



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


9500 Brunett Avenue
Silver Spring, Maryland 20901

August 15, 2003

Agenda Date: September 11, 2003

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Michael F. Riley, Chief, Park Development Division 

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

SUBJECT: Rock Creek Stream Valley Park/Aspen Hill Local Park - Authorization to Convey to State Highway Administration 0.77 acres in Fee and 0.40 acres in Easements for the Veirs Mill Road/Aspen Hill Road Intersection Improvement.

BACKGROUND

The State Highway Administration has presented an offer to the Commission to purchase certain lands in Rock Creek Stream Valley Park, Units 6 & 7 and Aspen Hill Local Park as right-of-way for road improvements that are to be made at the intersection of Veirs Mill Road (MD Rte. 586) and Aspen Hill Road, southeast of Rockville.

The property interests to be acquired include lands within the former Norwood Land Co. property (now Parklawn Cemetery), the former McKeever property and the former Bullis School, Inc. property acquired by the Commission in 1956, and the former Bullis School, Inc. property acquired by the Commission in 1959. The properties impacted by this project are located immediately adjacent to and parallel with the southerly right-of way line of Veirs Mill Road, both above and below its intersection with Aspen Hill Road and immediately adjacent to and parallel with the northerly right of way line of Veirs Mill Road, above its intersection with Aspen Hill Road. There are no park facilities directly impacted by the pending acquisition except for the Rock Creek Hiker-Biker Trail located on the south side of Veirs Mill Road. SHA will be required to rebuild those portions of the trail damaged by the project and provide for a smooth transition of the trail with any cross walk and/or bridge over Veirs Mill Road.

The proposed intersection improvements at Veirs Mill Road and Aspen Hill Road were reviewed and approved, with comments, by the Montgomery County Planning Board as a mandatory referral item on December 19, 2002. At that time, the Board was advised that this project would impact existing parkland adjacent to the project. Further, the Board was advised

that SHA would present an offer for the impacted property when the project was engineered to the point where the exact limits could be determined. This engineering work has been completed and the right-of-way limits for the project have been identified. Specifically, SHA will require 0.77 acres of Commission property in fee simple and 0.40 acres of Commission property in easement. These areas are generally shown on Map "A" attached.

OFFER

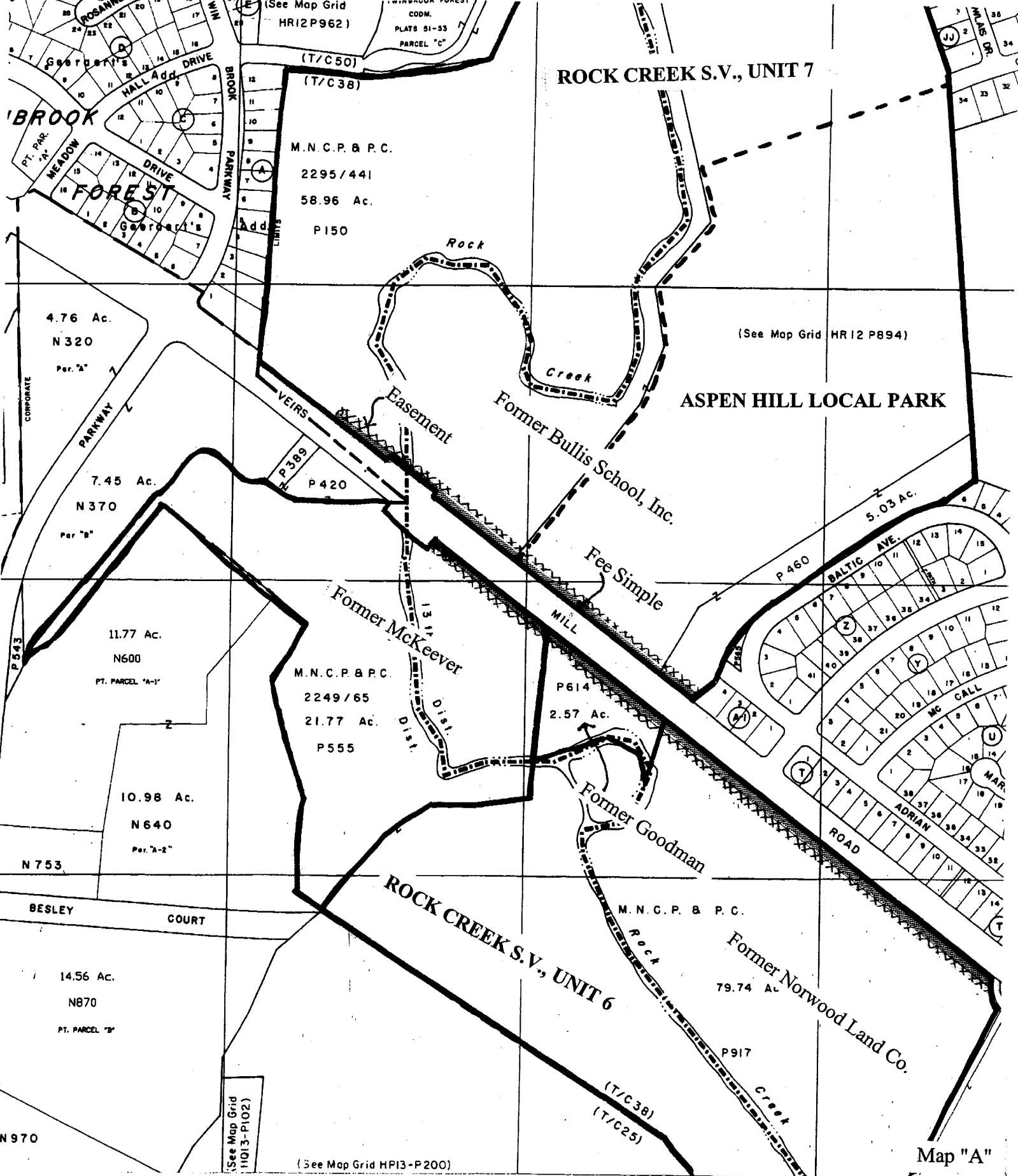
SHA had the taking area appraised by an independent real estate appraiser who valued the 0.77 acres in fee at \$69,048; the 0.40 acres in easement at \$14,239 and the macadam hiker-biker trail damage at \$462 for a total appraised value of \$83,749, which amount was rounded up to \$83,750. The base fee value of the acreage appraised was between \$87,000 and \$105,000 per acre. All proceeds from this sale will be credited back to the Commission's Non-local Park Acquisition Fund Balance.

RECOMMENDATION

Staff recommends that the Planning Board accept this offer of \$83,750 for the right-of-way needed by SHA for the Veirs Mill Road and Aspen Hill Road intersection improvements. Assuming the Board approves the staff recommendation, this matter will be scheduled for final approval action by the full M-NCPPC as the property is titled in the name of the Commission.

ADDITIONAL ACTION

As part of this project SHA will also be acquiring parkland in Rock Creek Stream Valley Park which is titled in the name of Montgomery County, Maryland. The property interests to be acquired includes land within the former Goodman property which was acquired by the County in 1981. This property is located immediately adjacent to and parallel with the southerly right-of-way line of Veirs Mill Road, just above its intersection with Aspen Hill Road. The taking area consists of 0.25 acres in fee and 0.29 acres in easements. The amount to be paid for these acquisition interests was also determined by an independent appraiser who valued the taking at \$44,980, which amount was rounded up to an offer price of \$45,000. This amount will be credited back to the County's CIP as an unallocated land sale proceed. The County is looking to the Planning Board for its consent to this sale of parkland prior to its agreeing to accept SHA's offer. Staff recommends that the Board consents to this sale and that this consent be a matter of public record.



ROCK CREEK S.V., UNIT 7

M.N.C.P. & P.C.
2295/441
58.96 Ac.
P150

(See Map Grid HR12 P894)

ASPEN HILL LOCAL PARK

Former Bullis School, Inc.
Fee Simple

Former McKeever
M.N.C.P. & P.C.
2249/65
21.77 Ac.
P555

P614
2.57 Ac.

Former Goodman

ROCK CREEK S.V., UNIT 6

M.N.C.P. & P.C.

Former Norwood Land Co.
79.74 Ac.
P917

(See Map Grid HPI3-P102)

(See Map Grid HPI3-P200)

Map "A"