





MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Agenda Item # 5
Agenda Date: October 20, 2016

October 13, 2016

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Michael Riley, Director of Parks 
Mitra Pedoeem, Deputy Director of Parks
Michael Ma, Acting Chief, Park Development Division 

FROM: Joshua W. Kaye, Park Development Division 
William E. Gries, Park Development Division 

SUBJECT: Resolution authorizing the purchase of 0.51 acres, more or less, improved, from Mary Breen St. Clair by the Maryland-National Capital Park and Planning Commission, as an addition to Kings Local Park.

RECOMMENDATION

Staff recommends that the Montgomery County Planning Board approve the attached resolution, shown as Exhibit -A, authorizing the Executive Director to execute a Land Purchase Agreement with Mary Breen St. Clair to acquire 0.51 acres, more or less, improved, as an addition to Kings Local Park.

The property has an address of 23701 Clarksburg Road and is improved with a circa 1910 two-story colonial style home with approximately 1,272 finished square feet. The proposed acquisition is an inholding of private land currently surrounded by an existing 24.0 acre +/-co-located park/school site known as Kings Local Park. It is co-located with Little Bennett Elementary School, on a separate parcel nearly five (5) acres in size. The recommendation is being made to accommodate growing recreational needs of residents and businesses surrounding the Clarksburg Village and Clarksburg Town Center communities. Acquisition of the St. Clair property would remove an important inholding that would allow the park to be more inviting and unconstrained for easier access and visibility for park users, it finalizes the complete assemblage, and represents the last opportunity to increase the land area in the park, due to the surrounding development constraints. Additional open space will give park users more area to play, gather, celebrate, and relax. This acquisition increases the net tract area of the park for future planned improvements like installing new play equipment, sitting areas, a fishing pier, additional parking, and a network of interconnecting hiker/biker and walking trails that will bring community residents into the park.

The property will be acquired for a purchase price of \$317,500, which will be funded through Maryland's Program Open Space (POS). The residence on the St. Clair Property will be evaluated by Facilities Management staff to determine whether to lease the dwelling during the interim while a future park renovation is planned, or razed when funds are available after settlement.

Details of this recommended parkland acquisition were presented to the Board in closed session on October 13, 2016.

cc: John Nissel Wendy Hanley
John Hench Megan Chung
Doug Ludwig Jim Poore
Antonio DeVaul Michelle Grace
Kristi Williams David Vismara
Shuchi Vera



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
16-113

RESOLUTION

WHEREAS, the Maryland-National Capital Park and Planning Commission ("Commission") is authorized by Md. Code Ann., Land Use §17-101 (formerly Article 28, Section 5-101), to acquire, develop, maintain and operate a public park system within the Maryland-Washington Metropolitan District; and

WHEREAS, the Montgomery County Planning Board received and considered a recommendation from staff of the Commission, in closed session on October 13, 2016, that it approve the acquisition of 22,215 square feet (0.518 acres) of land, more or less, improved, (the "Property") from Mary St. Clair (the "Seller"), identified as Maryland Department of Assessments and Taxation's Tax Account Number 02-1-00028105, as an addition to Kings Local Park; and

WHEREAS, there are sufficient Program Open Space (POS) monies available in the Commission's FY-17 Local Acquisition Program CIP to pay the \$317,500 negotiated purchase price for the Property; and

WHEREAS, the Property meets parkland acquisition criteria as an addition to Kings Local Park;

NOW THEREFORE, BE IT RESOLVED, that the acquisition of the Property from the Seller as described above, for a purchase price of \$317,500, in accordance with a proposed Land Purchase Agreement between the Commission and the Seller, is hereby approved by the Montgomery County Planning Board on this 20th day of October, 2016 and the Executive Director is authorized to execute said Agreement on behalf of The Maryland-National Capital Park and Planning Commission.

* * * * *

This is to certify the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____, _____, _____, and _____ voting in favor of the motion at its regular meeting held on Thursday, October 20th 2016 in Silver Spring, Maryland.

Casey Anderson, Chair
Montgomery County Planning Board