

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr1632	sb0650	lr1494	hb0587	Warner Manor
3. Senate Bill Sponsors				House Bill Sponsors
Madaleno				Waldstreicher
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$400,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$400,000, the proceeds to be used as a grant to the Maryland-National Capital Park and Planning Commission for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Warner Manor.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Nina Applebaum		3014952519	nina. applebaum@montgomeryparks.	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Montgomery County Department of Parks is a key agency of the Maryland-National Capital Park and Planning Commission (M-NCPPC), the proud steward of over 35,000 acres of parkland. Our mission is to protect and interpret the county's valuable natural and cultural resources; balance the demand for recreation with the need for conservation; offer a variety of enjoyable recreational activities that encourage healthy lifestyles; and provide clean, safe, and accessible places for leisure-time activities.</p> <p>The Department's Cultural Resources program exists to preserve historic buildings according to county, state and federal preservation laws, to find them a viable use when vacant, and to interpret the best of those buildings and sites to the public through accessible programming. The Warner Manor project supports the goals of the Department by creating a countywide public park with a pair of historic, revitalized buildings at its core, surrounded by a landscaped open space park. The history of the site also will be interpreted through exterior signage and interior exhibit in the grand</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

Warner Manor, located in Warner Circle Special Park in the heart of the Kensington Historic District, was the home of Brainard Warner, the founder of the Town of Kensington, Maryland, and a significant figure in the development of Montgomery County. This 4.5-acre property was acquired by M-NCPPC in 2005-06 through the Legacy Open Space program. Planning and design work for this new park has been underway since 2006 in close coordination with the Town of Kensington and other interested communities. The concept for the park is to meet three goals: 1) to create a landscaped open space park that serves as a town green for Kensington and supports countywide events; 2) to provide historical and archaeological interpretation of this important historical site to county citizens and visitors; and 3) to rehabilitate the historic manor house and carriage house through adaptive reuse as public meeting space, offices, and public interpretive space. The project will convert the two historic buildings (a 13,000 square foot house and 2,000 square foot carriage house) into a working office. These offices - whether for the Department of Parks staff, other public servants, or a compatible non-profit organization, will have space for up to 40 people. The landscaped park, front porch, rear terrace, and some of the rooms will serve the 1,850 residents of the Town of Kensington and the nearly 1 million county residents by

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	\$1,000,000
Construction	\$5,547,000
Equipment	
Total	\$6,547,000

13. Proposed Funding Sources – (List all funding sources and amounts.)

Source	Amount
Warner Bond Bill V	\$400,000
Warner Bond Bill I (2004, G060)	\$100,000
Warner Bond Bill II (2006, G072)	\$150,000
Warner Bond Bill III (2010, G069)	\$275,000
Warner Bond Bill IV (2011, G077)	\$100,000
CIP - Restoration of Historic Structures (MoCo)	\$470,000
Legacy Open Space CIP Emerg. Stabilization (MoCo)	\$100,000
CIP - Warner Circle Park (MoCo, prop. FY20+)	\$4,952,000
Total	\$6,547,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
Complete	10/30/2015	4/1/2015	6/30/2016
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
		0	40 staff, 1,850 Town residents, >5000 county residents
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
432-G060 (amended 2008)	100000.00	Warner Manor - Planning, Design, Demolition, Renovation	
0460G072 (amended 2008)	150000.00	Warner Manor--Planning, Design, Demolition, Renovation	
483-G069	275000.00	Warner Manor--Planning Design, Demolition, Renovation	
G077	100000.00	Warner Manor--Planning, Design, Demolition, Renovation	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Maryland-National Capital Park and Planning Commission, Montgomery County Department of Parks 9500 Brunett Ave., Silver Spring MD 20901		10321 Carroll Place, Kensington, MD	
20. Legislative District in Which Project is Located	18 - Southeastern Central Montgomery County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Adrian Gardner	Has An Appraisal Been Done?	Yes/No
Phone:	301-495-2460		Yes
Address:		If Yes, List Appraisal Dates and Value	
Maryland-National Capital Park and Planning Commission Montgomery County Dept. of Parks 9500 Brunett Avenue Silver Spring MD 20901 Attn: Nina Aplebaum, Grants Manager		July 2011	5300000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	40	20000.00	1000000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Public Agency or Appropriate Non-Profit Organization	1 yr. with annual renewal	TBD	TBD
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Currently not leased			
26. Building Square Footage:			
Current Space GSF	15,000		
Space to Be Renovated GSF	15,000		
New GSF			
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		1894	

28. Comments: (Limit Length to Visible area)

This project serves to activate a very large, vacant historic park building, which is essential to prevent further deterioration and vandalism. Additionally, this site and the buildings are the key element of the Kensington National Register Historic District, and thus are critical to preserve and interpret. The overall project has been divided into several phases: 1) Design for Demolition of Nursing Home and Button-up of Missing Walls, 2) Demolition of the Non-historic Building Wings, and Construction of Missing Walls 3) Phase Two Design for Complete Rehabilitation, and 4) Construction into Working Offices. The Phase Two Design for Complete Rehabilitation is the focus of this current bond bill request. Previous bond bills and county funding provided for the first phase of design, the demolition of the unsightly nursing home additions, and the construction of missing historic walls in a series of highly successful, shovel-ready projects that are now complete. The large, 1960's nursing home wings (two-story dormitory and commercial kitchen) have now been removed and the missing side and rear walls whose design was inspired by historic photographs and recently discovered 1910's architectural schemes were rebuilt. The historic stone terrace and frame porches that were removed for the construction of the nursing home wings also have been reconstructed. The entire project was approved by the Maryland Historical Trust and the Montgomery County Historic Preservation Commission. A historic easement with the Maryland Historical Trust has already been put in place. Green space that was taken up by the footprint of the two-story nursing home dormitory wing is open parkland once again. Unfortunately, however, the historic house is now in a "mothballed" state, awaiting further funds. This proposal therefore includes a request for an additional \$400,000 of State funds to pay architectural and engineering fees to develop 100% construction documents for the rehabilitation of the interior of the historic home into offices and for accompanying site work. The result will be permitted drawings and specifications to: rehabilitate the historic house for occupancy as office space (potentially satellite office space for M-NCPPC Montgomery Parks, offices for other public servants, or offices for non-profit organizations), restore the carriage house behind it, and create final site design for vehicular parking and pedestrian paths. Part of the sizable space may be leased to the community or a non-profit for use (TBD). A well-crafted historical exhibit will be part of the final front hall. Certain rooms will be designated for community meetings. When fully completed, this site will serve all of Montgomery County in several ways: as open space for daily use and programmed public events, as functional historical buildings, as an important public interpretive site and educational resource, and as accessible meeting space.