

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

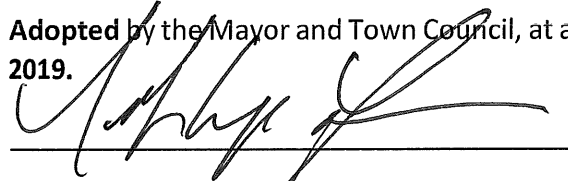
WHEREAS, Friends of Warner Circle (FOWC), an independent group advocating for preservation, community integration, financial viability, and public access of Warner Circle Park, supports WLC's intended purchase and development of the historic buildings for residential use; and

WHEREAS, the Kensington Historical Society (KHS) has also stated general 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 continued discussions regarding 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.**

A handwritten signature in black ink, appearing to read 'Tracey C. Furman', written over a horizontal line.

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.

A handwritten signature in black ink, appearing to read 'Susan C. Engels', written over a horizontal line.

Susan C. Engels, Clerk-Treasurer