



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, ^{JY} Division Chief, Countywide Planning Division
John Hench, Supervisor, Park Planning and Resource Analysis *JHench*

FROM: Brenda Sandberg, Legacy Open Space Program Manager *BS*

DATE: March 31, 2005

RE: Legacy Open Space Evaluation for National Park Seminary, North & West Silver Spring

Recommended Action

Approve the removal of the National Park Seminary from the Class III site list in Appendix D of the Legacy Open Space Functional Master Plan.

Analysis

The National Park Seminary (referred to as Walter Reed - Forest Glen) is identified in Appendix D of the *Legacy Open Space Functional Master Plan* as a potential Urban Open Space site (Class III). The Glen part of the site was initially nominated as a potential urban park and staff have reviewed the entire site for Legacy Open Space issues. The National Park Seminary clearly meets the Legacy Open Space criteria for being a "best of the best" heritage site within Montgomery County. However, after full consideration of the redevelopment and preservation package currently under review, there does not appear to be a beneficial role for the Legacy Open Space program to play. Substantial historic restoration and permanent conservation easements over the historic buildings are achieved under the Preliminary and Site plans before you today because of current federal and County historic designations on the property. Also, the Glen itself will be protected through easements as part of the redevelopment package. As such, staff recommends that the site not be added to the Legacy Open Space program.

At time of the rezoning of this property in December 2004, staff reviewed this recommendation with the Planning Board and indicated that we would bring a formal recommendation to the Board for review and approval at the time of Preliminary Plan. This separate item on the agenda will allow the Planning Board to take formal action today on this issue.