



Agenda Date: October 31, 2002

October 22, 2002

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Lester Straw, Superintendent of Parks

FROM: William E. Gries, ^{weg} Land Acquisition Specialist

SUBJECT: Little Falls Stream Valley Park - Authorization to Exchange Approximately 1,518 Square Feet of M-NCPPC Property for Approximately 3,068 Square feet of Homer E. Moyer, Jr. Property

BACKGROUND

The Commission has received a request from Homer E. Moyer, Jr. to exchange 1,518 square feet of unimproved M-NCPPC property in Little Falls Stream Valley Park, Unit 2 for a 3,068 square feet, unimproved, portion of Mr. Moyer's residential property known as Lot 3, Block 3, Section Two of Kenwood. The configurations of the two exchange parcels are shown on Map "A", attached.

The benefit of the proposed exchange to Mr. Moyer is that it will square off the rear lot line of the his property making it more useable to him. The benefit of the proposed exchange to M-NCPPC is that it will increase the amount of forested parkland along the Capital Crescent Trail by more than 150 linear feet, eliminate that portion of the Moyer lot that extends deeply into existing parkland, and it will provide a net increase in parkland of 1,550 square feet at this location. This will result in an exchange ratio of at least 2:1 which is the Commission's general objective when it considers parkland exchanges of this nature. The exchange parcels are generally similar in topography and vegetative cover.

RECOMMENDATION

After reviewing this request with staff from Park Planning and Resources Analysis, Park Development, the Southern Region and the Legal Department, it was agreed that this request will not have an adverse impact on the park property and facilities at this location, and in fact will

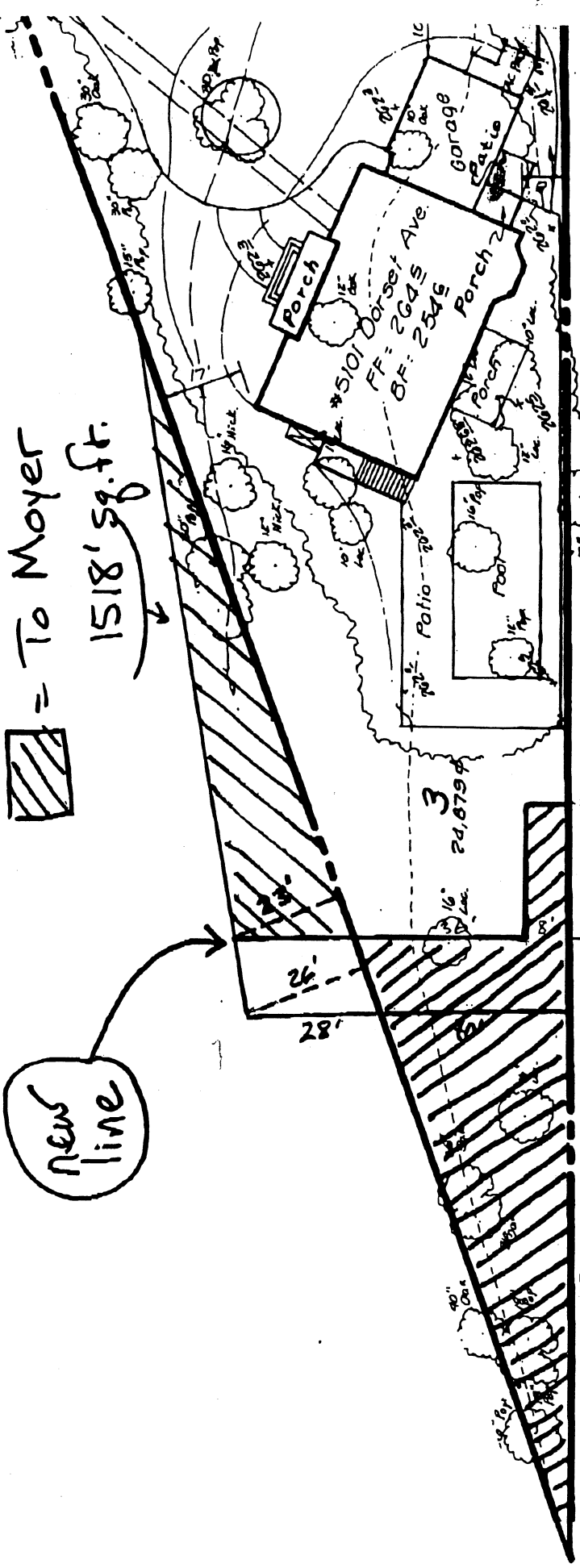
benefit the Commission in that it will provide for additional parkland fronting directly on the Capital Crescent Trail. It is therefore recommended that the Board find that the exchange property is "deemed not to be needed for park purposes" and that it authorize the requested exchange with Mr. Moyer, as described above. It is further recommended that this exchange be approved with the following conditions:

1. That Mr. Moyer be responsible for all costs incurred as a result of effecting this exchange, including surveying the exchange parcels, preparing and recording the necessary deeds, and other administrative expenses that may arise for the Commission as a result of this transaction.
2. That the deed from M-NCPPC to Mr. Moyer include a covenant that precludes Mr. Moyer from cutting any trees on the property that are greater than eight (8) inches in diameter, unless the trees are diseased, damaged or in danger of falling on people or structures.
3. That the deed from M-NCPPC to Mr. Moyer also include a covenant that limits the use of the exchange property to the support of the single-family residence and activities associated with that residence on Lot 3, Block 3, Section Two of Kenwood.

▨ = To Moyer
1518' sq. ft.

new line

▨ = To Mont. Cty.
(3068 sq. ft.)



Capital Crescent Trail → To Dorset Ave. →