while working in the community. It also meets our need to have an agricultural setting, which happens to double as our only outdoor setting. This has allowed us to have a job site in each of the five job clusters that Montgomery County has established. Without the Red Wiggler Foundation, our students would not know if they enjoy working outdoors and/or more specifically like vegetable farming. This can mean the difference between a lifetime of being happy at work or "just working."

Our students who are ready to work outside of the Ivymount School walls but who may not be ready for many of our other job sites are welcomed at Red Wiggler and are provided the opportunity to be evaluated in a non-judgemental, safe environment. Your setting allows us to assess and increase our students' acceptable social behaviors. With many of our other job sites, we have started by feeling as "outcasts" - not one of our students or staff has ever experienced that while working at Red Wiggler. Our students receive positive feedback and realistic consequences from you and your staff. This not only helps develop our students into good workers but also increases their self-esteem.

The interactions between our students and the other growers are also noteworthy. The team environment that is established along with the encouragement for social exchange has been instrumental for several of our students. The comfortable lunch breaks with all of the growers present have led to some amazing conversations that may not have ever happened in any other place.

Again, I would like to thank you for the opportunity to have Red Wiggler as one of our community-based job sites. I hope that you can expand and grow to allow many other students and adults to have the nourishing and enriching experiences that our students have been lucky enough to have. Please pass our words of appreciation on to the Board of Directors.

Sincerely,

Shirley Prasada-Rao, Employment Specialist



Designate MANNA  
CFC/LIC  
#8846

# MANNA FOOD CENTER

614 LOFSTRAND LANE, ROCKVILLE, MARYLAND 20850 • PHONE: 301/424-1130  
FAX 301/294-7968 • E-MAIL: manna@fcon.com  
www.mannafood.org

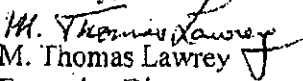
January 2002

To Whom It May Concern

Manna is pleased to be associated with Woody Woodruff and the Red Wiggler Foundation in a cooperative effort to alleviate hunger in Montgomery County, Maryland. Over the past year developmentally disabled adults and school aged young persons made 63 visits to Manna and delivered fresh produce that were distributed to clients in need. The families referred to Manna urgently need the fresh produce from Red Wiggler. These products contain vitamins and roughage to complement the starches and protein staples which the community otherwise provide. The work of Woody and his Red Wiggler volunteer leaders and workers is most commendable. The fresh produce is always welcome and needed at Manna.

The undersigned and the Board of Directors of Manna Food Center recommend Woody Woodruff and the Red Wiggler Foundation for priority consideration in any negotiations for funding and space requirements in order that they may continue their great work.

Sincerely,

  
M. Thomas Lawrey  
Executive Director

*Collection and distribution of food to the needy of Montgomery County*



# RED WIGGLER FOUNDATION

Like their namesake, "red wiggler worm," Red Wiggler Foundation creates conditions where one can grow and lead a productive life. The Foundation's farm gives individuals with developmental disabilities the opportunity to acquire horticultural skills, earn some income and appreciate diversity through a wide-variety of crops grown on the property.

"Our belief in diversity in the field links to our belief in the diversity of humans," Woody Woodroof, Executive Director said. "There is no one right way to do things, no one crop that's perfect. Everyone has a part to play."

Red Wiggler Farm is unique to the Virginia and Maryland area and has sold \$55,000 worth of home grown

produce since its inception in 1996.

"Our program of growing and selling vegetables effectively transfers the community's interest away from any disabilities our growers may have to the abilities they demonstrate through the most beautiful vegetables in Montgomery County," Woodroof commented.

A grower on the farm for over five years, Jerry Dillon's specialty is watermelons. "I sold all my watermelons at the market last year," Dillon said proudly handing out his freshly printed business cards that read "Watermelon Grower." Jerry prefers growing watermelons because the fruit's seeds are larger and he is more successful in planting them. Like many of the growers, Jerry looks forward to trying to grow different crops each season but

becomes energized when it comes time for his personal specialty.

"Seeing the growers excited about their work season after season is incredible. But the growth they experience is even more impressive," said Micky Cook, a regular volunteer who gives up part of his summer vacation to work with the growers.

If you ask Woodroof what he finds to be the most rewarding aspect of the program, he points to the 8,000 pounds of produce delivered since 1996 to Manna, Montgomery's local food bank.

"For the growers to give a portion of what they grow to the food bank, it helps them give back to their community. Not only are they



Red Wiggler Farm employee, Jerry Dillon proudly displaying his beet harvest.

receivers of services and beneficiaries of philanthropic contributions, they are completing the circle by giving back to others, too," said Woodroof.

CFC # 8960

*HELP SPREAD THE WORD ABOUT THE UNITED WAY CAMPAIGN... When you have finished reading your copy of the UNITED WAY NEWSLETTER, please post it on your office bulletin board or place it in your reception area so that others will see it, too. Thank you.*



United Way of the  
National Capital Area  
95 M Street, SW  
Washington, DC 20024

Mid-Campaign Edition

# United Way NEWSLETTER

October 31, 2000

NON-PROFIT  
ORGANIZATION  
U.S. POSTAGE PAID  
WASHINGTON, DC  
PERMIT NO. 5709

# Green-house



## Growers flourish at the Red Wiggler Foundation

'When you focus on their abilities rather than their disabilities, people and their self-esteem flourish.'

— Woody Woodroof

By ERIN FITZGERALD  
News-Post Staff

CLARKSBURG — Like any other farmer, Jerry plants seeds, watches the crops grow and harvests them. Except he is not like most workers. He has a developmental disability.

But you wouldn't know it to look at the farm's garlic. Last year, it won first place at the Montgomery County Agricultural Fair. And the vegetables are exactly what the growers want their customers to see.

Yet again, this is no ordinary farm. For one thing, scarecrows in a rainbow of colors adorn the fields and serve as identification to the growers. For another, the purpose of the farm is to provide employment opportunities for people with developmental disabilities.

Woody Woodroof, executive director, said he started the foundation in 1996 because he "wanted to create a more meaningful employment opportunity for adults with developmental disabilities."

The Red Wiggler Foundation currently has seven part-time

growers. The farm has been a Community Supported Agriculture (CSA) farm for the past five years.

This program allows community members to buy a subscription from the farm. In return, customers receive fresh produce for the duration of the season.

While the Red Wiggler Foundation hires people with developmental disabilities, it does not concentrate on their limitations.

"When you focus on their abilities rather than their disabilities, people and their self-esteem flourish," Mr. Woodroof said.

Jerry, who prefers only to be known by his first name, has worked on the farm for four and a half years. This is a big step for him because it is the longest he has ever held a job, Mr. Woodroof said.

Community members forget the growers have disabilities, he said.

The growers become known for what they do as opposed to what they can't do.

Mr. Woodroof described one grower who plants watermelons.

"He has a disability but has lots of abilities," he said. "Customers love his watermelons."

Participating in the CSA gives the growers a sense of accomplishment, Mr. Woodroof said.

"Our goal for the CSA subscribers is to sell them the highest quality vegetables possible," he said.

"Our other hidden agenda is to connect the community with the growers using vegetables as a catalyst."

Like other things about the farm, their CSA is unusual.

The Red Wiggler Foundation's customers are actively involved in the farm. Volunteers receive a discounted subscription rate.

The subscription rate for the 22-week season is \$300 plus \$50 delivery. Consumers can then choose to pay an additional \$100 or volunteer 10 hours.

The Red Wiggler Foundation currently has 38 subscribers. Thirty-four are volunteers. Those who pay the extra \$100 would like to volunteer but can't, Mr. Woodroof said.

"We have one woman who is 89, and it is difficult for her to volunteer," he added.

Subscribers aren't the only volunteers. Over 120 non-subscription holders also volunteer on the farm.

The volunteers help fill the gaps left by the growers, Mr. Woodroof said.

Chris Milnoe, a 16-year-old CSA subscriber, works part time on the farm.

"I like working outdoors, and it's good experience working with developmentally disabled adults," he said.

Subscribers receive more than just vegetables.

"We write a small newsletter about what the growers have been doing that week," Mr. Woodroof said. The newsletter goes out with the basket of food each week and also contains recipes.

The farm's specialties are its 22 varieties of tomatoes and its six varieties of garlic, Mr. Woodroof said.

He said one advantage to joining the CSA is sampling the 100 varieties of vegetables the farm grows.

"This year, we had lots of lettuce," Mr. Woodroof said. "There's nothing fast-food about this process." Subscribers have to be creative, he said.

The Red Wiggler Foundation

only sells vegetables that have been picked that same day or the previous day. They donate three-day-old food to a Montgomery County food bank, Mr. Woodroof said.

Since 1997, they have donated more than 8,000 pounds of surplus food.

While the Red Wiggler Foundation is not yet organically certified, they grow according to Maryland organic standards.

At the Red Wiggler Foundation, Mr. Woodroof said the growers participate in an entrepreneurial activity, which can prepare them for other jobs. He said some growers have gone on to get jobs mowing lawns and washing dishes.

A big obstacle the foundation faces is the lack of public transportation for the growers, Mr. Woodroof said. Parents and volunteers often bring the growers, who are all from Montgomery County, to the farm.

Ellen Beaverf, a Frederick County volunteer, drives a grower back and forth to work, bakes food for the growers and works in the office. Since Jan. 1, she has volunteered over 50 hours.

Ms. Beaverf read about the Red Wiggler Foundation and decided she wanted to become involved.

"I really wanted a tomato that tasted like a tomato like it did 30 years ago, and organic is the way to go," she said.

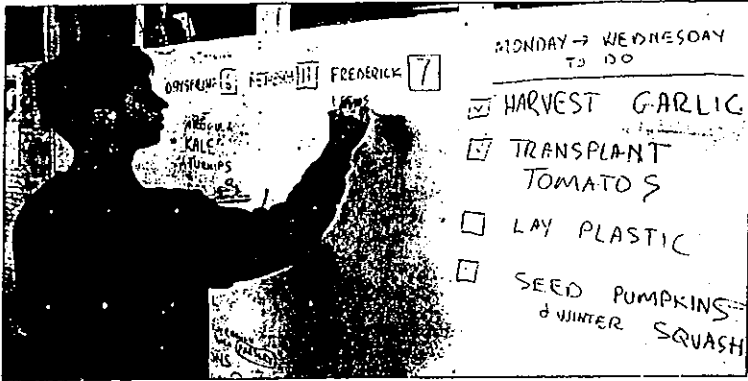
She loves the growers and plans to continue to volunteer as long as they let her, Ms. Beaverf said.

"I've had my health problems too," she said. "To me, we're all the same. I'm accepted, no questions asked."



Staff photo by Sam Yu

Planting winter squash in trays at the Red Wiggler Foundation are Pamela Ayodele, left, a job counselor with the Montgomery County ARC, and Beth. The ARC assists developmentally disabled citizens.



Staff photo by Sam Yu

Woody Woodroof, executive director of the Red Wiggler Foundation, maps out plans for planting, harvesting and distributing produce on a board at the farm.



Staff photo by Sam Yu

Weeding in the field at the Red Wiggler Foundation are volunteer Elsa, left, and grower Jerry.

### RED WIGGLER FOUNDATION

Creating Fertile Ground for the Development of People

Phone (301) 916-4133

Fax (301) 916-4477

Email info@redwiggler.org

95214 Beach Tree

# MONTGOMERY

Weekly

THURSDAY, OCTOBER 28, 1999

Home  
Section  
Inside



Counselors and growers at the Red Wiggler Foundation farm in Clarksburg pick green tomatoes before an expected frost. Woody Woodroof, 34, founded the farm, which employs disabled workers, in 1996.

## Growing Abilities

By BARBARA RUBEN  
Special to *The Washington Post*

On a frost-dappled October morning, Jerry Dillon scoops a handful of green beans onto the scale. He adds more, then plucks a few off, waiting for the pointer to settle on the red line taped to the scale at the one-

pound mark. Dillon, 36, like the other workers at the Red Wiggler Foundation farm in Clarksburg that day, is mentally disabled.

"Nineteen. I did 19 bags," he shouts, running out of the barn to share the news with his fellow farmers.

They don't linger too long

over their friend's achievement. A heavy frost is predicted that night, and the growers—as the workers are called—rush to pick the remaining green tomatoes, heaping them into bushel baskets.

The farm offers people with developmental disabilities the opportunity to gain horticultur-

al skills and earn money and is one of the few of its kind in Maryland and Virginia. Crops are sold at a farmers market and directly to county residents.

Woody Woodroof, 34, who founded the farm in 1996, had served as a job coach for people

See FARM, Page 6, Col. 1



*At Farm,  
Disabled Harvest Self-Worth  
Amid the Plants*



PHOTOS BY TOM ALLEN—THE WASHINGTON POST  
At far left, Peter Monahan, 50, counts out chestnuts he will bag. At left, Jerry Dillon, 36, weighs green beans. And above, Debbie Barstein, 44, finds a couple of small squash among the leaves.



PHOTOS BY TIM ALLEN—THE WASHINGTON POST

Above, Woody Woodroof, 34, and worker Amy Azadi carry a basket of newly harvested green tomatoes. Woodroof, the farm's founder, says his motivation was to widen opportunities for the mentally disabled. Below, a sign on the door of a converted dairy barn says simply, "We Create Fertile Ground for the Development of People."

# Farm's Growers Harvest Crops, Marketable Skills

FARM, From Page 1

with mental disabilities and as a residential counselor.

"I was unhappy with the breadth of choices available to the people I worked with and decided to come up with my own solution," he said. "What we've done here is transfer the focus from the disability to the ability of what they can do."

For example, Debbie Burnstein, 44, of Silver Spring, used to stuff envelopes inside a windowless warehouse. But many days she would refuse to work, agitated at being inside all day.

At the farm, she grows zinnias and other flowers and collects eggs from the chicken coop.

"Out here she's just a wonderful worker. Choice is a big thing here. There are a lot of different tasks. It's also quiet and pretty and calm, all the things Debbie didn't have at her last job," said Barbara Hittle, a job coach with Arc of Montgomery County, which provides vocational training, group homes and apartments, and other services for people with mental disabilities and their families.

Workers from Arc are paid a minimal wage based on federal regulations and spend five hours each weekday at the farm. During the winter, the workers have jobs such as putting together boxes that are arranged by Arc.

In addition to growers from Arc, people with developmental disabilities in county public and private schools also are employed by the farm. Volunteers, recruited by an AmeriCorps coordinator, help with chores too difficult for those with disabilities.

Woodroof tailors the jobs for the workers, who

have a range of abilities. For example, planting watermelons is easier than most flowers because the seeds are much larger.

For Dillon, of Bethesda, that has made all the difference; he now holds watermelons in such high esteem that he got business cards that read "watermelon grower" as his title and hands them out to everyone he meets.

On Tuesdays, from spring through fall, Dillon sells watermelons and some of the farm's 100 other crops at a farmers market at the National Institutes of Health in Bethesda. In addition, the farm provides produce for 37 Montgomery County households in its community-supported agricultural program. Families pay a set price at the beginning of the season for a weekly box of fruit and vegetables from Red Wiggler and neighboring farms.

Last year, the farm grossed \$20,000 in sales. Since it opened, it also has donated more than 7,000 pounds of surplus produce to the Manna Food Center in Rockville.

On a recent morning, workers bagged chestnuts gathered from trees next to the barn. They also packed peppers, winter squash, eggplant, chard and other vegetables for the agriculture customers. The weather offered a contrast to the relentless heat of the summer, when growers could work under the pounding sun only for brief periods.

It's not always easy, Peter Monahan, 50, of Silver Spring, a participant in the Arc program, readily acknowledged.

"It's a hard job. It's a dirty job," he said of his work feeding chickens and growing tomatoes and squash. "Mostly I like it."

The farm weathered the drought because of the



variety of crops planted, so that while some failed, others thrived. Woodroof finds a lesson there that goes beyond the farm.

"Our belief in diversity in the field links to our belief in the diversity of humans," he said. "There is no one right way to do things, no one crop that's perfect. Everyone has a part to play."

For more information on the vocational programs with Arc of Montgomery County, call 301-294-6840.



# Appendix M

RED WIGGLER FOUNDATION, INC.  
FINANCIAL STATEMENTS  
DECEMBER 31, 2000

(1)

FELTON D. MARANS  
CERTIFIED PUBLIC ACCOUNTANT

16220 FREDERICK ROAD, SUITE 404  
GAITHERSBURG, MARYLAND 20877

TELEPHONE (301) 921-6688  
FAX (301) 921-6689

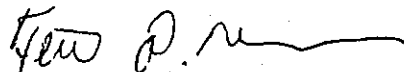
February 26, 2001

To the Board of Directors  
Red Wiggler Foundation, Inc.  
25214 Peach Tree Road  
Clarksburg, Maryland 20871-

I have audited the accompanying statement of financial position of the Red Wiggler Foundation (a nonprofit organization) as of December 31, 2000 and the related statements of activities and changes in net assets, functional expenses and cash flows for the year then ended. These financial statements are the responsibility of the organization's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with generally accepted auditing standards. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. I believe that my audit provides a reasonable basis for my opinion.

In my opinion, the financial statements referred to above, present fairly, in all material respects, the financial position of the Red Wiggler Foundation, Inc. as of December 31, 2000, and the results of its operations and cash flows for the year then ended in conformity with generally accepted accounting principles.



Felton D. Marans  
Certified Public Accountant

RED WIGGLER FOUNDATION, INC.  
STATEMENT OF FINANCIAL POSITION  
DECEMBER 31, 2000

ASSETS

CURRENT ASSETS		
Cash	\$ 41,793	
Unconditional Promises to Give	983	
TOTAL CURRENT ASSETS		\$ 42,776
PROPERTY AND EQUIPMENT (Note 2c)		
Farm Equipment	\$ 55,300	
Office Equipment	7,959	
Less: Accumulated Depreciation	( 15,234)	
TOTAL PROPERTY AND EQUIPMENT		48,025
TOTAL ASSETS		\$ 90,801

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES		
Accounts Payable	\$ 445	
TOTAL LIABILITIES		\$ 445
NET ASSETS		
Unrestricted (Note 2b)	\$ 90,356	
TOTAL NET ASSETS		90,356
TOTAL LIABILITIES AND NET ASSETS		\$ 90,801

The accompanying notes and accountant's report are an integral part of these statements.

RED WIGGLER FOUNDATION, INC.  
STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS  
FOR THE YEAR ENDED DECEMBER 31, 2000

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Total</u>
<b>SUPPORT</b>			
Grants-Private Foundations	\$ 40,250	\$ -	\$ 40,250
Grants-Government (Note 3)	773	9,601	10,374
Contributions	65,732	-	65,732
United Way Allocation	4,403	-	4,403
Net Assets Released From Restrictions (Note 3)	9,601	( 9,601)	-
<b>TOTAL SUPPORT</b>	<u>\$ 120,759</u>	<u>\$ -</u>	<u>\$ 120,759</u>
<b>REVENUE</b>			
Program Sales & Services (Note 4)	\$ 25,332	\$ -	\$ 25,332
Interest Income	252	-	252
(Loss) on Security Sale	( 629)	-	( 629)
Other Income	1,329	-	1,329
<b>TOTAL REVENUE</b>	<u>\$ 26,284</u>	<u>\$ -</u>	<u>\$ 26,284</u>
<b>TOTAL SUPPORT &amp; REVENUE</b>	<u>\$ 147,043</u>	<u>\$ -</u>	<u>\$ 147,043</u>
<b>FUNCTIONAL EXPENSES (Note 2e)</b>			
Program Services	\$ 88,068	\$ -	\$ 88,068
Management & General	20,757	-	20,757
Fund Raising	9,377	-	9,377
<b>TOTAL FUNCTIONAL EXPENSES</b>	<u>\$ 118,202</u>	<u>\$ -</u>	<u>\$ 118,202</u>
<b>CHANGE IN NET ASSETS</b>	<u>\$ 28,841</u>	<u>\$ -</u>	<u>\$ 28,841</u>
<b>NET ASSETS-BEGINNING OF YEAR</b>	61,515	-	61,515
<b>NET ASSETS-END OF YEAR</b>	<u>\$ 90,356</u> =====	<u>\$ -</u> =====	<u>\$ 90,356</u> =====

The accompanying notes and accountant's report are an integral part of these statements.



RED WIGGLER FOUNDATION, INC.  
 SCHEDULE OF FUNCTIONAL EXPENSES  
 FOR THE YEAR ENDED DECEMBER 31, 2000

	<u>Program Services</u>	<u>Management &amp; General</u>	<u>Fund Raising</u>	<u>Total</u>
Cost of Sales (Note 4)	\$ 9,640	\$ -	\$ -	\$ 9,640
Communication	810	1,692	-	2,502
Conferences & Meetings	477	-	-	477
Contract Labor-ARC	3,033	-	-	3,033
Depreciation (Note 2c)	8,859	-	-	8,859
Dues & Subscriptions	215	175	-	390
Insurance	6,718	3,898	-	10,616
Miscellaneous	-	-	16	16
Office Expense	-	1,831	511	2,342
Payroll - Officer	15,711	7,856	7,856	31,423
Payroll - Other	31,687	1,795	-	33,482
Payroll Taxes	3,626	837	601	5,064
Postage & Shipping	132	-	139	271
Printing	165	152	254	571
Professional Fees	-	988	-	988
Rent	2,100	-	-	2,100
Repairs & Maintenance	1,337	-	-	1,337
Training & Education	2,276	-	-	2,276
Taxes & Licenses	39	313	-	352
Travel	1,243	5	-	1,248
Utilities	-	1,215	-	1,215
	<u>\$ 88,068</u>	<u>\$ 20,757</u>	<u>\$ 9,377</u>	<u>\$ 118,202</u>
	=====	=====	=====	=====

The accountant's report and accompanying notes are an integral part of these statements.

(4)

RED WIGGLER FOUNDATION, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2000

CASH FLOWS FROM OPERATING ACTIVITIES:		
Increase in Net Assets	\$	28,841
Adjustments to reconcile change in net assets to net cash provided by operating activities		
Depreciation	8,859	
Book Value of Disposed Assets	1,928	
 (Increase) decrease in:		
Unconditional Promises to Give	( 982)	
 Increase (Decrease) in:		
Accounts Payable	66	
Salaries Payable	( 118)	
NET CASH PROVIDED BY OPERATING ACTIVITIES	\$	38,594
CASH FLOWS USED BY INVESTING ACTIVITIES		
Purchase of Property and Equipment		( 10,855)
NET INCREASE IN CASH	\$	27,739
CASH-BEGINNING OF YEAR		14,054
CASH-END OF YEAR	\$	41,793
		=====

SUPPLEMENTAL CASH FLOW DISCLOSURES

Cash paid during the year

Interest	\$	-0-
Income Taxes	\$	-0-

The accompanying notes and accountant's report are an integral part of these statements.

(u)

RED WIGGLER FOUNDATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2000

NOTE 1: ORGANIZATION

The Red Wiggler Foundation, Inc. was incorporated on April 6, 1996 in the State of Maryland. The purpose of the organization is to create meaningful educational and vocational opportunities for the developmentally disabled in a restorative environment intended to develop people to their fullest potential. This is accomplished by creating a continuum of activities that are based in horticulture. Participants grow and sell vegetables as a framework for teaching life and job skills.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

- a. The organization maintains its books on the accrual basis of accounting and accordingly reflect all significant receivables, payables and other liabilities. Form 990 is prepared on the cash basis of accounting.
- b. Contributions and grants are recognized when the donor makes a promise to the Foundation that is, in substance, unconditional. Contributions which are restricted by the donor are reported as increase in temporarily restricted net assets if the restrictions expire in the same year that the contributions and grants are recognized. All other donor-restricted assets grants and contributions are reported as increases in temporarily or permanently restricted net assets depending on the nature of the restrictions. When a restriction expires, temporarily restricted net assets are reclassified to unrestrictive net assets.
- c. Property and Equipment is stated at cost. Depreciation is provided for using the straight-line method of depreciation over useful lives of five and seven years.
- d. Contributed materials and services represent the estimated fair market value of material and services provided. Contributed services are reflected in the financial statements at the fair market value of services received. The contribution of services received (a) create or enhance non financial assets or (b) require specialized skills that are provided by individuals possessing those skills and would typically need to be purchased if not provided by donation. Professional services is the value of services donated by an accounting firm in the amount of \$ 988.
- e. The costs attributable to the Red Wiggler Foundation and the expenses associated with fund-raising have been summarized in the accompanying financial statements on a functional basis. Accordingly certain general and administrative expenses have been allocated among the programs benefited based on actual expenditures and others using payroll as an allocation basis.

The accountant's report is an integral part of these statements.

RED WIGGLER FOUNDATION, INC.  
 NOTES TO FINANCIAL STATEMENTS  
 DECEMBER 31, 2000

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

- f. For the purpose of the statement of cash flows, the organization considers all short-term investments purchased with a maturity of three months or less to be cash equivalents.
- g. The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. These estimates involve judgements with respect to, among other things, various economic factors which are difficult to predict and are beyond the control of the organization. Actual amounts could differ from these estimates.

NOTE 3: TEMPORARILY RESTRICTED NET ASSETS

In July of 2000, the Foundation received a Community Services Grant from the Montgomery County Department of Health and Human Services in the amount of \$ 17,020. The grant is for the purchase of equipment.

During the course of the year, net assets whose use by the Foundation was subject to the aforementioned donor imposed restrictions were fulfilled by actions of the Foundation. These assets as shown in the statement of activities as a release of net assets from temporary restrictions. These net assets in the amount of \$ 9,601 were released for the purchase of equipment.

NOTE 4: PROGRAM SALES AND SERVICES

Program sales consist of sales of agriculture products at a farmer's market and a service (CSA) whereby the community subscribes to receive weekly portions of the organization's harvest during the growing season while program services consist of lawn and garden maintenance services.

CSA	12,675
Farmer's Market	7,171
Lawn & Garden	<u>5,486</u>
	\$ 25,332
Less Cost of Sales	<u>( 9,640)</u>
Gross Margin	\$ 15,692
	=====

The accountant's report is an integral part of these statements.

RED WIGGLER FOUNDATION, INC.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2000

NOTE 5: INCOME TAX STATUS

The Foundation is a nonprofit organization recognized as tax exempt under Section 501(c)3 of the Internal Revenue Code therefore has no provision for federal income taxes.

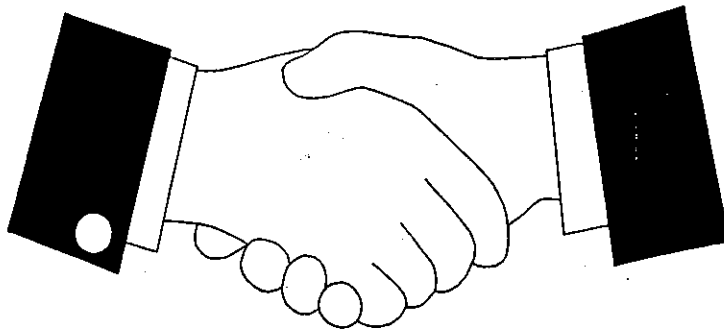
NOTE 6: LEASE COMMITMENT

On December 27, 2000, the Foundation executed a new one year lease for the use of the Wild Cat Spring Farm which replaced the existing two year lease which was due to expire on February 16, 2001. The new lease which runs from January 1, 2000 until December 31, 2000 calls for a monthly rent in the amount of \$ 600. The lease contains an option to renew for one year at the existing monthly rent.

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**Maryland-National Capital Park and Planning Commission**

**Public/Private Development Guidelines**



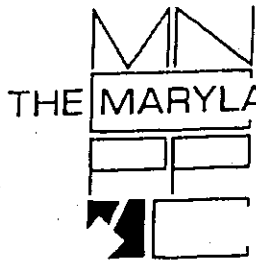
**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING  
Guidelines for the Evaluation and Approval of  
Solicited and Unsolicited Offers for Joint-Venture  
Development of Park Property**

**March 8, 1996**



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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks, Montgomery County, Maryland  
9500 Brunett Avenue • Silver Spring, Maryland 20901

April 5, 1996

*To Our Friends in the Development Community:*

*Montgomery County is proud of its park system because of the wide variety of facilities that we are able to offer for recreation and leisure activities. However, in recent years, limited public funds have caused us to explore more creative avenues in order to keep pace with our growing population's demands for more active recreational opportunities. Collaborating with developers in the private sector to jointly provide these recreational opportunities is one of the many exciting challenges that has become very beneficial.*

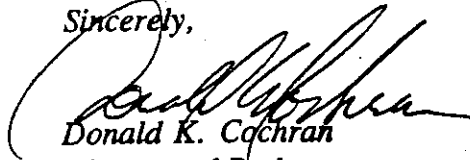
*As we expand on our public/private recreational partnerships, the need for a set of "ground rules" is very important. These guidelines will not only assure your equitable access to development opportunities, but also give the Montgomery County Park Commission a basis for evaluating suitable projects.*

*Therefore, we are pleased to offer "Guidelines for the Evaluation and Approval of Solicited and Unsolicited Offers for Joint-Venture Development of Park Property." This document explains the policies that govern joint partnerships and clearly outlines the four-step process for considering projects.*

*If you are interested in pursuing this type of partnership or if you want further information about these guidelines, please contact Jerry Bush, Administrative Supervisor, at 495-2516.*

*With the assistance of the private sector, our public park system will continue to be responsive to the recreational and leisure needs of the residents of Montgomery County.*

Sincerely,



Donald K. Cochran  
Director of Parks

cc: Jerry Bush  
Terry Brooks

c:\pubprv.gdc

*Yours for life*

MONTGOMERY COUNTY PARKS

56

# **Maryland-National Capital Park and Planning Commission**

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## **MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING Guidelines for the Evaluation and Approval of Solicited and Unsolicited Offers for Joint-Venture Development of Park Property March 8, 1996**

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### **1.0 General Provisions**

- 1.1 These directives state the policies and basic procedures which govern the evaluation, and selection or rejection, of solicited and unsolicited offers for joint, public/private development of park property presently under the management of Montgomery County Parks ("Department").
- 1.2 The interests of the citizens and residents of Montgomery County are generally best served and protected when the private development of land that is held in trust for them is effected by means of a competitive public procedure. Therefore, all land to be so developed shall normally be offered by means of an openly-announced competitive bid process.
- 1.3 The Department may recommend acceptance of an unsolicited offer, or recommend a waiver of its policy of competitive development-offer bidding in a Commission-initiated project, if both the following conditions exist:
- (i) A certain unique proposal has particular public policy appeal;

and
- (ii) The Director of Parks determines, based on objective economic analysis and reasonable development forecasts, that a competitive offering would be unlikely to improve significantly the quality of development on a particular site. In making such a determination, the Director may require some or all of the submittal information required for a solicitation under these guidelines.

## Public/Private Development Guidelines

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1.4 The process follows the following four general stages:

- (i) Stage One - Project Initiation
- (ii) Stage Two - Review Process
- (iii) Stage Three - Departmental Selection Process
- (iv) Stage Four - Final Selection Process

### **2.0 Stage One - Project Initiation**

2.1 **Park Commission Approval.** Prior to (i) the issuance of a request for proposals or other notification to solicit offers for the joint development of property controlled by the Department; (ii) a recommendation of waiver of the bid process; or (iii) a recommendation of acceptance of an unsolicited offer, the Department shall submit a conceptual summary of the project to the Park Commission ("Commission") for review and approval.

2.11 The Department shall develop a conceptual summary of any joint proposal submitted under these guidelines, and hold a public information hearing on the conceptual summary before bringing it to the Park Commission. During the hearing, the Department shall solicit comments on issues including, but not necessarily limited to, the proposed use and site location.

2.12 Until the Commission approves the conceptual summary, no offering document may be issued and no waiver or unsolicited offer may be approved.

2.2 **Advertisement of Public Bids.** Each offering of park property for development shall be announced publicly, and the notices shall be given as widespread a dissemination as is practical.

2.21 All announcements shall be published one or more times in the local press. Announcements also shall be distributed to all parties on record with the Department who requested information regarding site development offerings (e.g., development corporations), and other community organizations as deemed appropriate by the Department.

2.22 The public announcement of site development availability shall contain the following information:

- (i) The size and location of the parcel being offered for development;
- (ii) The proposed use(s) for the parcel;
- (iii) When and where the offering documents may be secured;
- (iv) The deadline for submission of the proposals; and
- (v) The cost, if any, of securing the offering documents and supporting materials. The Department may charge a reasonable fee for the information provided in the prospectus or other offering documents.

2.3 **Prospectus Form and Content.** In general, each prospectus shall contain the following sections:

2.31 **Section One - Request for Proposals:** Identify site offered for development, the proposed uses for the site and other significant information affecting the development of the site including:

- (i) A summary of the land-use controls, if any, that apply to the site, the maximum permitted development, and a description of the surrounding neighborhood;
- (ii) The lease rate for the site, if established, or a notation that the lease rate shall be competitive and a description of any parameters on the rate, if any (i.e., a minimum rate, but no maximum rate); and
- (iii) An outline of the timing of development, monitoring of the development-offer evaluation process, and post-contract or post-lease activities.

2.32 **Section Two - Developer's Kit:** A list of all supporting materials that are to be supplied to a prospective developer. The package should include the following information:

- (i) Detailed specific information regarding the development controls that apply to the site;
- (ii) Official maps showing the dimensions of the site and the location of any specific building restrictions (including easements, set-backs, and similar constraints);
- (iii) Any forms required to be part of the required submission;
- (iv) Any instruction, guidelines, laws and regulations that must be complied with as part of the required submission;
- (v) The Commission's Minority, Female and Disabled (MFD) Policy;
- (vi) Other information which may assist a prospective developer in the preparation of the required submission. The Director may, at his discretion, modify the content of the sections listed above as appropriate, depending upon relevant site and marketing conditions, and legal requirements; and
- (vii) Any additional procedures the Department may establish to allow clarification of the submissions.

2.33 **Section Three - Submittal Requirements:** The prospectus also should include an outline of minimum submittal requirements, including:

- (i) A proposal letter indicating the amount and type of deposit, if required (a form letter shall be included as part of the supporting materials);

## Public/Private Development Guidelines

- (ii) A resume setting forth the relevant experience of each member of the development team with respect to the particular type of development being offered, including specific examples of those developments with commencement and completion dates provided (the development team consists of the prospective developer, the architect, the legal representative(s), the financial entity, and other professional advisors on the project);
- (iii) Any forms required by statute or regulation, together with current financial statements of the developer or principals of the developer;
- (iv) A statement of proposed financing, which may include development-cost budget, amount, and sources of debt and equity financing, as well as a projected income and expense analysis for the proposed development for a period of five years subsequent to initial completion;
- (v) A narrative description of the proposed development, describing the magnitude of development, type and location of proposed uses, as well as the approximate area for each proposed use, where appropriate;
- (vi) Statements regarding MFD participation in the planning, ownership, and management of the proposed development;
- (vii) A design concept drawing and other graphic materials in appropriate detail and scale may be required (these materials shall be created in sufficient detail to permit reasonable evaluation of the feasibility, both in terms of design and financial practicality, of the proposed development);
- (viii) Draft lease agreement or site development contract;

## Public/Private Development Guidelines

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- (ix) Name, address, and telephone number of the specific person or office to which inquiries should be directed; and
- (x) Other information as required by the Director.

### 2.34 Section Four - Selection Criteria: Qualification standards established by the Director such as:

- (i) Experience of the development team;
- (ii) Financial capacity;
- (iii) Development program proposed for the site (including any special development considerations that will be weighed by the Department);
- (iv) Design concept, to the extent applicable, which should set forth the process by which designs will be reviewed and any special design considerations the Department will take into account;
- (v) The Commission's Minority, Female and Disabled (MFD) Policy;
- (vi) A statement that a person shall be disqualified from participating as a member of a development team or from having any ownership interest in a proposed development if that participation would represent a conflict of interest under the laws and regulations of Montgomery County or the State of Maryland;
- (vii) A statement that Developers or members of the development team entity whose names are on any list of disbarred, suspended, or ineligible bidders shall be disqualified from participating in the development; and
- (viii) Other criteria, as appropriate.

**3.0 Stage Two - Review Process**

3.1 **Interviews.** The Department may schedule interviews with the most responsive prospective developers submitting a proposal. The interviews shall be conducted by a panel consisting of members of the staff selected by the Director, one of whom shall act as chairperson. Each member of the interview panel shall have the right to ask questions and to request the applicant to supply additional information or clarification that may be needed to complete review of the submission.

3.2 **Pre-Hearing Community Review.** The three most responsive proposals shall be circulated for public comment pursuant to the procedures set forth in this section.

3.21 The Department shall transmit the three most responsive proposals for review and comment to community, civic and homeowner organizations whose boundaries encompass or adjoin the offered development site. When appropriate, the Department shall also transmit these proposals to other neighboring organizations or individuals which, in the opinion of the Department, represent a broad cross-section of the community.

3.22 The Department shall make a reasonable number of copies of the submission documents constituting the proposal available to each community organization. However, if large architectural plans are submitted, the Department shall not be required to reproduce those plans, but should distribute whatever extra copies of the plans that are received as part of the submission.

3.23 The community organizations shall have 30 days to provide the Department with written comments and recommendations. For good cause, the Department may shorten or lengthen this time.

3.24 The Department may schedule a public hearing to solicit community comment during this 30-day review period.



**4.0 Stage Three - Departmental Selection Process**

4.1 After interviews and public review and comment, the Director shall:

- (i) Reject all proposals;
- (ii) Direct the Department to provide further evaluation of two or more of the proposals, based upon specifically stated concerns;
- (iii) Direct the Department to provide further evaluation of one of the proposals based upon specifically stated concerns ("tentative designation"); or
- (iv) Select a developer and engage in final negotiations ("exclusive designation").

4.2 **Tentative Designation Selection**. A tentative designation selection shall be used in competitive site development offerings where, in the judgment of the Department, proposal submittals require more detailed information.

4.21 The responsibilities of tentatively designated developers may include the following:

- (i) Submission of a development schedule covering activities from tentative designation through execution of the lease agreement or site development contract;
- (ii) Submission of evidence of construction and permanent financing;
- (iii) Submission of additional architectural plans; and/or
- (iv) Other, as required by the Department.

4.22 Upon receipt of the requested information, the Director shall select a developer or reject all proposals. Upon selection of a developer, the



Director shall proceed under the provisions of an exclusive designation.

4.3 **Exclusive Designation.** An exclusive designation shall be used in competitive site development offerings when the Department determines that because of market conditions, or size or use of the site, selection of a developer should be made on the basis of the developer's qualifications and the substance of the preliminary development proposal.

4.33 Once a developer receives Commission approval of an exclusive designation, the developer shall submit a development proposal pursuant to schedule for the submission of such requirements. Specifically, the Agreement should contain the following provisions:

- (i) The terms and conditions for the submission, and the amount and conditions for the return of the good-faith deposit;
- (ii) A statement ensuring reasonable community participation in the preparation of the development proposal;
- (iii) The timing and nature of design plan submission;
- (iv) A description of the compliance with the MFD program in all phases of the planning, development, and operations of the proposed development;
- (v) A proposed development schedule showing the selected developer's estimates of the timing and sequence of events needed to secure final designation, execution of the Lease Agreement or Site Development Contract, and start and completion of the improvements;
- (vi) A list of documents and materials that will constitute the final proposal submission; and
- (vii) Provisions for the granting of extensions under the Agreement, including, at the discretion of the Department,

reasonable changes as consideration for the Director's granting of any such extension.

4.4 **Modification Prior to Final Selection:** If the Director has authorized a tentative or exclusive designation and prior to the submission of a final proposal, the developer desires to substantially modify any of those elements, the developer shall advise the Director in writing so that the Director will have the opportunity to determine whether to continue the Director's authorization of a tentative or exclusive designation.

4.41 Modification includes, but is not limited to, the following elements of the developer's proposal:

- (i) **Substantial change in land use:** Any change requiring a modification of the Department's approved development plan;
- (ii) **Substantial change in the size or type of improvement:** Any size increase or decrease in excess of ten percent (10%) of the total square footage of the building, or any change that would result in an alteration of the primary use for which the building was designed;
- (iii) **Substantial change in the ownership of the development company:** Any ownership change that would result in the change of a general partner or corporate officer, or more than ten percent (10%) of the ownership interest of limited partners and shareholders;
- (iv) **Substantial change in the membership of the development team:** Any change in the developer, architect, builder, attorney, lender/leasing agent, financial advisor, management consultant, or other major component of the development team previously presented to the Department; or
- (v) Any change in developer's MFD certification or MFD participation.

## Public/Private Development Guidelines

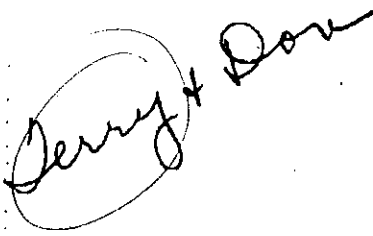
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4.42 A modification subsequent to execution of a Lease Agreement or Site Development Contract shall be governed by the terms of said agreement or contract.

### **5.0 Stage Four - Final Selection Process**

- 5.1 The Director's designation shall be in writing and shall set forth the findings the Department has made upon which the final designation of the developer is based.
- 5.2 Comments by local community development corporations and other community organizations shall be considered, and adverse comments shall be specifically addressed in the Director's findings.
- 5.3 After the Director makes a final designation, he or she shall schedule a hearing before the Montgomery County Park Commission.
- 5.4 Notification of proposed tentative or exclusive designation by the Department shall be mailed or delivered to the local community development corporations and other community organizations deemed appropriate by the Department.
- 5.5 The notification required under paragraph 5.4 above shall be postmarked no less than ten (10) days prior to the Park Commission hearing required under paragraph 5.3 above.
- 5.6 The Park Commission shall make a conditional award of, reject, or require further negotiation of the terms of the project. Conditional Park Commission award shall be subject to final review and routing of the contract through M-NCPPC's Legal, Finance and Executive Director's office.

ATTACHMENT #3

**DRAFT**

Contact: Marion Joyce  
301-495-4600

December 5, 2001  
For Immediate Release

## **Community Forum Set on Ovid Hazen Wells Recreational Park Possible Relocation of Red Wiggler Foundation**

The Maryland-National Capital Park and Planning Commission's (M-NCPPC) Montgomery County Department of Park and Planning invites the public to participate in a forum, Wednesday, December 12, 7 p.m., Cedar Grove Elementary School, 24001 Ridge Road, Germantown, to discuss the requested relocation of the Red Wiggler Foundation to Ovid Hazen Wells Recreational Park in Clarksburg. Established in 1996, the Red Wiggler Foundation is a 501c(3) non-profit community farm offering horticultural therapy and a vocational training program for people with disabilities in rural Montgomery County, Maryland.

In requesting to relocate to Ovid Hazen Wells Recreational Park, the foundation has submitted a proposal illustrating the activities and mission of the Foundation. Red Wiggler Foundation feels its presence would be an outstanding example of an agricultural venture that serves a wide range of social and educational objectives while promoting the continued practicability of agriculture in Montgomery County. In addition, the Foundation believes its farm program would comply with the long-range plans for Ovid Hazen Wells Recreational Park.

"The Department of Park and Planning welcomes and appreciates input from the public," said Terry Brooks. "Our staff will record and address concerns discussed at this meeting."

- more -

M-CRO-66-01



Ovid Hazen Wells, page 2

To provide written comments on the proposal, those interested may write, by January 15, to: Terry Brooks, M-NCPPC, Parkside Headquarters, 9500 Brunett Avenue, Silver Spring, MD 20901.

For more information about or a copy of the proposal, call Terry Brooks, 301-495-2477, or e-mail [Terry.Brooks@mncppc.org](mailto:Terry.Brooks@mncppc.org).

The Maryland-National Capital Park and Planning Commission encourages the participation of individuals with disabilities, and its programs and facilities are accessible. For accommodations, such as large print materials, sign language interpretation, assistive listening devices, etc., please contact Marion Joyce, 301-495-4600, TTY 301-495-1331 or the Maryland Relay Service, 1-800-735-2258.

# Public Notice

## *A Community Forum To Discuss The Request To Relocate the Red Wiggler Foundation to Ovid Hazen Wells Recreational Park*

*Wednesday, December 12  
7:00 P.M.*

*Cedar Grove Elementary School  
24001 Ridge Road, Germantown*

The Maryland-National Capital Park and Planning Commission's (M-NCPPC) Montgomery County Department of Park and Planning Staff invites the public to participate in a forum to discuss the requested relocation of the Red Wiggler Foundation to Ovid Hazen Wells Recreational Park in Clarksburg. The Red Wiggler Foundation, established in 1996, is a 501c(3) non-profit community farm offering horticultural therapy and a vocational training program for people with disabilities in rural Montgomery County, Maryland.

In requesting to relocate to Ovid Hazen Wells Recreational Park in Clarksburg, the foundation has submitted a proposal illustrating the activities and mission of the Foundation. Red Wiggler Foundation feels their presence would be an outstanding example of how an agricultural venture can serve a wide range of social and educational objectives, while promoting the continued practicability of agriculture in Montgomery County. The Red Wiggler Foundation feels that their farm program would comply with the long-range plans for Ovid Hazen Wells Recreational Park.

The Department of Park and Planning welcomes and appreciates your comments. The staff will record and address concerns discussed at the meeting. If you would like to provide input in writing please address comments by January 15, 2001 to:

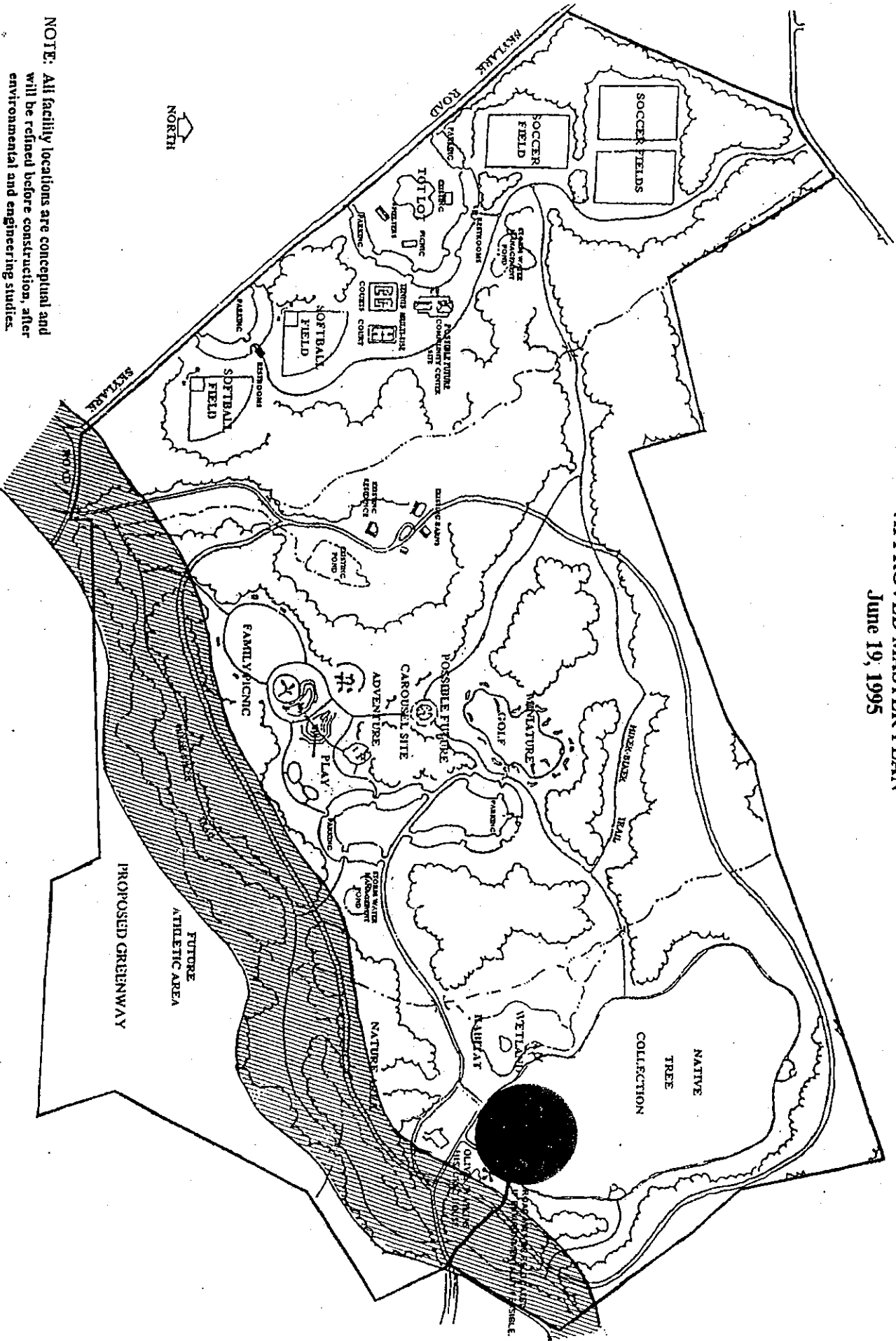
Terry Brooks, M-NCPPC  
Parkside Headquarters  
9500 Brunett Avenue  
Silver Spring, Maryland 20901

For more information about or a copy of the proposal, call Terry Brooks at 301-495-2477 or e-mail [Terry.Brooks@MNCPPC.ORG](mailto:Terry.Brooks@MNCPPC.ORG).



# OID HAZEN WELLS RECREATIONAL PARK

APPROVED MASTER PLAN  
June 19, 1995



NOTE: All facility locations are conceptual and will be refined before construction, after environmental and engineering studies.

# AGENDA

**Ovid Hazen Wells Recreational Park - Community Forum To Discuss :  
 A Request to Relocate The Red Wiggler Foundation, Inc.  
 - A Proposed Public/ Private Development Partnership Project Review Meeting**

**DATE / TIME / PLACE:** December 12, 2001/ 7:00 PM - 8:30 PM / Cedar Grove Elementary School  
 24001 Ridge Road, Germantown

**Meeting Hosts:**

MNCPPC / Northern Area Recreation Advisory Board-

Terry Brooks, Special Projects Coordinator; Terry Fitzsimmons, Chair Northern  
 Area Recreation Advisory Board

**Presenters & Other MNCPPC Staff:**

Woody Woodroof, President, Red Wiggler Foundation  
 David Vismara, MNCPPC Brookside Gardens Horticultural Manager

TOPIC/SUBJECT	PERSON(S)	TIME
1. Introduction of Speakers 2. Purpose of the Meeting 3. Public/Private Partnership Review Process	Terry	7:00 - 7:15  ( 15 Min.)
4. Red Wigglers Horticultural Farming Proposal	Woody	7:15 - 7:30  (15 Min.)
5. Ovid Hazen Wells Recreational Park – Park Master Plan & Horticultural Development Future	Terry / David	7:30 - 7:50  (20 Min.)
6. General Public Comments	Open Discussion & Questions	7:50 8:10  (20 Min.)

7. Next Steps & Wrap-up	Terry	8:10 – 8:15 ( 5 Min.)

**Notes:**




A FORUM TO DISCUSS THE REQUEST TO RELOCATE THE RED WIGGLER FOUNDATION TO OVID HAZEN WELLS RECREATION PARK

Wednesday, December 05, 2001  
 7:00 P.M.  
 Cedar Grove Elementary School  
 24001 Ridge Road, Germantown, Md.

Name	Address/city/zip code	Area code/ daytime telephone number	Name of organization representing/or self
1 M/ka Fenyesi	16501 comus Rd Comus, MD 20842	301 916 4133	Red Wiggler fnd
2 Philora KITAY	10003 Portaway DUMASCU MD 20872	301 240-3151	Red Wiggler Foundation
3 K.E. Dimmick	9719 Meade Rd Frederick MD 21702	301 788-3632	Red Wiggler foundation
4 JERRY DILLON			
5 Nancy Albour	Mom. G Council dick Michael Robin	240 - 777 - 7826	100 Maryland Ave. Rockville - md <del>20851</del> 20850 -
6 JAKKIE JERRY DILLON	8148 Autumn Gate Lane Bethesda MD	301 385 2457	SELF

A FORUM TO DISCUSS THE REQUEST TO RELOCATE THE RED WIGGLER FOUNDATION TO OVID HAZEN WELLS RECREATION PARK

Wednesday, December 05, 2001  
 7:00 P.M.  
 Cedar Grove Elementary School  
 24001 Ridge Road, Germantown, Md.

Name	Address/city/zip code	Area code/ daytime telephone number	Name of organization representing/or self
7 LIZOU & CHRIS FRUYESI	1501 COLIUS RD COMUS, MD 20842	301-972-8974	SELF
8 Wendy Hanley	LBRP Frederick Rd Clarksburg, MD 20871	301 972- 6581	M-N CPPC LITTLE BURNETT Key Park Manager
9 MIKE Dwyer	6700 Woodood Rehoboth, Md 20855	(301) 948- 3460	WILSON TRISTAN Recreation Mgr.
10 Terry Fitzsimmons	14520 Black Hills Road	301 231 2234	Northern Area Recreational Advisory Board.
11 Gail Frederick	23406 Ridgely Germantown, MD 20876	301 428-0644	SELF
12 CHRIS BRUH		301-999-0155	SELF / RWFS SUPPORTER.

A FORUM TO DISCUSS THE REQUEST TO RELOCATE THE RED WIGGLER FOUNDATION TO OVID HAZEN WELLS RECREATION PARK

Wednesday, December 05, 2001  
7:00 P.M.

Cedar Grove Elementary School  
24001 Ridge Road, Germantown, Md.

Name	Address/city/zip code	Area code/ daytime telephone number	Name of organization representing/or self
13 Barbara Knapp	21900 Davis Mill Road	301-428-0044	Self
14 Susan S Butler	22200 Davis Mill Rd	301-428-0444	Butler's Orchard
15			
16			
17			
18			



## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Park and Planning, Montgomery County, Maryland  
9500 Brunett Avenue Silver Spring, Maryland 20901

March 13, 2001

## RED WIGGLER POTENTIAL SITE ASSESSMENT

### OID HAZEN WELLS PARK

Oliver Watkins Site (see photograph)

This site was originally proposed to house the Carol Jean Cancer Foundation as well as a therapeutic riding operation. Due to septic and other considerations these plans never reached fruition. The site has an historical house, barn, equipment shed, and another small block and frame house that could serve as additional storage space. The surrounding area is currently under agricultural lease and is primarily used for corn and soybean production. Access is good along Maryland Route 27 (Ridge Road) and there is a Ride-On bus stop within 40 yards of the entrance road. The existing master plan for this area shows the development of a display garden featuring native plant collection. Development of this area is not currently funded in the CIP.

Dameron Property (see photograph)

This property lies off of Piedmont Road and is adjacent to Ovid Hazen Wells Park. The Commission does not currently own the property but it is being looked at as a logical addition to the park. Little is known about the availability of services but the site may be open to consideration.

### AGRICULTURAL HISTORY FARM PARK (see photograph)

This site has potential in that its focus is agricultural awareness for future generations. Red Wiggler goals, although broader, seem to fall within this focus. The site is currently very popular and is utilized for a number of festivals and special events. County and State agricultural agencies are housed in the Activity Center. Funding for implementation of the master plan for this facility has been removed from the CIP and development schedules are unsure. Public transportation to this site is unavailable but the Shady Grove Metro Station is less than four miles away. To provide this site to Red Wiggler may require an amendment to the current approved facility master plan.



## Potential Site Assessment

### Page 2

#### LITTLE BENNETT REGIONAL PARK

##### Kovochick Property (no photograph available)

This site currently houses the Montgomery County Board of Education's "Kingsley Wilderness Project". This program provides challenging educational opportunities for "at risk" youth in the County. This program was moved to this location several years ago because their campus was adjacent to the site of the new detention center and they were required to temporarily relocate during construction. The program will return to their previous site after the spring of 2002. In speaking with the Kingsley staff it was learned that the Board of Education might be interested in moving another program to this site after Kingsley vacates. Additionally, Little Bennett staff has had discussions with Ms. Lee Paul, who is an instructor in the Kingsley program and also serves on the Red Wiggler Board of Directors, who has stated that the Kovochick site is not acceptable for Red Wiggler's use. Current spring and stream buffers within the Use Category 3 Watershed restrict any tillable land to fairly steep slopes and the overall available area falls well under the 10-15 acre selection criteria.

##### Perry Browning Property (see photograph)

The Perry Browning House is an historical structure within Little Bennett Regional Park. It lies at the end of Prescott Road beyond the Little Bennett Golf Course. The use of the house and the surrounding land is overseen by the Department's Property Management Office. At the present time the house is vacant but the process of finding a new tenant is underway. There is a small garage on the property for storage and the adjacent land was previously farmed. There is no public transportation available in the area. Since the Little Bennett Regional Park Master Plan has yet to be written, future plans for this site have yet to be officially determined.

##### The Marshall Baker Property (photograph unavailable)

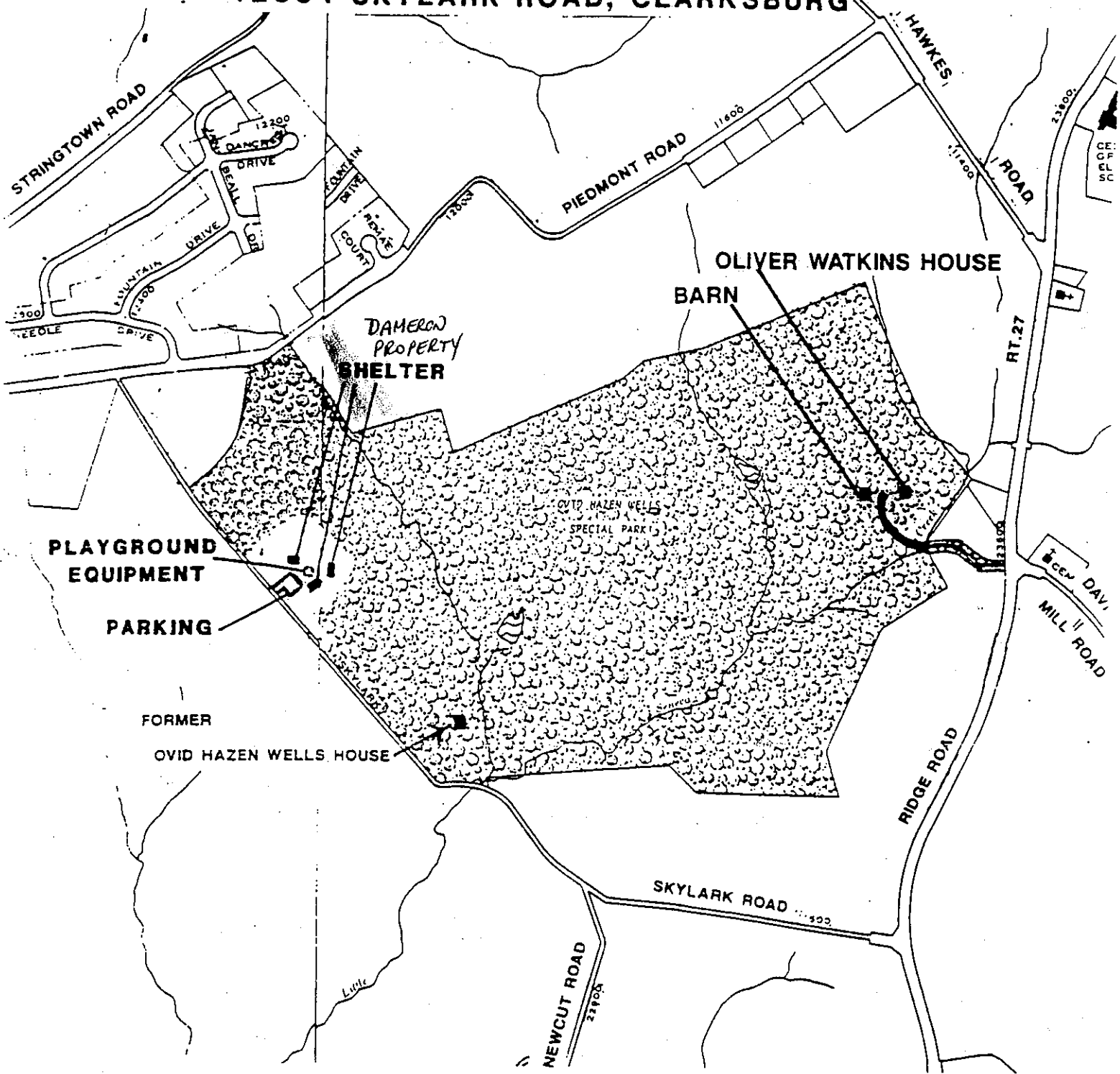
This secluded property is also in close proximity to the Little Bennett Golf Course. There is a small house and garage type outbuilding. There are tillable fields behind the property that are traversed by the Park's trail system. Staff considered this site for purposes of evaluation but do not believe this to be a viable alternative.

#### BLUNT ROAD LOCAL PARK (photograph unavailable)

This site was evaluated because it was recently vacated and became available. There are currently no utilities or structures on the property and it is not considered an acceptable option.

# OVID HAZEN WELLS RECREATIONAL PARK

12001 SKYLARK ROAD, CLARKSBURG



MNCPPC

STAFF GUIDE 5-2E

SCALE 1" = 1000'

	ACREAGE	294.6
	FACILITY CODE	L07
REGION I, AREA A		

# AGRICULTURAL HISTORY FARM PARK

MNCPPC

ACREAGE	412.0
FACILITY CODE	K01

ROCK CREEK S.V.U. 16



ACTIVITY CENTER

GRANBY ROAD

ROCK CREEK

S.V.U. 14

MAINTENANCE OFFICE

BEECHDALE CT. ROAD

POPE FARM NURSERY

MUNCASTER

UPPER ROCK CREEK

R.W.

HOLLINGWORTH DR.

ROCK CREEK

S.V.U. 12

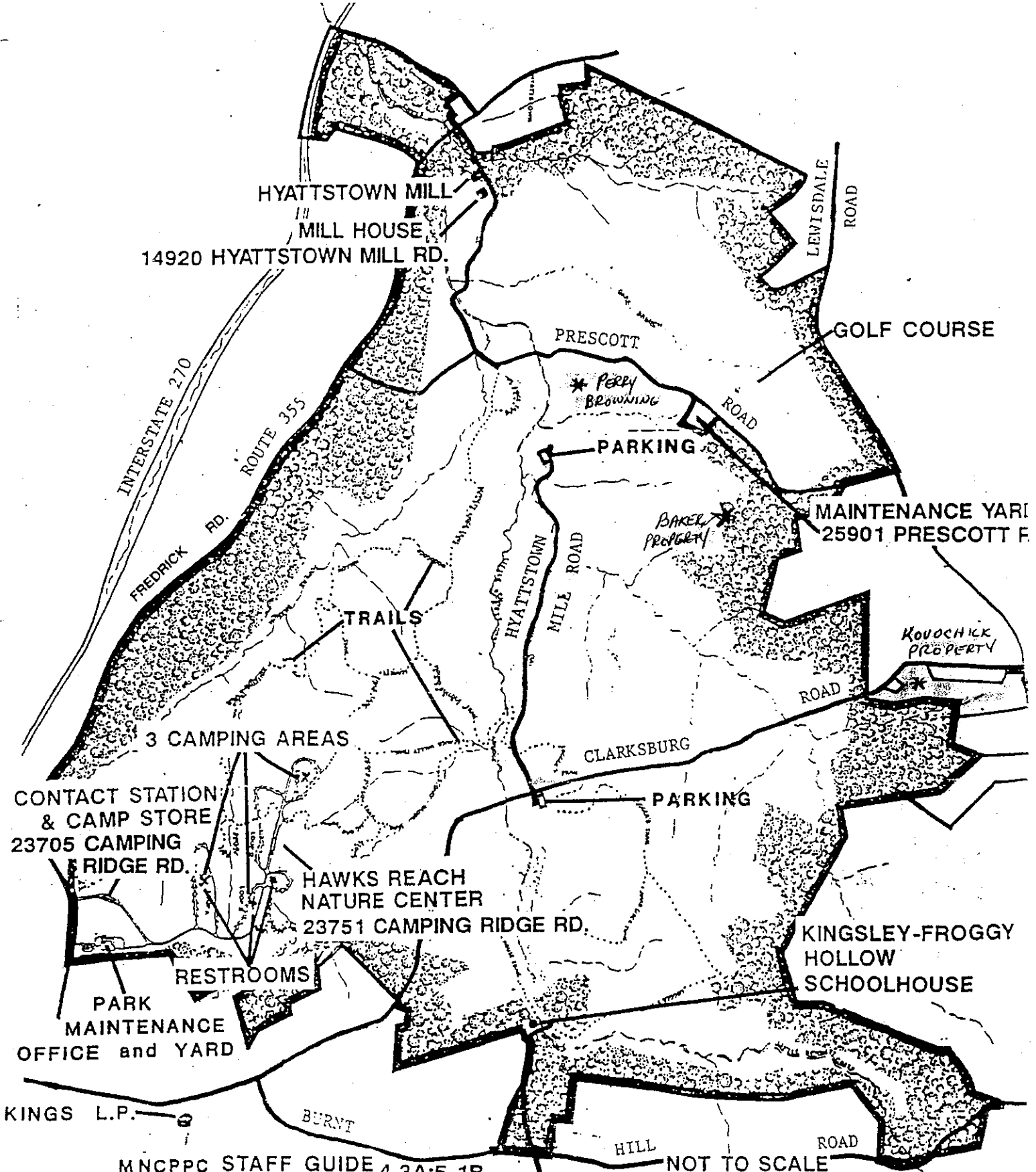
PROPOSED LAYTONIA HIGH SCHOOL

116

80  
3-88

# LITTLE BENNETT R.P.

23701 FREDERICK ROAD, CLARKSBURG



MNCPPC STAFF GUIDE 4-3A:5-1B

NOT TO SCALE

ACREAGE	3647.6
FACILITY CODE	G06
REGION N AREA LB	

# GREAT SENECA S.V.U.2

WATKINS MILL RD. TO BRINK RD., GERMANTOWN



M-NCPPC STAFF GUIDE 14-1C, 13-3C

SCALE 1" = 1,000'

ACREAGE 402.2

FACILITY CODE P79

REGION N AREA 1B N

32

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

9500 Brunett Avenue  
Silver Spring, Maryland 20901

**Ovid Hazen Wells Recreational Park  
12001 Skylark Road, Clarksburg, Maryland**

**Summary Fact Sheet:**

**1. Park Category: Recreational Park**

**2. Park Size: 294.6 Acres**

**3. Park Master Plan: Adopted in June 1995**

**4. Master Plan Purpose:**

**To provide a guide for future development of recreation facilities and the preservation of important natural areas within Ovid Hazen Wells Recreational Park.**

**5. Master Plan Objectives:**

**1. To provide a concept for development that recognizes the nature of the park; provides facilities that will meet the needs of area residents; compliments recreation facilities that will be provided by other parks in the area; and protects and enhances the existing natural features of the park.**

**2. To provide a greenway that will ultimately connect Ovid Hazen Wells Park to Black Hill Regional Park, Little Bennett Regional Park, and Demascus Recreational Park.**

**3. To adhere to the conditions set forth in the deed when the land was donated to the Commission by Hallie Wells in March 1981.**

### **3a. Park Acquisition:**

**Ovid Hazen Wells Park was donated to the Commission by Hallie Wells in March 1981 with four conditions that must be adhered to during the preparation of the Master Plan.**

**-the conditions imposed by the bequest are that the Commission:**

- 1. Maintain the property for open space, parkland, and recreational purposes;**
- 2. Erect a bronze plaque with wording as specified in the deed;**
- 3. By June 1, 1983, develop a portion of the property with recreation facilities, such as picnic areas, athletic fields, multi-use courts, playgrounds, etc.**
- 4. Acquire the Hershell-spellman Carosel and install it in a M-NCPPC Park at such time as the park is serving sufficient numbers of park users to justify the placement of a carousel on the property.**

**- the third condition of the deed was addressed in 1983 with the construction of a picnic area and playground off Skylark Road.**

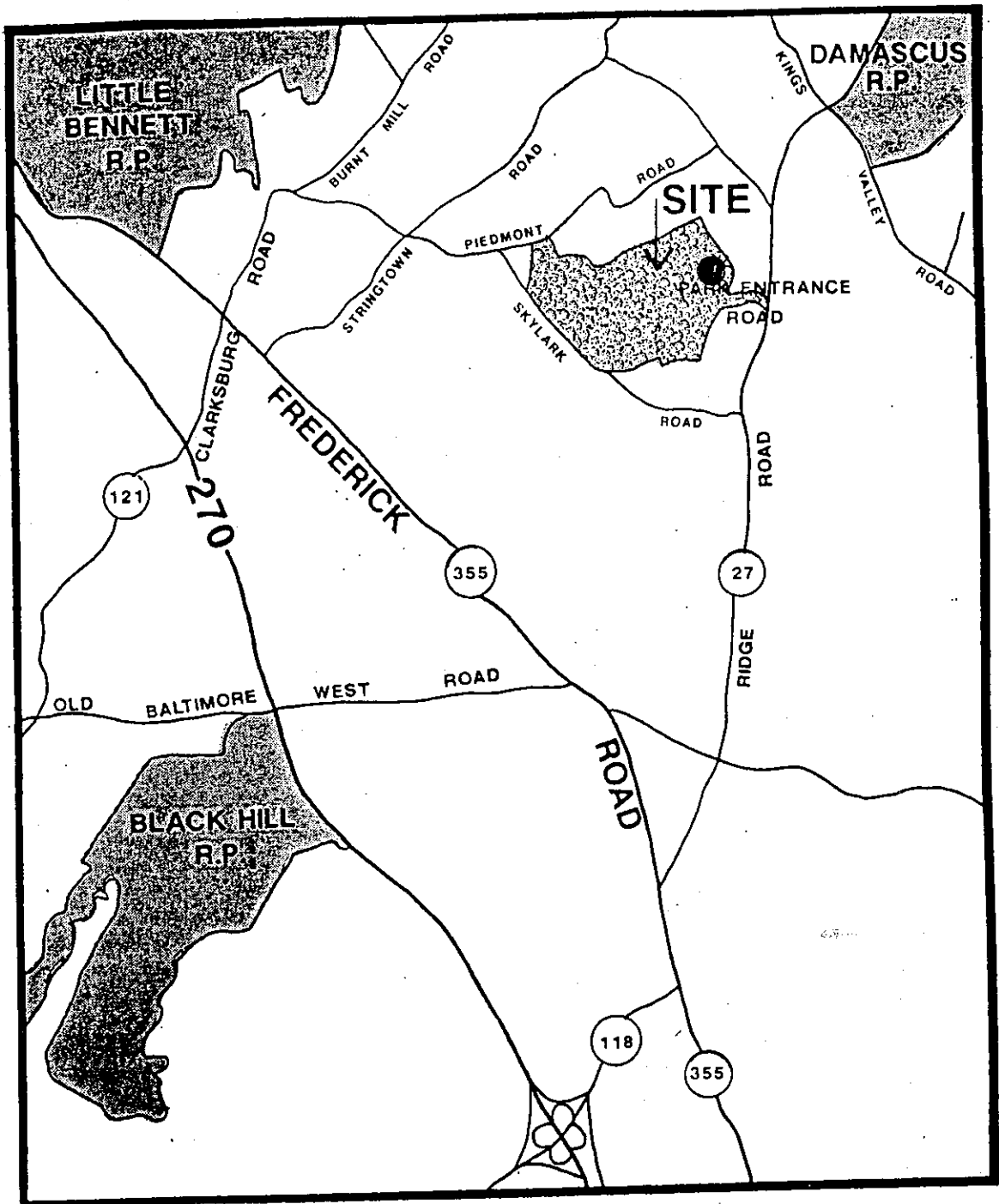
**- the third condition of the deed was also addressed by the recent construction of the Phase 1A development of several active recreational facilities: 2-3 athletic fields, a new driveway and parking lot, hard surface and natural surface trails, a playground, and picnic area. the Phase 1B design and permit approval phase is also currently underway.**

#### **4. Major Master Plan Recommendations:**

- 1. Provide a greenway that will ultimately link Ovid Hazen Wells Park to Little Bennet and Black Hill Regional Park and Demascus Recreational Park.**
- 2. Provide an Active Recreation Area off Skylark Road that would include soccer fields, softball fields, tennis courts, multi-use courts, playgrounds, and possibly a community center to benefit the surrounding community.**
- 3. Include a Special Recreation Area in the center portion of the park, that may include a creative playground with family picnic area, miniature golf, fishing, and possibly a carousel.**
- 4. Create a Passive recreation Area in the eastern portion of the park, that would provide opportunities for nature interpretation and trails and consider utilizing the current historic buildings (The Oliver Watkins House and Barn) for enterprise activities.**
- 5. Preserve the Little Seneca Creek Stream Valley and other important natural areas.**
- 6. Develop a trail with minimal disturbance to the natural environment by using good conservation principles. The trail would connect all facilities, and provide recreational opportunities for walkers, bicyclists, hikers, and equestrians where possible.**
- 7. Use stat of the art "Stormwater Management" techniques to prevent degradation of the Little Seneca Creek Stream Valley from development with the park as well as from private development within the watershed.**



# OID HAZEN WELLS RECREATIONAL PARK

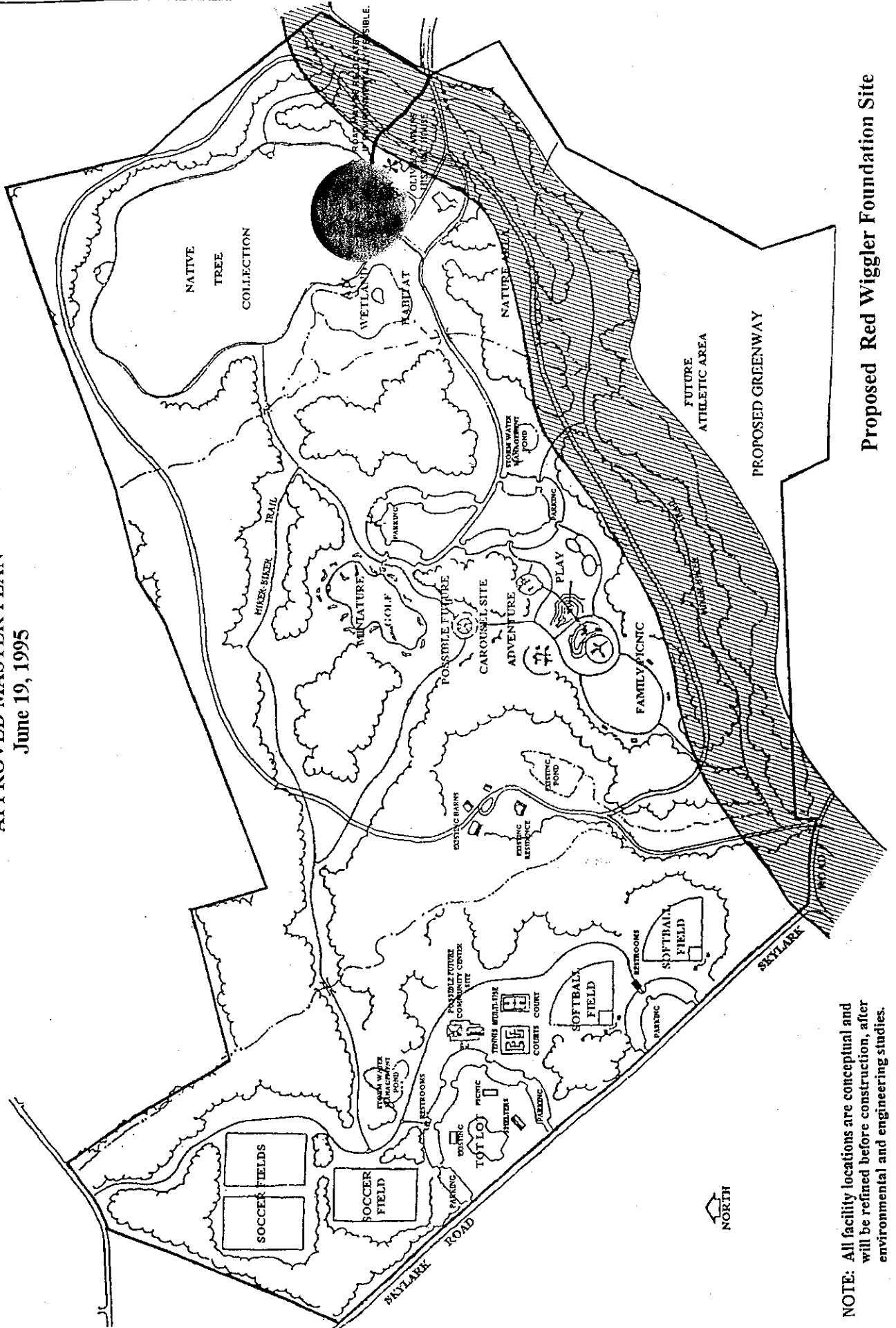


## VICINITY MAP

Proposed Red Wiggler Foundation Site

# OID HAZEN WELLS RECREATIONAL PARK

APPROVED MASTER PLAN  
June 19, 1995

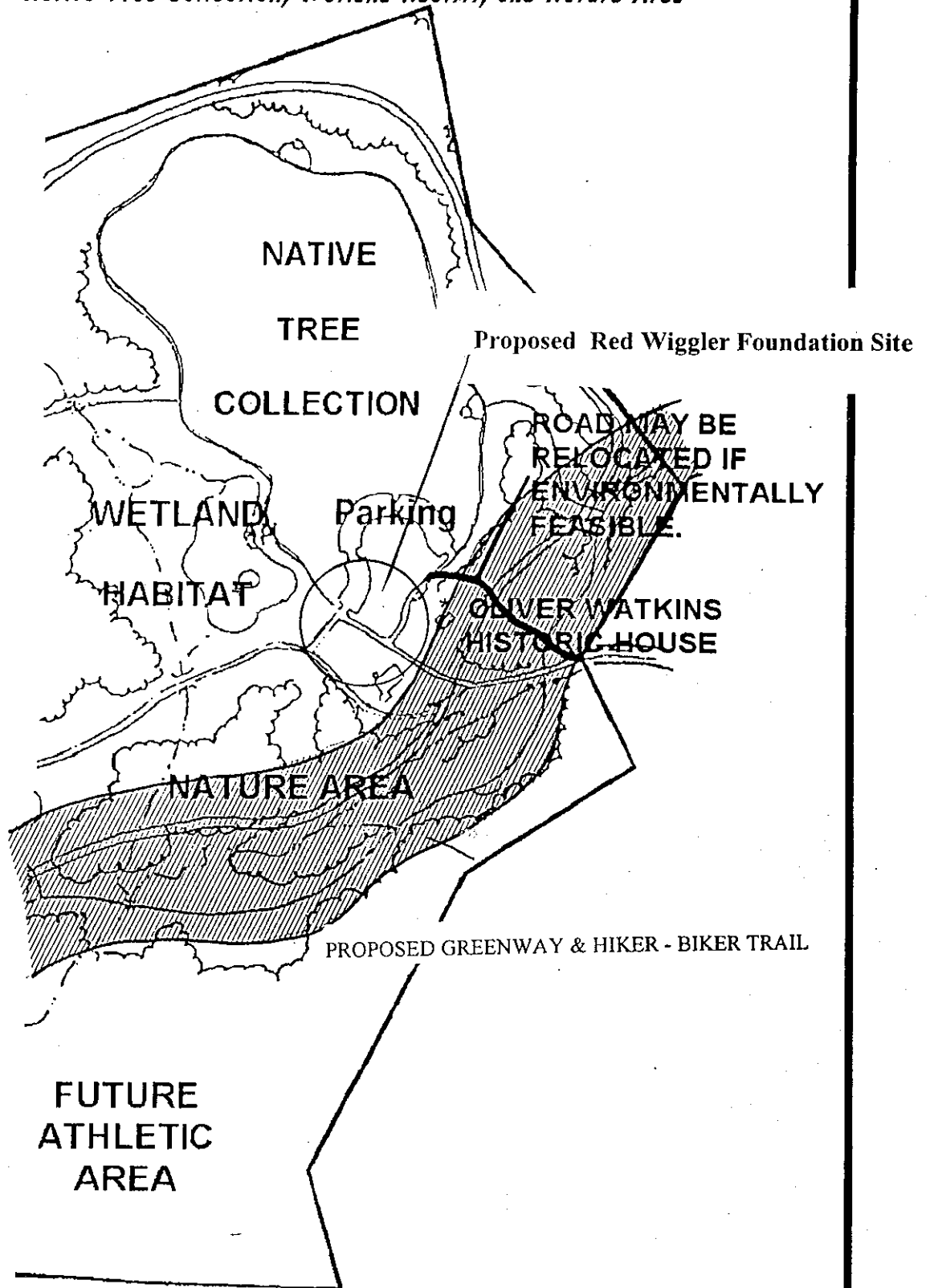


NOTE: All facility locations are conceptual and will be refined before construction, after environmental and engineering studies.

Proposed Red Wiggler Foundation Site

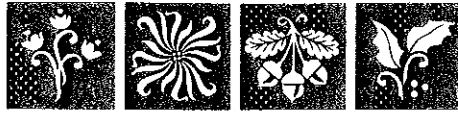
# ENLARGEMENT C

*Native Tree Collection, Wetland Habitat, and Nature Area*





# Brookside Gardens



January 23, 2002

1800 Glenallan Avenue • Wheaton, MD 20902  
Phone: 301-949-8230

Arthur Holmes Jr.  
Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Mr. Holmes:

This letter is written in support of the proposal to locate the Red Wiggler Foundation at Ovid Hazen Wells Recreational Park.

For a number of years, Brookside Gardens has been trying to implement programming at Ovid Hazen Wells for up county exposure and to stimulate interest in developing a third public garden site for Montgomery County. This has been a difficult challenge with budget and resource constraints.

The Red Wiggler Foundation is an established, successful horticulture therapy program that would provide a welcome presence to the property. Brookside is interested in working with the Foundation to co-sponsor programs and events on the site. A number of Brookside's current events and adult and childrens education programs could be offered at the Ovid Hazen Wells site alternating with the Wheaton site. Other partnership opportunities may include training and support of at-risk and developmentally disabled youth, sharing of volunteer and staff resources, and assistance in promoting and developing the site for a public garden.

It is inevitable, for this site to become Montgomery County's third public garden, a master plan will need to be completed. The Red Wiggler Foundation proposal will not interfere with this process. The Foundation's focus on horticulture therapy and sustainable agriculture coincides with our current thinking of what this site may become in the future.

Brookside considers the Red Wiggler Foundation a great community asset and is excited about the opportunities that will be created with its relocation.

Sincerely,

David Vismara  
Director  
Brookside Gardens



