


Item # 16
05/11/06

May 1, 2006

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Gwen Wright, Acting Chief, Countywide Planning Division, 301-563-3413
Lyn Coleman, Trail Planning Supervisor, Countywide Planning Division
301-650-4391 

SUBJECT: PUBLIC HEARING: Draft MOU between MNCPPC and Town of Kensington on Brainard Warner/Circle Manor Property, including Staff Recommended Planning and Design Principles

STAFF RECOMMENDATION:

The May 11th item before the Planning Board is a public hearing only. No vote is to be taken.

BACKGROUND:

The Brainard Warner Property, also referred to as Circle Manor, is shown in *Figure 1*.

The Legacy Open Space Functional Plan (2001) recommends the Warner Property as a heritage resource of significance that is “essential to preserve” because it includes the 19th century home of Brainard H. Warner (the founder of Kensington) and an important piece of open space that functions as a Kensington town green. In December 2005, the Montgomery County Planning Board authorized the County’s acquisition of the Brainard Warner property (4.45 acres) as a Legacy Open Space Heritage Resource “with the understanding that the County maintains the option to reuse the property for public uses including but not limited to open space, historic preservation, housing, senior citizens services, etc.”

Based on the Board’s vote in December, there is currently a signed Option for Purchase of Real Estate that provides for the County to acquire the property known as “Circle Manor” for a total consideration of \$6,390,000, of which Six million dollars is for the cost of the property and \$390,000 is for interest over the two-year installment period. The first payment of \$1.2 million has been made, the second payment of \$3.834 million will be made in September 2006 and the third payment of \$1.356 million will be made in September 2007. Possession of the property will be taken in two phases with the Brainard Warner House on 2.68 acres being acquired in September of 2006 and the nursing home annex and carriage house on 1.77 acres being acquired in September of 2007.

The Town of Kensington has expressed an interest in being a partner in the acquisition and future reuse of the property. This potential partnership would be implemented through the signing of a Memorandum of Understanding (MOU) between MNCPPC and the Town of Kensington that would define the terms of the partnership. Elements of this MOU would include specifying the Town's financial contribution towards the purchase of the Warner Property, outlining planning and design principles that would guide future reuse plans, and laying out a process for making a decision on the ultimate plan for reuse of the site.

Since December 2005, staff has made two presentations to the Town of Kensington. At the first, on January 30, 2006, staff suggested holding a community workshop as the primary outreach tool for gaining community input on planning and design principles, as well as on reuse options. This idea was embraced by the Town and two Kensington residents were appointed to work with staff on the implementation of a community workshop. A description of the well-attended workshop – held on April 8th – is included below. On April 24th, staff again attended a public meeting of the Town Council so as to report on the workshop and outline future steps.

The Board's public hearing on May 11th is a time to 1.) have staff provide a report on the input received at the April 8th community workshop; 2.) begin to consider the form and content of a MOU between MNCPPC and the Town of Kensington; and 3.) have the Board begin to decide on the future steps in the process to determine a reuse for the Warner Property.

There are a variety of deadlines and time constraints that have informed the ongoing process. The first of these is the schedule for acquisition of the property that is described above. In less than 5 months, the County will take title to the Brainard Warner House on 2.68 acres and will have responsibility for maintenance of this large structure. Secondly, the Town of Kensington will need to go to referendum on any MOU that requires the Town to use its taxing authority to provide the financial contribution for purchase. The Town has a scheduled election in June and may need to have another later in the summer. It would be advantageous to include any special ballot item in an existing election cycle, rather than incurring the costs of a special election.

REPORT ON APRIL 8 COMMUNITY WORKSHOP:

In March 2006, a small committee of two staff members from MNCPPC (Gwen Wright and Lyn Coleman) and two Kensington residents (Wat Stewart and Helen Wilkes) put together a community outreach program to seek public input on planning and design guidelines for the Warner Property. The outreach program, shown in *Figure 2*, has been continually advertised and updated on both the town's and the Commission's web pages.

The key event in the community outreach program was a community workshop held April 8th. The all day event attracted 60 people. Those attending were welcomed by Wat Stewart. The facilitator for the event was Jeff Luker from the architectural firm of Quinn Evans. A summary report of the workshop is attached as *Figure 3*.

The planning and design principles as well as suggested uses that were identified at the April 8, 2006 Community Workshop are on pages 2-4 of the summary report.

MEMORANDUM OF UNDERSTANDING:

The Town of Kensington has expressed an interest in partnering with the Commission and Montgomery County in the acquisition of the Brainard Warner/Circle Manor Property just as Chevy Chase Village and the City of Takoma Park did with the Legacy Open Space acquisitions of the Wohlfarth and Sligo Mills properties, respectively. If this partnership is to be structured like the ones just mentioned, the Town of Kensington would contribute 25 % of the total purchase price or a total of \$1,597,500 to assist with this acquisition.

A Memorandum of Understanding (MOU) between the Town, the County and the Commission, which would include the details of this partnership, would be signed, including a payment schedule for the financial contribution, a series of planning and design principles that would guide future reuse plans, and an acknowledgement that the property has the ability to provide for many public uses including, but not limited to, open space, historic preservation, housing, senior services, etc. In addition, the MOU would outline a planning process for the reuse of the property that includes 1) negotiating agreements with the Town for community use of the open space, 2) soliciting proposals for reuse of the buildings for a public purpose and 3) providing opportunities for substantial citizen input in the decision making process.

A draft MOU is currently being developed but is not ready for public distribution at this time. **The input that will be received at the May 11th public hearing is integral to the terms of the MOU and it needs to be incorporated before a purposeful draft can be widely circulated.**

PLANNING AND DESIGN PRINCIPLES:

One of the most important elements that needs to be included in the MOU is a listing of planning and design principles that will guide future reuse plans. Staff's approach to developing these principles has been to use the input received at the April 8th Community Workshop as the basis. Staff reviewed all the principles coming out of the workshop discussion, and then grouped these principles into four major themes that are shown on *Table 1*. The key themes are:

- **Preserve the existing historic structures on the property.**
- **Preserve and enhance the green space.**
- **Explore re-use options for the existing buildings that are economically viable, include a community use component and are mindful of the neighborhood setting.**
- **Assure any new uses or construction on the site respects the historic setting and integrity of the Warner House and Carriage building.**

Staff recommends that all the planning and design principles shown in Table 1 be included as an attachment to the MOU between MNCPPC and the Town of Kensington.

There are few suggested principles that came out of the Community Workshop which staff feels are valuable, but may need to be refined before inclusion in the MOU. These include:

Limit the parking to the existing number (30).

No additional paving and care should be taken to control stormwater runoff.

No additional building square footage should be added to the property.

Staff agrees to the concept of minimizing impervious surface. However, we do not feel it appropriate to specifically set a numeric limit at this point. Managing stormwater runoff will occur under current regulations and does not require special reference in the MOU. For these reasons, staff believes that these three ideas from the community could be effectively combined and restated as an additional principle that would direct that:

- **Areas of green space that have not been previously paved over, built on or disturbed, should not be altered.**

An additional group of ideas from the workshop cover broad developmental issues. They include:

- Limit noise
- Limit the traffic
- Keep air clean.
- No litter.
- No compromising of public safety.

Staff agrees with the importance of all of these concerns, but feels that they are implicitly incorporated in the general principles regarding size and scale of future uses and do not need to be listed as specific planning and/or design principles.

A final principle mentioned at the Community Workshop which staff is recommending not be included in the MOU is:

- No affordable housing.

The Planning Board has specifically identified housing as a potential use on the Warner Property. At the Kensington workshop, many people spoke up opposing affordable housing on the property. Others expressed the need for reasonable work-force housing (middle income), and some supported the concept of senior housing and endorsed the intergenerational aspect of having housing for the elderly.

Staff feels that it is much to early the process to eliminate potential uses and that this would limit flexibility to find the best possible reuse options for the property. Indeed, staff feels that a mix of market and subsidized housing for older residents could be a very viable use and should be studied further. Benefits include the fact that a mix of market and subsidized housing for older residents would provide a revenue-generating source for the restoration work needed, would continue the intergenerational mix provided in past years by the nursing home, and would have potentially fewer traffic/parking impacts than many other uses.

NEXT STEPS:

The Planning Board will receive testimony at the May 11th public hearing that will help to frame the draft MOU. After the public hearing, staff will work to integrate all ideas and comments into the MOU, have the document reviewed by the parties and by legal counsel, and then circulate a draft version. Hopefully, in June or July (depending on whether the MOU needs to go to referendum in the Town of Kensington), the Planning

Board can hold a worksession on the revised MOU and – in conjunction with Town of Kensington – agree upon a final document that can be signed.

Once there is a signed MOU in place, work can begin in earnest on studying and soliciting ideas for potential reuse options. Staff recommends that a Request for Expressions of Interest be developed in the Fall of 2006 that will allow interested partners to propose ideas for reuse. These ideas can be evaluated over the winter, with the goal of identifying a partner who can begin planning for reuse of the property after September 2007.

CONCLUSION:

The Brainard Warner/Circle Manor Property represents an exciting opportunity to achieve a number of important public purposes. With close coordination with the residents and municipal government of Kensington, it can be a model project for reuse of an important community resource and significant historic site.

Figure 1 - The Brainard Warner Property, Kensington, MD (also known as Circle Manor)

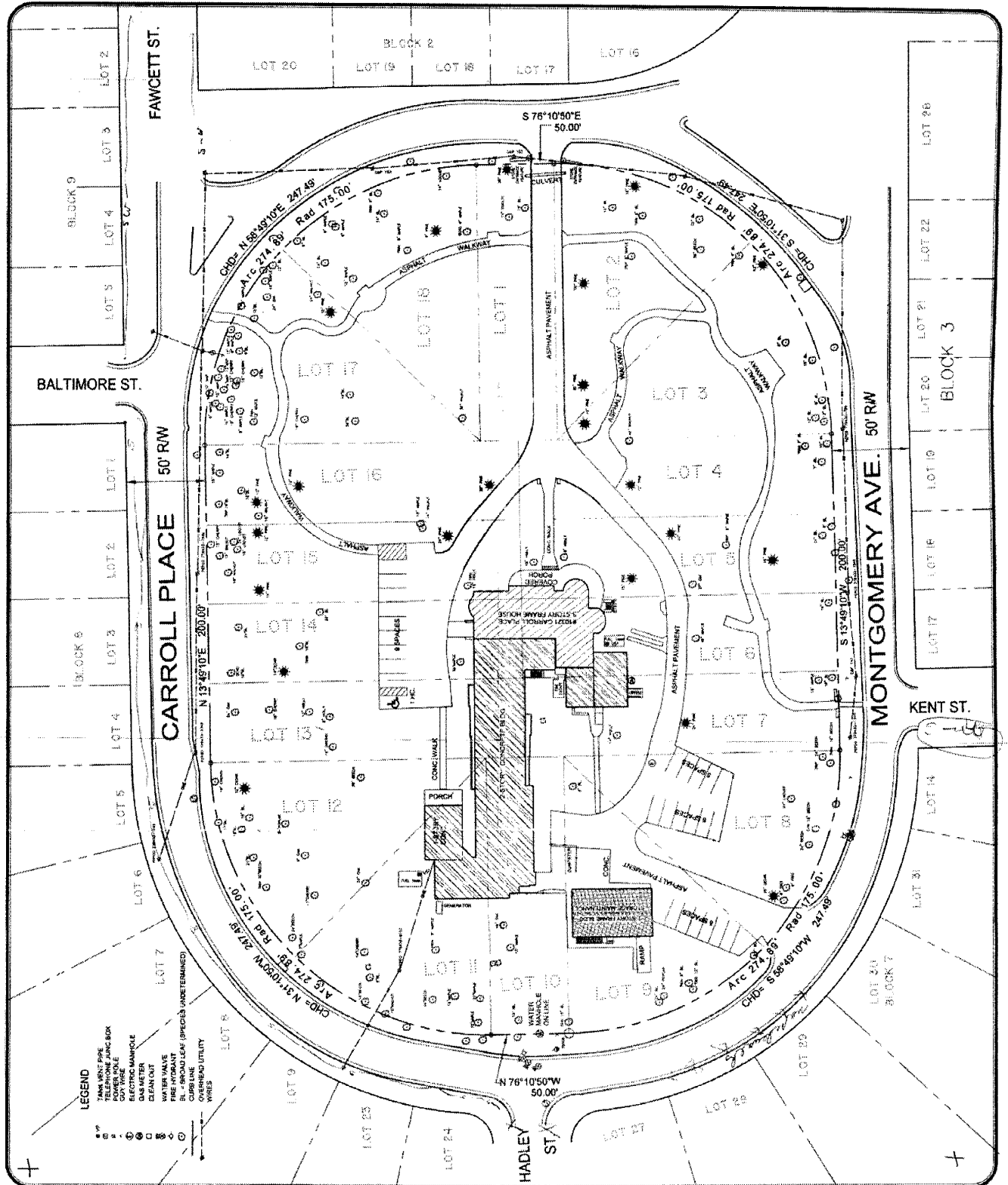


Figure 2 - Community Outreach

Location: http://www.mc-mncppc.org/legacy_open_space/LOS_Warner/index.shtml

PPRA Park Planning Projects - Legacy Open Space

Brainard Warner Property Planning and Design Options (aka Carroll Place or Circle Manor, Kensington, MD)

The Montgomery County Planning Board has authorized the acquisition of the Brainard Warner property (also known as Carroll Place or Circle Manor) in the Town of Kensington. The 4.45 acre site is identified as a Heritage Resource in the Legacy Open Space Functional Master Plan. The site includes both the house of Brainard H. Warner (the founder of Kensington) and a town green.

The Town of Kensington has expressed an interest in partnering with M-NCPPC and Montgomery County in the acquisition of the property.

On January 30, 2006, Montgomery County Planning staff met with the Kensington Town Council to discuss the process for developing planning and design guidelines for the Warner Property. These guidelines would be incorporated into a Memorandum of Understanding (MOU) between the Town of Kensington and the Montgomery County Planning Board.

The goal of the process described below is to work collaboratively with the Town of Kensington to develop MOU guidelines for the planning and design of the Warner property.

Check this web site or the [Town of Kensington](#) web page to keep updated on the process. You are also welcome to send your email address to lyn.coleman@mncppc-mc.org to be added to the mailing list. You may also include any comments or questions you may have on the process.

Community Calendar

| 2006 DATES | EVENTS |
|--|---|
| Saturday, April 1 9:00 AM - 12:00 PM | Brainard Warner House and grounds open to public |
| Saturday, April 8 9:00 AM-4:00 PM | Kensington Community Workshop The Town of Kensington and the Montgomery County Planning Board sponsored a community workshop on the Brainard Warner/Circle Manor property on Saturday, April 8, 2006 from 9:00 AM - 4:00 PM. The 50 people who attended discussed the following topics: <ol style="list-style-type: none">1. Design and planning principles that should guide future uses of the Warner House and grounds.2. Appropriate uses that might be accommodated on the site.3. Concept or "bubble" diagrams to help guide future development decisions. |
| Tuesday, April 18 | Click Here for a copy of the minutes of the April 8th community meeting and workshop (Adobe .pdf - 72k) Click Here for a copy of the worksheets developed by the workshop participants (Adobe .pdf - 1.1mb) |
| Monday, April 24 | Report to Kensington Town Council on workshop. (A similar report will be given to the Planning Board on April 20) |
| Thursday, May 11 7:30 PM (TENTATIVE) | Joint meeting of Kensington Town Council and Montgomery County Planning Board MRO Auditorium, 8787 Georgia Avenue, Silver Spring (will include opportunity for public testimony) |

To contact Park Planning & Resource Analysis
email: MCP-ParkLand@mncppc-mc.org
or call (301) 650-4370.

FIGURE 3

April 18, 2006

MEMORANDUM

From: Katie Irwin
Jeffrey Luker

To: All Persons Present

RE: CIRCLE MANOR
Kensington, MD
QE|A Proj. No.: 06236

Subject: Community Workshop – Saturday April 8, 2006

On Saturday April 8, 2006 Montgomery County Parks and Planning (MNCPPC) and the Town of Kensington sponsored a Community Workshop focused upon understanding the Kensington Communities aspirations and concerns relevant to future use of the former Brainard Warner Mansion referred to as Circle Manor located in the center of Kensington, MD. QUINN EVANS|ARCHITECTS (QE|A) assisted the MNCPPC and Citizen Volunteers in developing the Workshop Agenda, and served as Facilitator for the Meeting. The following notes provide a summary record of the Workshop discussion and presentations.

1. The Workshop was well attended, approximately 60 persons participated and nearly all of the participants contributed a whole day to the effort, beginning at 9:00 AM and finishing at 3:00 PM. A copy of the sign in log is attached. The Workshop room was organized among 10 tables with 6-8 participants at each table. Participants at each table served as an ad-hoc working group responsible to discuss ideas and present findings during the Workshop. Each participant was given a "Background Facts" sheet with the property's historic significance, facts of the site's acquisition, facts of the funding and reuse partnership with the town of Kensington, regulatory framework for reuse options, and reference websites.
2. After coffee provided by Café Monet, the Workshop began at 9:25AM with a welcome by Wat Stewart. The Workshop began with two Circle Sessions designed to establish a cooperative tone and summarize objectives relevant to the Workshop.
3. Expectations from the Workshop Participants – (Circle Session #1)

Representatives selected from several tables were asked to discuss their expectations for the Workshop; they offered the following ideas:

- a. Future development of the Property should create a gathering place, a setting to bring the Town together.
- b. The Development should create a legacy, something that the town founder would have wanted.
- c. Future development should preserve the feeling of the place.
- d. The Development should bring something to help the economy.

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- e. There should be an understanding of the cost considerations to assure that the future development is economically viable.
4. At 9:45AM, Lynn Raufaste, mayor of Kensington, and Derek Berlage, MNCPPC planning board chairman, each spoke a few words to the workshop participants. Lynn Raufaste suggested that change is not always bad, that traffic should be considered with any new development, and that the development should fit into the community. Derek Berlage, MNCPPC planning board chairman then spoke. He hoped that the open space would be preserved and would be used to serve the community.

5. Expectations from the Town Leaders – (Circle Session #2)

Similar to the first Circle Session, five leaders from the town representing various groups were invited to state their expectations for the Workshop; they offered the following ideas:

- a. Future development should preserve the existing open green space and the existing structures on the property.
 - b. Future development should find a way to celebrate the heart of the town.
 - c. The Development should create something that would fit into the town and be mindful of any traffic concerns.
 - d. The Development should create something that would reflect the historic resource.
 - e. This Workshop and the ongoing planning effort should serve as a model example of successful collective decision making.
6. At 10:00AM, QE|A presented the Workshop Agenda and explained the work-group format. The Workshop would focus in two parts. The first, morning agenda would focus on developing an understanding of the principles relevant to future development of the Property. The second, afternoon agenda would focus on identifying possible use scenarios and understanding how relevant principles might be addressed under the use scenarios.

7. Principles - Full Group Brainstorm

- a. All participants were asked to suggest development principles. Suggestions were stated aloud for everyone to hear and then written down on a large notepad for all to see. As sheets were filled, they were hung up on the walls. The following is the resulting list of ideas transcribed from the large notepad:
 - i. Retain the green space and make it into something useful.
 - ii. Any development use should be community enriching.
 - iii. Retain and preserve the mansion.
 - iv. Community input should guide the development decisions.
 - v. Intergenerational activities should continue.
 - vi. Preserve the specimen trees and continue to add to the collection.
 - vii. Provide public access for all residents. Create a town center.
 - viii. Any development should be financially sustainable.
 - ix. Preserve the house and the interiors. Maintain the house to the Dept. of the Interiors Standards of Rehabilitation.
 - x. Preserve the barn and the interiors.
 - xi. Development should be aesthetically pleasing.
 - xii. Provide a cultural use.
 - xiii. The new use would not ignore or desert the historic time periods of the property.

- xiv. Long term use should have an economic view.
- xv. Circle Manor should become a visitor attraction that makes sense and recognizes the importance of the property.
- xvi. Any decisions made should be long-lasting.

8. Principles - Small Group Recommendations

- a. At 10:10, the participants were asked to discuss development principles at each of their tables for thirty minutes. They were encouraged to use the "Site Analysis and Development Principles" worksheet (a 24"x36" sheet of paper with an aerial photograph of the property and room to write) to write down or draw their ideas.
 - b. At 10:45, a representative from each table came to the front of the room with their table's worksheet and presented their recommendations for development principles. Copies of the workgroup presentation sheets are attached. As they presented, the principles were written down on the large notepad for all to see. As sheets were filled, (while checking and merging duplicate principles), they were hung up on the walls.
9. At 11:10, the participants voted on the development principles. Each participant received 10 stickers with which to vote on any principle with any number of stickers (up to their entire allotment). The following is transcribed from the large notepad on which all the tables' recommendations were merged:
- i. Any development use should be dynamic and community enriching. (28 votes)
 - ii. Arts and cultural uses are preferred. (26 votes)
 - iii. Any development must be economically viable and sustainable. (29 votes)
 - iv. Historic and non-historic or new structures should be clearly defined and visible. (2 votes)
 - v. Provide a variety of uses – both economical/affordable and intergenerational. (5 votes)
 - vi. Preserve the 360 degrees of green space with conservation easements. (28 votes)
 - vii. Preserve and maintain the trees (utilizing professional arborists). (19 votes)
 - viii. Provide community access to the open space on the property in perpetuity. (10 votes)
 - ix. Preserve the mansion and its interiors (before 1955).
 - x. Preserve the barn/carriage house and its interiors. (14 votes)
 - xi. Limit the amount and intensity of uses. (4 votes)
 - xii. Limit the parking to the existing number (30). (6 votes)
 - xiii. No additional paving and care should be taken to control stormwater runoff. (5 votes)
 - xiv. No additional building square footage should be added to the property.
 - xv. Limit noise.
 - xvi. Limit the traffic. Keep the air clean. (2 votes)
 - xvii. Allow an agency or government tenant use for the short-term. (6 votes)
 - xviii. Increase the green space. (1 vote)
 - xix. Any new structure(s) must be architecturally compatible. (3 votes)
 - xx. Any new structure(s) must be contextual to the neighborhood and have a similar feel or ambiance. (5 votes)
 - xxi. The same balance or ratio of green space to structures must be maintained. (9 votes)
 - xxii. Enhance the landscape. (1 vote)
 - xxiii. Provide educational, historic, and recreational uses. (18 votes)

- xxiv. Any new structures should have an appropriate massing and scale to the existing site. (2 votes)
- xxv. No "mansionizations." (2 votes)
- xxvi. Preserve the interiors. (1 vote)
- xxvii. Consider funding when developing the use. (3 votes)
- xxviii. Maintain a partnership between the county and town. (20 votes)
- xxix. Maintain the property as a focal point of the town. (20 votes)
- xxx. No private sale or subdivision development. (16 votes)
- xxxi. Provide reasonable public access to the property. (9 votes)
- xxxii. No litter. (2 votes)
- xxxiii. No compromising of public safety. (5 votes)
- xxxiv. Low light impact. (3 votes)
- xxxv. Preserve the house, barn, and grounds.
- xxxvi. Any development or use should reflect the history of the town (the plan of the house is similar to the plan of the town). (10 votes)
- xxxvii. Any development or use should have long-term viability. (15 votes)
- xxxviii. Any new structures should be compatible in scale to the historic house. (1 vote)
- xxxix. Restore the integrity of the house and the outbuildings. (6 votes)
- xl. No affordable housing. (36 votes)

10. As the voting period was closed, QE|A noted that the Participants had completed the morning part of the Agenda; individually and as a group the Participants had listed, presented and voted on principles that should inform future development and use of the Circle Manor Property.

11. Use – Full Group Brainstorm

- a. At 11:45AM, all the participants were asked to suggest compatible uses for the property. Suggestions were stated aloud for everyone to hear and then written down on a large notepad for all to see. As sheets were filled, they were hung up on the walls. The following is transcribed from the large notepad:
- i. Short term county agency such as the historic preservation commission.
 - ii. A small academy for educational purposes
 - iii. Bed and breakfast with a restaurant (run by students in a hotel program)
 - iv. Restaurant
 - v. Historic foundation offices
 - vi. Community Center with meeting rooms and activities for both children and seniors
 - vii. Community activities and public access to the grounds
 - viii. House and grounds could be leased for receptions (like Strathmore Hall or the Rockville Mansion)
 - ix. Disabled housing (providing a live/work partnership, i.e. ground maintenance could be performed by the residents)
 - x. Vocational school, community classes (i.e. business classes)
 - xi. Senior housing (adult day programs, intergenerational programs, assisted living)
 - xii. Nursing home (partnership with the town)
 - xiii. Small business (at the house)
 - xiv. Senior condominiums
 - xv. Artist studios (at the carriage house), (like the Torpedo Factory)
 - xvi. Montessori school with a shared use (cultural and community)
 - xvii. Disabled persons' use

- xviii. Arts classes, educational classes
- xix. Non-profit foundation headquarters (historic, music, environmental)
- xx. Artist studios (entire site)

12. At 12:30, the Workshop took a break for lunch. Lunch was provided by the Town of Kensington.

13. Use – Small Group Recommendations

- a. The Workshop resumed at 1:00PM. Each table was given one "Compatible Uses & Redevelopment Ideas" worksheet (a 24"x36" sheet of paper with a site plan of the property and room to write) for the following uses: Arts/Cultural, Bed and Breakfast (at two different tables due to its popularity), Foundation/Institutional, Housing, Mixed Use. The participants were then asked to go to a table of their choosing to work on the opportunities, constraints, and viability of that particular use. Each group was encouraged to use the worksheet to write or draw their ideas. There were approximately 4-8 people at each table.
- b. At 1:30PM, a representative from each table came to the front of the room with their table's worksheet and presented their ideas pertaining to a particular uses. Copies of the workgroup presentation sheets are attached..
- c. Arts/ Cultural
 - i. The Arts/ Cultural team segmented the property into various areas relating to a specific art (i.e. studio art, film, music). They decided to have a tie-in with the Children's Library with a Children's Reading Garden. The Carriage House would house artist studios. Concerts and films would occur on the north area of the lawn.
 - ii. There is even a possibility for a culinary institute and bed and breakfast partnership with the existing house. There are several local partnering possibilities including Montgomery Community College, American Film Institute, Roundhouse Theater, Culinary Institute, University of Maryland, and Marriott.
 - iii. Artists-in-residence (or chefs-in-residence) could have temporary affordable housing in exchange for teaching classes for the community thereby bringing in out-of-town talent into Kensington. These arts and cultural activities would create a dynamic use for the property.
 - iv. Opportunities: partnerships, revenue through leased space, enriching the community, variety of topics, green space preservation, maintaining the relationship of the buildings to the county and the town, multi-generational activities
 - v. Constraints: noise (films, concerts), trash from events, crowds, partners/sponsors
- d. Bed and Breakfast #1
 - i. The Bed and Breakfast team thought that a local college could host a bed and breakfast with their students in finance management and food service. A bed and breakfast would be income-producing through its room rentals, restaurant, and special events. Additionally, it would put Kensington on the map and give it instant exposure.
 - ii. The renovation of the property would also present an opportunity for local colleges or for the historic preservation commission through research, learning a trade, and preservation methods.



- iii. The grounds would be available to the public for biking and walking. The main house, dining area, and kitchen would be reused. The addition (nursing home rooms) would support housing for grounds upkeep and functions for the bed and breakfast. The carriage house would support the bed and breakfast sales and house artist studios. A greenhouse could be added to the property. It could be run by a local college to provide a learning opportunity. Plants could be grown for Kensington and for sale. There could be a joint venture with Marriot as a source of support for the bed and breakfast.

e. Foundation/Institutional

- i. A foundation or institutional use would likely house a non-profit. One of the opportunities is that this use has a viable business plan. A foundation or institutional use also matches the mission of Kensington and advances the philosophy of the town. A use of this type would benefit the community and the community abroad. The property could also be a short-term residence for educators and lecturers. This use would develop and improve the town physically.
- ii. Opportunities: Advantages include economic viability and sustainability, a working business plan, opportunity for a public/private partnership (i.e. with Marriott). A nonprofit organization could pay the rent in advance to help finance the town and in return receive affordable rental space. The deal could be structured that the capital could be used for the restoration phase and help off-set the town/county debt.
- iii. A foundation or institutional use would be a low intensity use with working hours of 9-5 or shorter. On off-times (i.e. holidays), the town would have public access to the green space for celebrations and other events. There would be no additional redevelopment. The annex could be removed and replaced with a Victorian style office space. There would be no increase in traffic or large service trucks. This property would be a positive exposure for the tenant. The tenant would be a friendly tenant. A benefit for the tenant would be the proximity to Washington, DC.
- iv. Constraints: This use would be sustainable economically but this could also be a constraint if there was a an extended lease for more permanence. It would be important to attract the right groups for this use. Another constraint would be limited public access to all or parts of the house. There would have to be a contract with the organization for public access to the spaces inside. A constraint could be that the use is not as viable a use like senior housing.

f. Housing

- i. This team looked at the possibilities for senior housing and/or disabled persons housing. They proposed that the use would demolish the 1955 addition and rebuild new housing in its place.
- ii. Opportunities: This use would continue the previous nursing home function. It would allow for community access. The use would also fulfill a community need.
- iii. Constraints: This use is financially limited. The property (with the existing building footprint and square footage) may only allow for approximately 40 units. In order for senior housing to break even there would need to be at least 60 units. The site is restrictive currently. There would need to be 3 stories on the present footprint. There would be architectural constraints on the new structure. The question for who owns and/or operates the housing is of concern. There may not be many who would be interested in owning or operating senior housing with a limited number of units.

- iv. Possible alternates include senior co-op units. They would be upscale units and would work for those in the high-end income range. This would not meet the need for middle of the spectrum incomes.
- v. Additionally, a short-term county agency could occupy the site until a resolution is found. There is also the potential to place a structure on top of the existing parking area for more units which would increase the viability of this use.
- vi. There is a need for reasonable work-force housing (middle-income) in the county. If this use can be placed on the site then Kensington could be a model for other communities and bring prestige to the country. Also the inter-generational aspect might be met.

g. Mixed Use

- i. This team matched up the other uses and tried to see the compatibility between combinations of uses. Four out of approximately nine uses appeared to be compatible.
 1. Bed and Breakfast with Senior Housing are not compatible due to the necessary size of each in order to be viable.
 2. Bed and Breakfast with a School are not compatible, except for a culinary school. Again, the size requirements would exclude each other.
 3. Bed and Breakfast with an Arts/Cultural use are compatible. The mansion would house the bed and breakfast use while the carriage house would host the arts/cultural uses.
 4. Bed and Breakfast with a Non-Profit are compatible. The mansion would house the bed and breakfast use while the carriage house would host the administrative offices for the non-profit.
 5. Senior Housing with an Arts/Cultural use are compatible. The mansion would be the senior housing and the carriage house would host the arts/cultural uses. Both functions would be quiet uses with low impact on the site.
 6. Senior Housing with a School are not compatible due to the noise factor of the school.
 7. Senior Housing with a Non-Profit are not compatible due to the necessary size of each in order to be viable.
 8. School and an Arts/ Cultural use are potentially compatible. A Montessori school and an arts/cultural use are not compatible because of the noise factor of the school. This combination could work if the arts/cultural use occurred only on the weekends and the playground location was away from the carriage house. An adult educational school and an arts/cultural use are compatible. Both would have a low impact of noise and host similar activities.
 9. School and a Non-Profit are not compatible due to the necessary size of each in order to be viable.
- ii. The team then filtered the above combinations by the principles developed in the morning. These are the top three combinations of uses that could work on the property:
 1. Arts/Cultural use with a Non-Profit: The carriage house would have the arts/cultural uses and the mansion would house the non-profit. The annex could be reconfigured (with the existing square footage) and renovated to be more architecturally compatible. The grounds could be open all the time while the non-profit use is inside the mansion. The non-profit could be willing to open the mansion to the

public for special events. Both uses would have be low impact on the property with minimal noise and traffic.

2. School with an Arts/Cultural use: Both are compatible uses with the right type of school.
3. Senior Housing with an Arts/Cultural use: Both would have a low impact on the property with minimal noise and traffic.

h. Bed and Breakfast #2

- i. This team looked at a comparison between a restaurant and a bed and breakfast on the property as well as other similar functions.
- ii. One constraint on both uses is the fact that alcohol can not be served in Kensington. Another would be that the operator of the bed and breakfast would need a lot of money up front to start the bed and breakfast. It may be necessary for the bed and breakfast to combine with another partner. A culinary school and restaurant together on the property could serve brunches and high tea but they would compete with the other smaller cafes in town.
- iii. There is the opportunity for a culinary school to have a public/private partnership. A vocational school could operate the house and provide landscape design, restaurant management, and hotel management services. A culinary school or department could also serve reasonably priced food.
- iv. A conference center could occupy the property once the existing buildings were renovated. The property could be used for wedding receptions and other events. One constraint would be the additional traffic.
- v. One advantage to this type of food/hotel use on the property would be its proximity to Washington, DC.
- vi. There is also the potential for a combination assisted living and culinary school partnership. The assisted living would most likely have a restaurant that could be operated by the culinary school.

14. At 2:25PM, Gwen Wright, Historic Preservation Supervisor for Montgomery County Department of Park and Planning, provided a recap of the day's events and talked about putting the worksheets and meeting minutes on the website with a public forum for comments. She then presented the "Next Steps" for the Workshops' work to guide the Memorandum of Understanding and the eventual development/future use of the property.

15. Wat Stewart closed the Workshop at 2:30PM with positive remarks on the day's work. Participants, facilitators, and organizers were all given enthusiastic applause for their productive efforts.

Attached: Following is a list of attachments created during the Workshop:

- SITE ANALYSIS; Redevelopment Principles
6 Presentation Worksheets prepared by individual workgroups
- REDEVELOPMENT VISION; Compatible Uses and Redevelopment Ideas
6 Presentation Worksheets prepared by individual workgroups

END OF MEMORANDUM