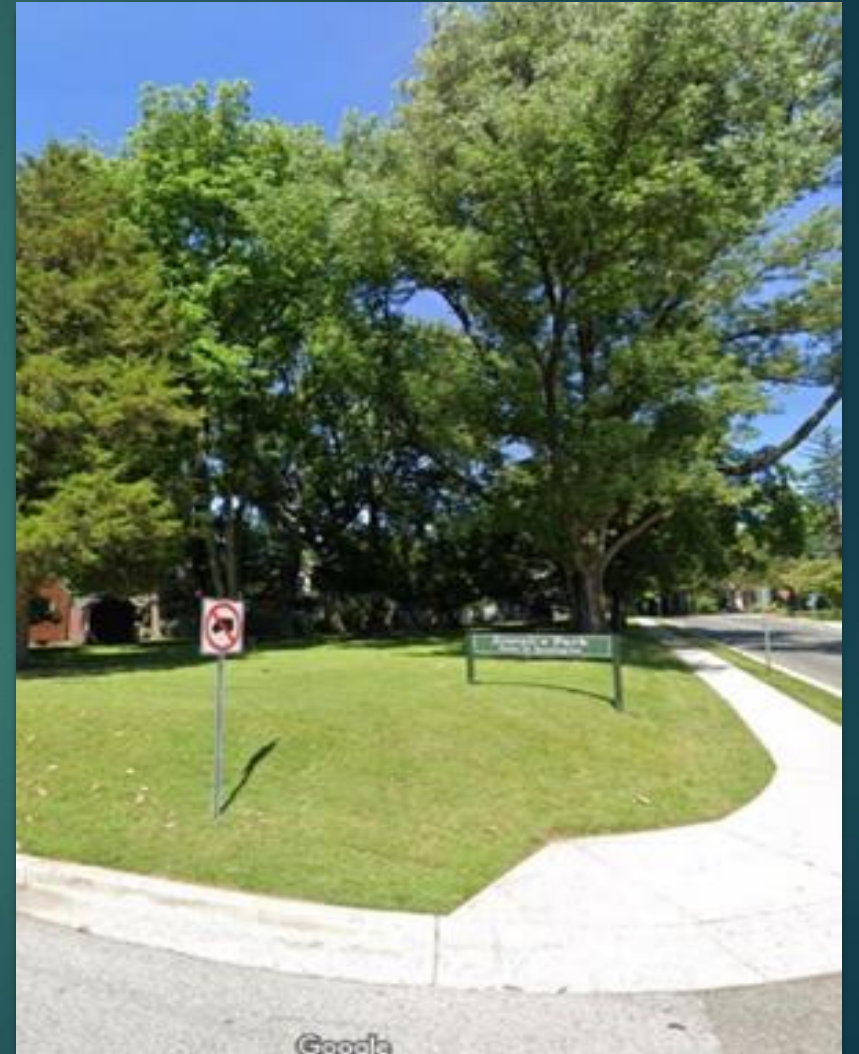


Joseph Park

3420 Plyers Mill Road

7,500 Square Feet – Zone R60 (Residential)



Property was Appraised in 2023 for \$450,000

- ▶ The subject site encompasses a single tax parcel that contains 0.17 acres, or 7,500 square feet.
- ▶ The site is at the southwest corner of the intersection between Plyers Mill Road and Wheatley Street.
- ▶ The property is zoned R-60, a residential classification, that favors detached single-family development.
- ▶ The site is currently used as Joseph Park and is mostly cleared, level, and ready for development, with public access and utilities at the site.
- ▶ The property should be well-suited for development with a detached single-family dwelling.

- 3420 Plyers Mill Road – Acquired by the Town on October 31, 1956, for the sum of \$10.
- The property has no improvements and contains eight (8) trees that have been evaluated by the Town's Arborist:

- 23" Ash – Good condition
- 24" Ash – Fair condition
- 50" Ash – Fair condition
- 22" Black Walnut – Good condition
- 18" Black Walnut – Excellent condition
- 18" Cedar – Excellent condition
- 14" Yew – Excellent condition
- Yew (6-stem) – Excellent condition



10549 St. Paul Street:

- 7,500 square feet
- House Built in 1888

3420 Plyers Mill Road:

- 7,500 square feet
- Zoned Residential



Town of Kensington Parks

- ▶ Joseph Park – 7,500 sq. ft.
- ▶ Ernest Memorial Park – 12,100 sq. ft.
 - ▶ Adjacent to 30,800 sq. ft. of Town owned property.
- ▶ Flinn Park - 15,909 sq. ft.
- ▶ Reinhardt Park – 31,562 sq. ft.
- ▶ Clum Kennedy Park – 83,252 sq. ft.
- ▶ St. Paul Park – 140,000 sq. ft.
- ▶ Howard Avenue Park – Dedicated as Public Right-of-Way



Why Sell Joseph Park?

- ▶ The Town Acquired 10528 St. Paul Street on November 1, 2024, as the primary lot for our future Public Works Building.
 - ▶ 10528 St. Paul Street - \$1,010,000.
- ▶ The Town has identified the adjacent property, 10526 St. Paul Street, as a necessary acquisition to not only build the Public Works Building, but to allow future expansion of St. Paul Park.
 - ▶ 10526 St. Paul Street (CRN) was Appraised in 2023 for \$475,000.
 - ▶ 10,599 Square Feet.



Property Acquisition Fund

- ▶ The Revenues received from the Sale of Joseph Park would be allocated to the Town's Capital Improvement Plan (CIP) – within the Property Acquisition Fund (GG-002).
- ▶ The Property Acquisition Fund currently has \$452,968.40, following the Acquisition of 10528 St. Paul Street on November 1, 2024, for \$1,010,000.
- ▶ **Additional Properties Identified by the Town for Acquisition:**
 - ▶ 10415 Montgomery Avenue (est. \$930,000)
 - ▶ Would be Acquired to help with Public Parking options within the Business District.
 - ▶ 10800 St. Paul Street (est. \$60,000).
 - ▶ Would be Acquired for future greenspace and to help with stormwater management.
 - ▶ Kensington Crossroads HOA property west of Silver Creek (est. \$60,000).
 - ▶ Would be Acquired for future greenspace and to help with stormwater management.

Proposed Town Property Acquisitions



10415 Montgomery Avenue

CRT – Would be acquired to increase public parking options within the Town's Business District.

- This property is also necessary to help with a future above grade rail crossing, and potential coordination with MTA on a parking structure.



10800 St. Paul Street

R60 – Would be acquired to help with stormwater management within the area and could also be combined with existing right-of-way to establish a new park.



Kensington Crossing HOA

R60 – The land west of Silver Creek is located within the County floodplain and is not buildable. This property would help with stormwater management and could be used to plant additional trees and establish additional park space.

Questions?

