

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Bridget Hill-Zayat**



**Council Member Conor Crimmins
Council Member Duane Rollins**

Released: September 6, 2019

Monday, September 9, 2019

Town Council Meeting (Closed Session), 6:00 pm

Town Council Meeting (Public Session), 7:00 pm

CALL TO ORDER

CLOSED SESSION (6:00 pm)

Motion to call for a Closed Session pursuant to State Government Article §3-305(b), "Closed Session".

- a. **Article §3-305(b)(1)(ii)** – to discuss a personnel matter that affects one or more specific individuals.

ADJOURNMENT

(The Mayor and Council may move to close the meeting and may move to reopen the meeting)

PUBLIC SESSION (7:00 pm)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

APPROVAL OF MINUTES

1. Organizational Meeting of July 8, 2019
2. Regular Town Council Meeting of August 12, 2019

FROM THE MAYOR AND TOWN COUNCIL

1. **Warner Circle Park** – Presentation by Joey Lampl, Montgomery Parks, for the proposed sale of Warner Mansion and the Carriage House to Washington Landmark Construction (WLC) for the rehabilitation of the historic buildings to residential condominiums.
2. **Montgomery County Public School's Boundary Study** – Update by Kensington Parkwood Elementary PTA representative, Kendall Watson, on MCPS's School Boundary Study.

**Town of Kensington 3710 Mitchell Street Kensington, MD 20895
Phone 301.949.2424 Fax 301.949.4925
www.tok.md.gov**

3. **Development Review Board (DRB)** – Update on proposed guidelines for the Development Review Board.
4. **Dog Park Update** – Update from the September 5, 2019 Dog Park meeting.

FROM THE TOWN MANAGER AND STAFF

1. **Signs and Commercial Regulations** – Set a date for a Council work session to discuss revisions to the proposed Amendments within Ordinance No. O-03-2019.
2. **Alcohol Regulations** – Set a date for a Council work session to discuss adopting Montgomery County's alcohol regulations and any additional restrictions.
3. **October 2019 Town Council Meeting** – Set a date for the October 2019 Town Council Meeting.
4. **District 18 Delegation** – Schedule a date for a community meeting with our District 18 representatives to discuss Legislative priorities.
5. **10400 Connecticut Avenue** – Discuss the possibility of working with the State Highway Administration to change the 'No Parking Anytime' sign to 'No Parking – Loading and Unloading Only' in front of 10400 Connecticut Avenue during non-rush hour.

PUBLIC APPEARANCES

(The public is invited to speak on any subject that is not a topic on tonight's agenda)

ORDINANCES, RESOLUTIONS, AND REGULATIONS

(Ordinances, resolutions, and regulations to be introduced or adopted following appropriate procedures required by the Town Code; or resolutions that may require discussion by the Mayor and Council prior to approval)

1. **Resolution No. R-17-2019** – A Resolution of the Mayor and Town Council of Kensington in support of the proposed sale of Warner Mansion and the Carriage House to Washington Landmark Construction for the rehabilitation of the historic buildings as residential condominiums, and to preserve the surrounding land around the historic buildings as public park land within the Montgomery Parks system.

ADJOURNMENT

(The Mayor and Council may move to close the meeting and may move to reopen the meeting)

THE NEXT SCHEDULED MEETING(S) OF THE MAYOR AND TOWN COUNCIL WILL BE HELD:

October Meeting TBA



Warner Circle Special Park Project Briefing for Town of Kensington



Montgomery County Department of Parks



September 9, 2019

Warner Circle History

- Kensington Town Founder's House and Carriage House (1890s)
- Acquired by Montgomery Parks (via County) in 2005-2006 for \$6.4M with Legacy Open Space funding.
- Parcel has 18 paper lots. Acquisition was approved to meet three policy purposes: Preservation of buildings, open space, a 3rd public benefit through adaptive reuse.



Challenges

- Between 2008-2018, multiple efforts to identify a viable a use and/or contributing financial partner did not yield a solution.
- Parks has spent \$1.7M on stabilization, demolition of non-contributing features, and property upgrades via County and state funding.
- Estimates for the required rehabilitation and adaptive reuse of two historically designated buildings are between \$5M and \$6M.
- Estimate for ongoing maintenance for historic buildings will cost an additional \$70,000 per year.
- The County Council has supported the property's stabilization but indicated it is not prepared to fund full rehabilitation. Parks' Capital Improvement Program (CIP) has no funding currently associated with this property.



Washington Landmark Construction Proposal

- In 2018, Parks received unsolicited proposal from Washington Landmark Construction to rehabilitate historic buildings.
- Upon due diligence, Commission entered into Letter of Intent with Washington Landmark Construction.
- Proposal is to convert the Mansion and Carriage house into about 12 residential units, likely condominiums.
- Project employs universal/capable design. Means ADA compatibility and design will suit youth to seniors.
- Commission will negotiate sale of the two historic buildings plus a ~6-foot buffer around them. Commission will retain land for public park, including land beneath bldgs.
- Developer will bear all costs associated with adaptive reuse. Developer's plan will pay for annual and long-term building maintenance.
- Developer will adhere to all regulatory laws, codes, permits.

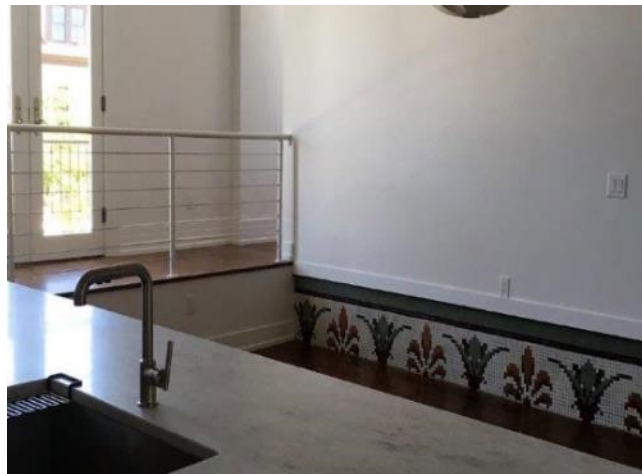
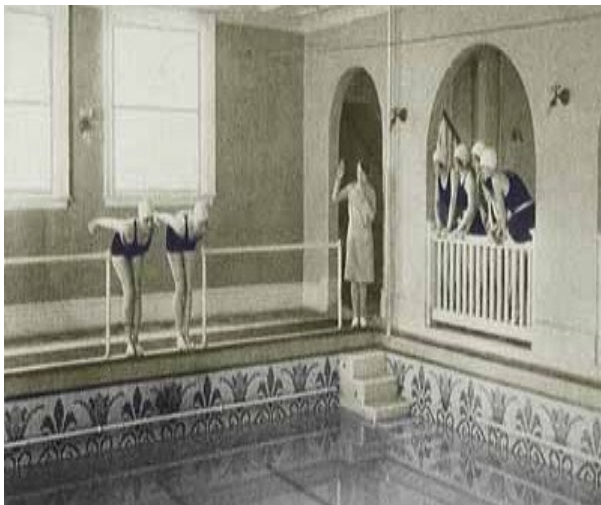


WLC is an historic preservation developer

Natl. Park Seminary Projects



Gymnasium – Before and After photos above; swimming pool and condo interior, same view, below.



Power Plant (as of Sept 2018)
Residential Project Underway

Why Parks believes proposal is good solution

- It returns now-vacant and deteriorating structures to good condition and its historic use.
- It preserves the buildings' historic character.
- The open space will remain a public park under the continuing management of Montgomery Parks.
- The housing will generate tax revenue.
- Agreement will require the new owner to make a portion of the buildings available to the public for a certain number of events per year, to be negotiated.



Some Key Project Supporters

- Friends of Warner Circle
- Kensington Historical Society
- Montgomery County Planning Board
- Members of the County Council (via individual outreach)
- Maryland General Assembly District 18 Delegation
- Board of Public Works (has voted to approve the sale and forgive \$716,000 in state bond bills)
- Legacy Open Space Advisory Group
- Department of Planning, Historic Preservation Supervisor



Resolution No. R-17-2019

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF KENSINGTON IN SUPPORT OF THE PROPOSED SALE OF THE WARNER MANSION AND CARRIAGE HOUSE TO WASHINGTON LANDMARK CONSTRUCTION FOR THE REHABILITATION OF THE HISTORIC BUILDINGS AS RESIDENTIAL CONDOMINIUMS, AND TO PRESERVE THE SURROUNDING LAND AROUND THE HISTORIC BUILDINGS AS PUBLIC PARK LAND WITHIN THE MONTGOMERY PARKS SYSTEM

WHEREAS, Warner Circle Special Park sits on 4.5 acres within the heart of the Kensington Historic District; and

WHEREAS, the Maryland – National Capital Park and Planning Commission (Montgomery Parks) acquired the site in 2006 through the Legacy Open Space program for \$6.4M to preserve the historic buildings and parkland, and to provide a public benefit through an adaptive reuse of the buildings; and

WHEREAS, Montgomery Parks has obtained cost estimates between \$5M and \$6M to rehabilitate the buildings for any future active use; and

WHEREAS, Montgomery Parks has estimated that the ongoing maintenance for the historic buildings will cost an additional \$70,000 per year; and

WHEREAS, Washington Landmark Construction (WLC) has proposed purchasing the existing Mansion and Carriage House from Montgomery Parks, via Montgomery County, and redeveloping the structures into residential condominiums; and

WHEREAS, Montgomery Parks has entered into a Letter of Intent to cooperate with WLC on the adaptive reuse – disposition of the two historic buildings (subject to County approval) for development as residential condominiums according to all regulatory approvals while preserving the land as public parkland; and

WHEREAS, Montgomery Parks, in conjunction with WLC, presented the proposal to both the Town of Kensington and the Friends of Warner Circle; and

WHEREAS, Friends of Warner Circle (FOWC), an independent group advocating for preservation, community integration, financial viability, and public access of Warner Circle Park, supports WLC's intended purchase and development of the historic buildings for residential use; and

WHEREAS, the Kensington Historical Society (KHS) has also stated support for the proposed rehabilitation of the historic buildings for residential use.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Town of Kensington, founded on testimonial support by Montgomery Parks and Friends of Warner Circle presented at the September 9, 2019 Council Meeting, support the unsolicited proposal by Washington Landmark Construction to rehabilitate the existing historic buildings, at the developer's expense, into

residential condominiums; and to preserve the surrounding land as public park land within the Montgomery Parks system.

Adopted by the Mayor and Town Council, at a regular public meeting, this **9th** day of **September, 2019**.

Tracey C. Furman, Mayor

This is to Certify that the foregoing Resolution was adopted by the Mayor and Town Council in public meeting assembled on the 9th day of September 2019.

Susan C. Engels, Clerk-Treasurer