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Tab 1

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M: 20/32

1. Name of Property (indicate preferred name)

historic	Irvington Farm
other	King Farm, King Farm Park, Graff Farmstead

2. Location

street and number	16100 Frederick Road	__ not for publication
city, town	Rockville	__ vicinity
county	Montgomery	

3. Owner of Property (give names and mailing addresses of all owners)

name	City of Rockville				
street and number	111 Maryland Avenue			telephone	240-314-5000
city, town	Rockville	state	MD	zip code	20850

4. Location of Legal Description

courthouse, registry of deeds, etc.	Montgomery County			liber 15705 folio 0193	
city, town	Rockville	tax map GS122	tax parcel	tax ID number	16 04 03189995

5. Primary Location of Additional Data

_____ Contributing Resource in National Register District
_____ Contributing Resource in Local Historic District
_____ Determined Eligible for the National Register/Maryland Register
_____ Determined Ineligible for the National Register/Maryland Register
_____ Recorded by HABS/HAER
_____ Historic Structure Report or Research Report at MHT
_____ Other:_____

6. Classification

Category
__X__district
_____building(s)
_____structure
_____site
_____object

Ownership
__X__public
_____private
_____both

Current Function
_____agriculture
_____commerce/trade
_____defense
_____domestic
_____education
_____funerary
_____government
_____health care
_____industry
_____landscape
_____recreation/culture
_____religion
_____social
_____transportation
_____work in progress
_____unknown
__X__vacant/not in use
_____other:

Resource Count

Contributing	Noncontributing	
4	_____	buildings
1	_____	sites
3	_____	structures
_____	_____	objects
8	_____	Total

Number of Contributing Resources previously listed in the Inventory

_____

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Resource count:

Buildings (associated with human occupancy):

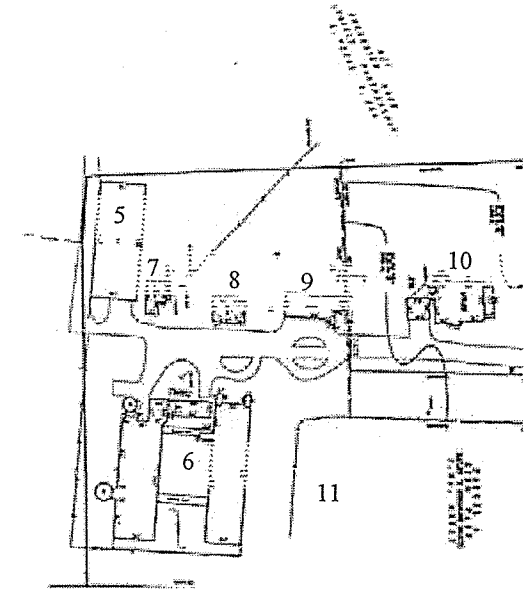
(#10) Main House
(# 9) Garage w/apartment
(# 8) Farm shed/Tenant House
(# 7) Tenant House

Structures:

(# 6) Dairy Barn Complex
(# 5) Horse Barn
(# 2) Hay Drying Shed

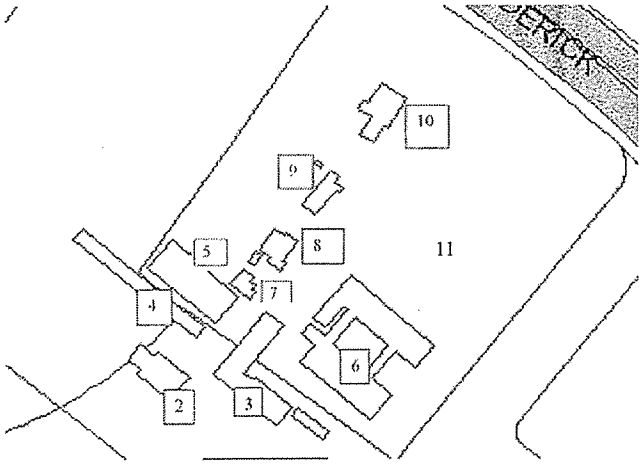
Sites:

(#11) [Purported] Site of 19th c Bank Barn
(# 3) [Calf Barn and truck storage, demolished]
(# 4) [Show Barn, demolished]



Survey Plat of front five-acres, 2005

Grid North



King Farm, existing conditions, 1990

NORTH

GRID NORTH

7. Description

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Condition

___ excellent	___ deteriorated
___ good	___ ruins
X fair	___ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

SUMMARY
The King Farm Park is a remnant of the 122 acre farm known to the King Family as "Irvington Farm." The Park preserves the original setting of the house and associated farm buildings to the south on approximately seven acres. Irvington Farm was part of the largest dairy operation in the county (500 cows milked daily), and accommodated 100 dairy cows. Although some farm buildings have been demolished, the remaining buildings are a significant grouping that contributes to an understanding of the 20th century farming industry in the immediate vicinity of Rockville, the county seat. The extant buildings are: the 1914 house, the dairy barn complex, a garage with a 2nd floor apartment, a farm shed renovated as a 1-1/2 story dwelling, a small 1-story tenant house, a large English barn, and the hay drying shed. The property also includes the probable location of a 19th century bank barn, which was destroyed by lightning in 1932. There is a high potential for archaeological remains of the multiple outbuildings associated with the long-term farming operations at this site, as well as remnants of 18th and 19th century occupation at this site.

* * * * * *

ENVIRONMENTAL SETTING FOR THE KING FARM HOMESTEAD PARK

The King Farm Park, consisting of two parcels, is now in a congested suburban area at the north end of the City of Rockville. The park is bounded by the Frederick Road (north), Ridgemont Avenue (east), Piccard Drive (south) and the King Pontiac-GMC Truck at 16200 S Frederick Ave (west). The large farm was annexed into the City of Rockville in 1995, and all of the farmland (except for the park) has been developed as a residential community with an urban density. The park is located on high ground, above all the surrounding development. Across the Frederick Road, Montgomery County has developed a waste transfer station, and the City of Gaithersburg begins just north of the 370 Overpass. The cluster of farm buildings, including the King family home and the large dairy barn, is highly visible in the landscape because of the topography, as well as the contrast between high and low density development. Although the original wide farmland setting has been lost, the low density of the parkland stands out in marked contrast to its surroundings. The proposed park boundaries are sufficiently large to represent the lost farmstead.

THE HAY DRYING SHED
Building #2)

The Hay drying shed is a 20th century pole barn. It sits on the west side of the farm lane, towards the south end. Its front-facing gable faces east. Three sides (north, east and south) are open to the roof plate, while the west end has an enclosed area for the hay drying machinery. A middle range of poles divides the shed into north and south bays. The attic area is fully enclosed with vertical siding in the gable ends. An angled vent sent hot air from the furnace into the attic. Hatches in the ceiling, evenly placed in both the north and south bays, for access to the attic space. The concrete floor was poured with channels designed to guide the wagons through each of five column bays that were defined by the range of exterior poles along the north and south sides. The building was wide enough to accommodate two hay wagons in each of the five bays delineated with the floor channels. These channels matched up with the hatches in the ceiling. Wagons loaded with the freshly bailed hay were positioned beneath a ceiling hatch. Canvas covers were dropped from each ceiling hatch and secured at the individual wagons. The furnace and blower were then turned on. The hot air would make its way through the attic to the hatches and down over the wagons to dry out the hay. The amount of time necessary would vary based on the condition of the hay (moisture content), but it couldn't go for too long or the dry hay could be a fire hazard. When this was installed, it was considered new technology and "the latest." The Kings found, however, that it wasn't that efficient, and it wasn't used all that much.[1]

[1] Information from Ms. Betsy Rippion, granddaughter of W. Lawson King, 12-7-05. Ms. Rippion was the eldest grandchild, and was at the farm every day to help with the farming operations.

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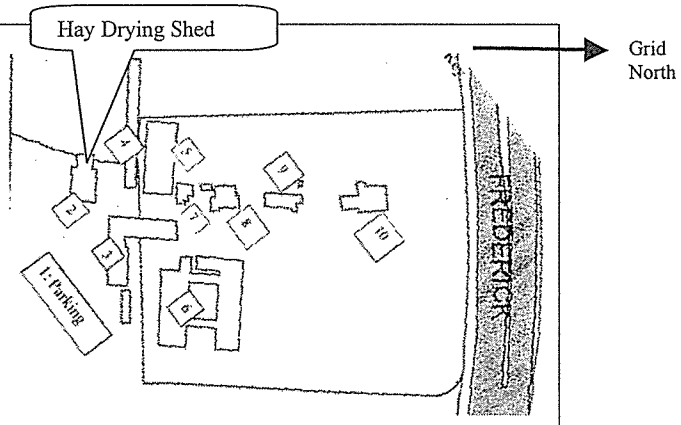
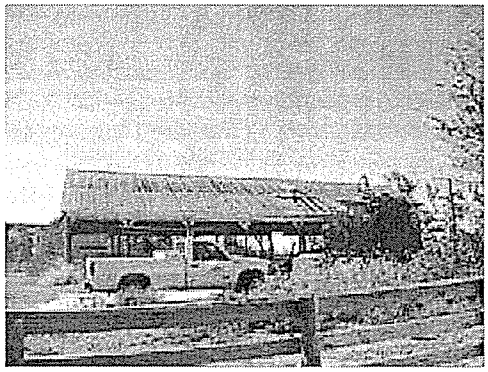
General: The Hay Drying Shed sits on a flat area, with overgrown weeds and shrubs. The metal roof is in poor condition, and the sagging plate indicates some structural deficiencies. The shed is open on three sides, but has a drying loft or room at the north end, supported by metal pipes to carry the weight of the machinery inside.

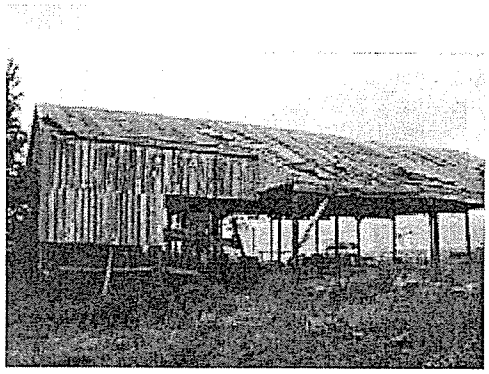
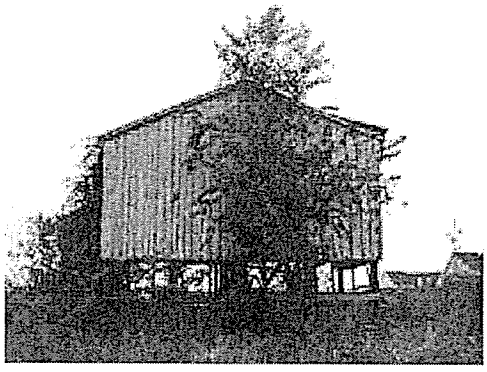
Character-defining elements: Massing, materials, functional design elements including ceiling hatches and wheel channels, machinery.



Surrounding Environment: The barn sits on a gradually rolling hill, which falls towards the north façade. Landscaping around the drying barn consists of brush and scrub trees that encroach on the building. Vines are climbing on the north façade.



East Façade: The wood frame is open below the ceiling plate. The front-facing gable end is clad with vertical wood siding, painted white. The roof is covered with standing-seam metal. The three poles on this façade are notched to hold the built-up beam and plates. In the exterior ranges, these plates are nailed on the exterior side of the poles. , In the central range, the beam is nailed on the east side of the poles. The beam and plates are built-up, and consist of two - 2x10s.

South Façade: The south façade shows the two distinct parts of the structure, with the east portion being the hay storage shed through which the wagons would pass to collect the hay. The west portion is the attached drying loft, with vertical siding to protect the machinery.	
West (rear) Façade: The west-facing gable end has no windows or vents. It is clad with vertical wood siding. The siding starts approximately three feet off the ground, providing additional ventilation and air circulation.	

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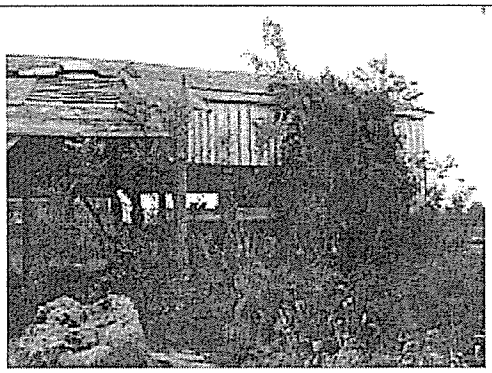
North Façade: The north façade is similar to the south façade, with its five wagon bays, and two additional bays for the hay loft. Wagons were prevented from entering in the bay closest to the hay drying loft with a board nailed between posts (in the second bay from the west end), as the vertical board siding only extends a little lower than the ceiling level.

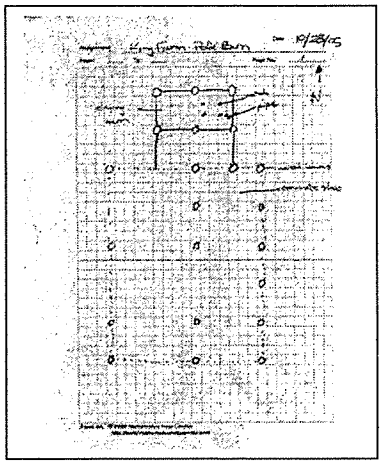


Interior: The Hay Drying Shed consists of three ranges of poles spaced east-west along the concrete floor to accommodate the specific use of this building. The six sets of poles were spaced to provide five wagon bays. The additional two bays at the west end accommodated the hay drying loft, with its machinery.

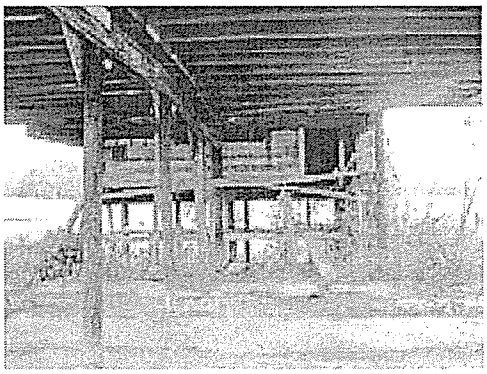
The hay drying loft includes two bays: the west bay housed the machinery, while the adjacent bay provided access to this rear storage space via a raised platform leading to a door. The angled vent that directed warm air from the furnace to the enclosed attic area is clearly visible from the ground.

The platform was built approximately 5 feet above grade, leaving only about four feet to the ceiling. The doorway measures 2-1/2 x 4 feet. The platform measures approximately 21' long (the entire width of the hay loft structure) x 11-1/2' deep.

The machinery consisted of a gas-fired boiler, and associated gas and electric power. There is a gas pipe to this system, visible above grade. The heavy weight of the machinery was supported by metal posts.



Grid North



Details:

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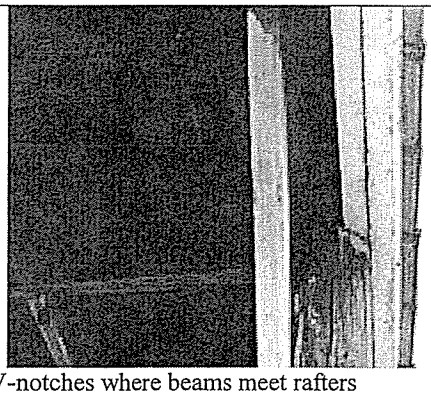
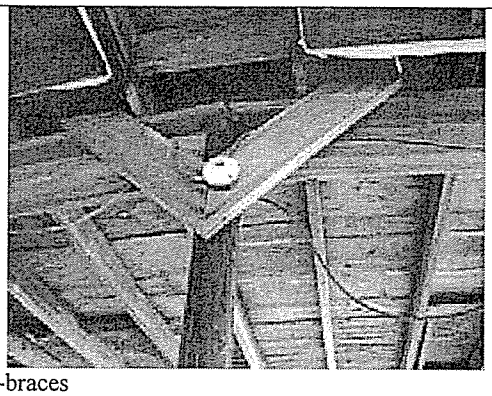
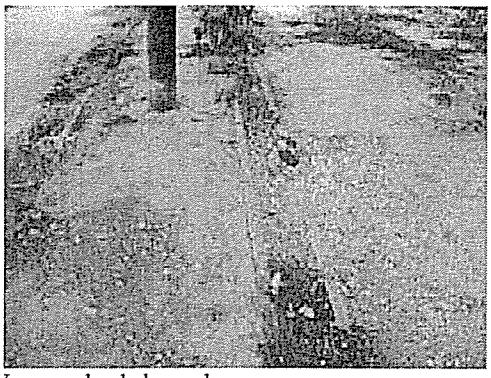
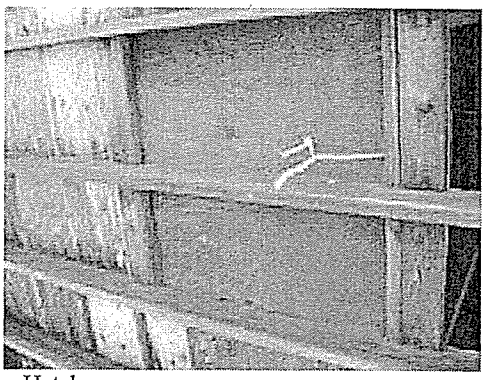
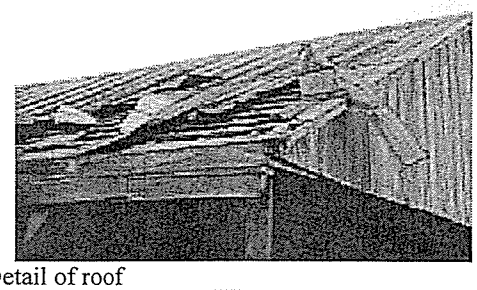
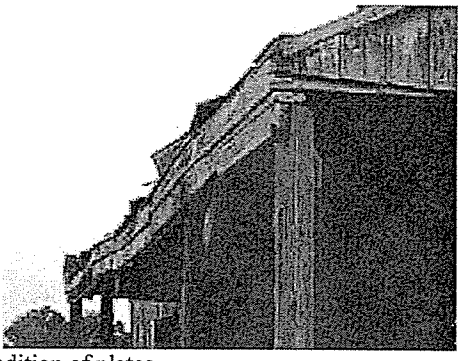

V-notches where beams meet rafters


V-braces


Wagon wheel channels


Hay Hatches

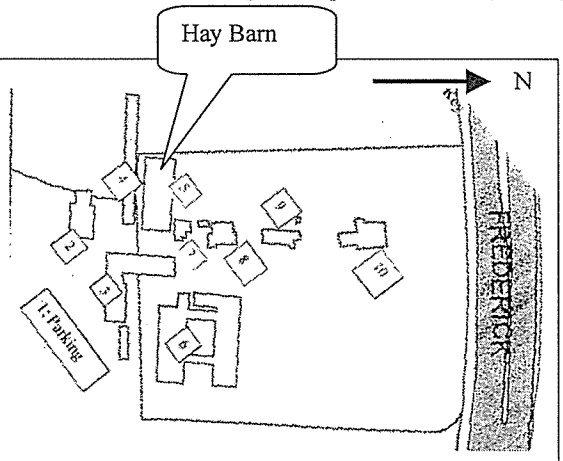

Detail of roof

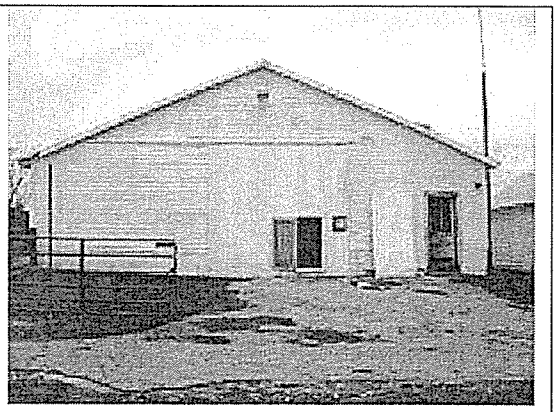
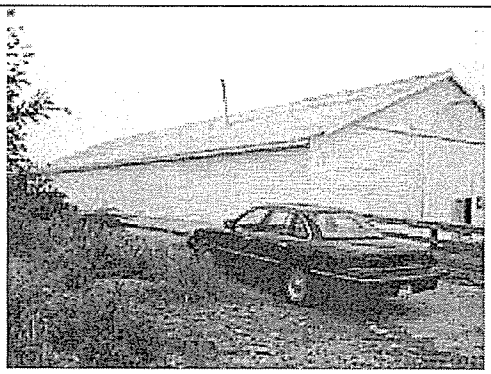
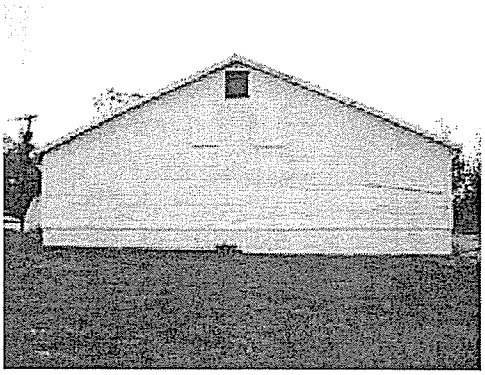

Condition of plates

[See below for Buildings #3 and #4, which have been demolished]

HAY BARN
Building # 5

The hay barn is similar to an English barn (being a single level), and is located on the west side of the farm lane. It sits on a concrete block perimeter foundation. The wood frame is clad with horizontal, wood German siding. The front gable roof is clad with standing-seam metal. 6/6 double-hung wood windows have been added in the north elevation. The rafters are exposed at the eaves. The interior is a center-aisle plan, with various divisions of the side-aisles including raised platforms for hay storage.

Environmental setting: The Hay Barn sits on a gradually rolling hill, which falls towards the east. An asphalt driveway leads to the farm lane, running N-S through the site. A post and plank wood fence extends eastwards from the southeast corner of the barn to separate portions of the farm complex. The building is a simple rectangle, and its roof has a shallow slope. **Character-defining features:** Simple massing, simple materials; internal framing with bents.	
East (front) Façade: The main façade has two entrances: one for the main portion of the barn, and the other to the farm office, with a small kitchen area. For the barn entrance, a large sliding wood door accommodated machinery and animals. Within the frame of this sliding door, there is a single-leaf door. The office entrance has a single-leaf, half-glaze (2/2) wood paneled door. There is a rectangular, slatted vent at the gable peak. The German siding has been patched in places.	

	
South Façade: The south façade lacks any voids or windows. It has wood German siding, and sits on a block foundation. There is a single pipe in the roof slope, with a wire attached.	
West (rear) Façade: The rear façade has two windows symmetrically placed high in the wall. A large louvered vent with a fan sits close to the eaves, under the peak of the roof.	

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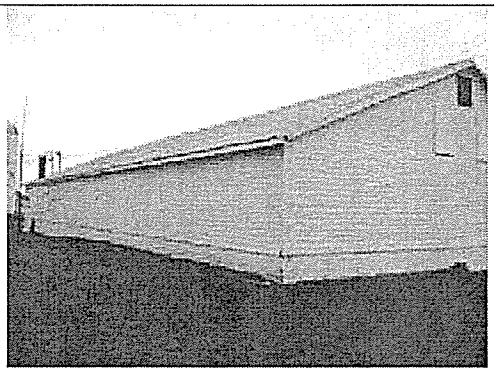
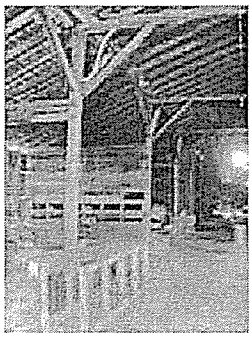
North Façade: The north façade has five windows towards the south end. Three of these light a room within the main portion of the barn, while the other two light the office/kitchen room. An internal brick chimney is located between these two internal spaces.

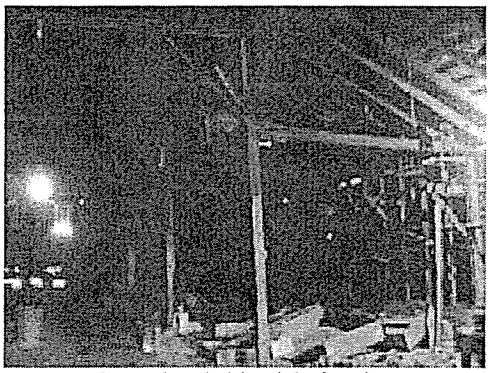


Interior: Timber-framed bents are evenly spaced in the barn, and support heavy timber perlins which brace the mid-point of the rafters. The interior is laid out with a central aisle, with stalls and hay storage along the sides. The west end is separated from the main part of the barn with board walls extending to the central aisle.

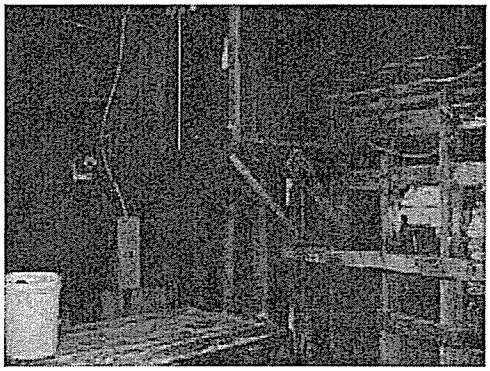
Within the east two-thirds of the barn, the south side has a raised timber platform which was designed for the storage of hay. Both the north and south sides are further separated into individual areas that follow the framing, for the most part. There is a small, tack room on the north side at the entrance, abutting the office/kitchen wall.

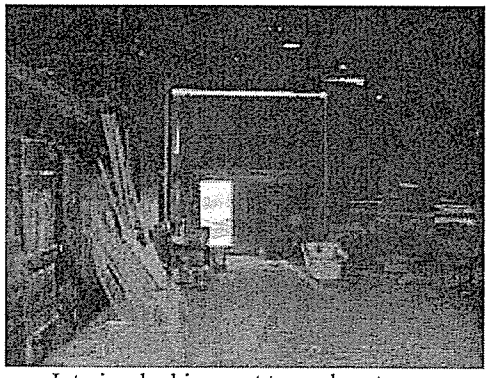


Details:

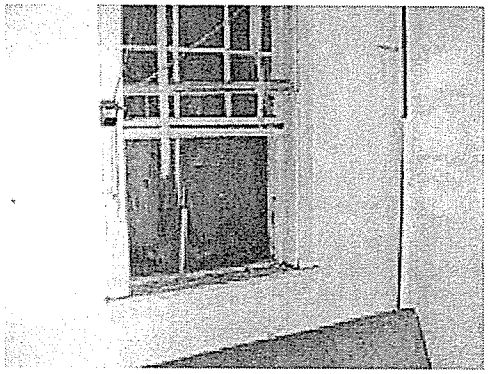

Central and side-aisle framing

Raised platform along south side


Tack room interior


Interior, looking east towards entrance

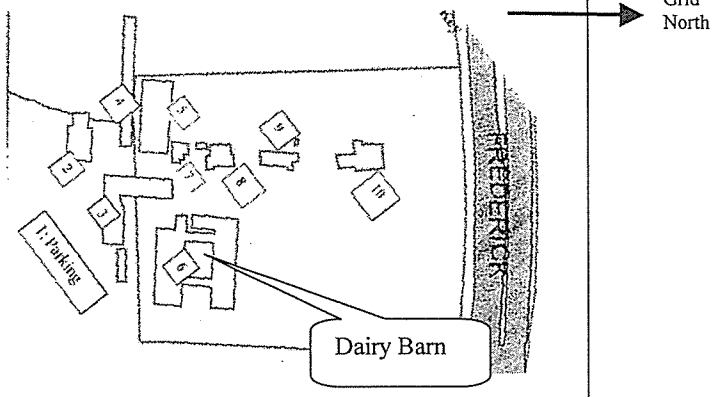
Office/Kitchen interior


Window in Office/Kitchen

THE DAIRY BARN (1932)
Building #6

The Dairy Barn was built in 1932 to replace the 19th century Bank Barn, which was destroyed by fire. The Dairy Barn reflects the sanitary conditions required by law, and was built of cast, stone-faced concrete block, with wood German siding in the gable ends. The Barn consists of several buildings joined together with two covered walkways. The largest structures are the two milking barns, with gambrel roofs, set at the east and west ends. A small storage building and the milk house are aligned with the north façade of the east milking barn, and connected to it with a concrete block wall. The west milking barn was constructed south of this line, providing an entryway defined by the milk house to the east and a silo to the west. Each milking barn had two silos attached to the sheds with narrow, flat-roofed concrete block extensions. Two of the original four silos remain standing, while the locations of the removed silos are evident. The two covered walkways link doorways in each cattle shed, and form an enclosed "cloister" in the middle and an open cattle plaza at the south end.

General: The Diary Barn sits at the crest of a hill, which falls to the north (to Frederick Road) and to the east (to Ridgemont Avenue). It is the largest structure on the property, and consists of several individual components functionally linked with walkways and courtyards. The building, with the "Milk for Thompson's Dairy" sign on the north roof panel, is a prominent feature along Frederick Road.



Character-defining Features: Massing, with individual components including courtyards, walkways, and silos; cast stone-faced concrete block; wood barn doors; multi-light wood windows; decorative elements including letters and dates on west façade; and decorative trim; advertising sign for Thompson's Dairy on north roof slope.

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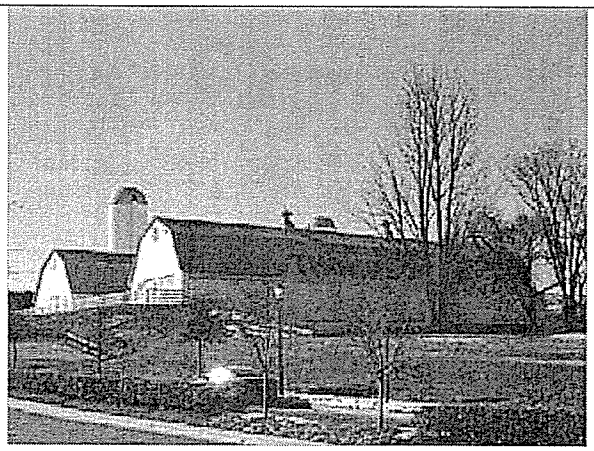
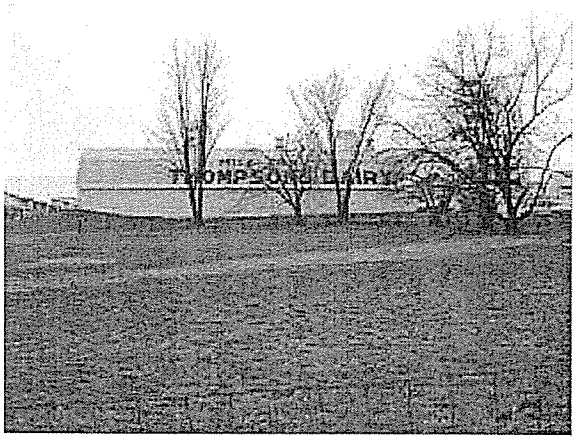
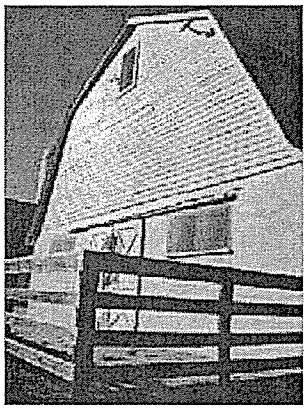


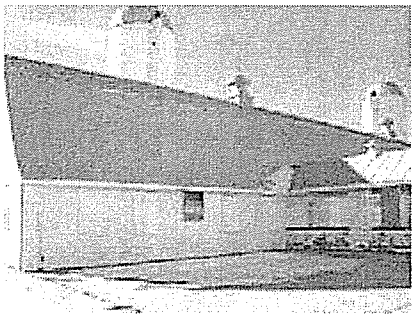
East Façade: The east façade of the milking barn is parallel to Frederick Road. The gambrel roof, with kicked eaves, sports a painted sign "Milk for Thomson's Dairy", centered on the original concrete block building. A later plain-faced concrete block addition was added to the south end, at some time after the sign was painted. The addition matches the original in roof and wall planes. There are three ventilators at the ridge of the original structure. Hopper windows are evenly spaced along the entire length of the original façade; while smaller windows were added under the eaves on the new addition. All of the windows are currently boarded up.



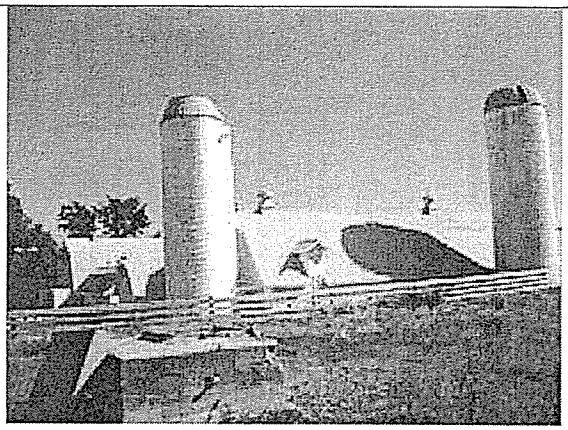
South (rear) Façade: The rear façade of the dairy barn consists of the mid-20th century rear block additions to the two milking barns, and the paved concrete plaza between them. Both milk barns were enlarged with new block additions, but the rooflines match the original.



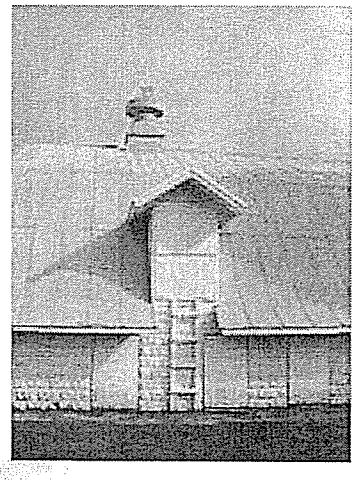
A sliding double door provides entry to each milking barn.



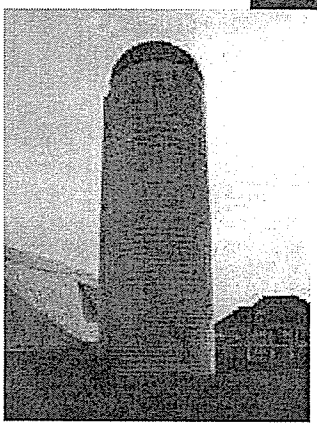
West Façade: The west milking barn is shorter than the east milking barn, providing room for a silo on the northwest corner of the building. The west façade of the west milking barn includes the silo at the north end, the associated connecting block section, the original stone-faced cast block portion, and the smooth-faced concrete block addition at the south end. There is a second silo at the southwest corner of the original portion of the milking barn, with its connecting block wing. The mid-20th century smooth-faced block addition extends the same distance as the east milking barn.



The original block portion has one gable dormer in the lower roof slope, with a fixed ladder on the wall leading up to the gable opening. There is a shed-roof dormer in the later addition, south of the silo. There are two ventilators at the roof ridge of the original portion of the milking barn.



The silo is cast concrete with adjustable metal ties, spaced as needed to offset the internal pressures. The silo at the southwest corner has a rounded roof cap, while the silo at the northwest corner has a mansard roof cap.



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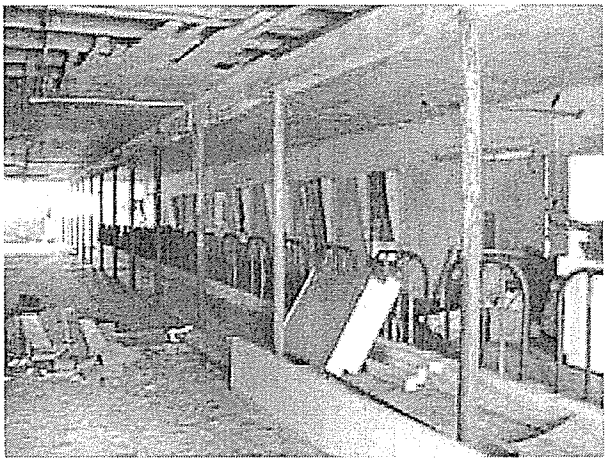
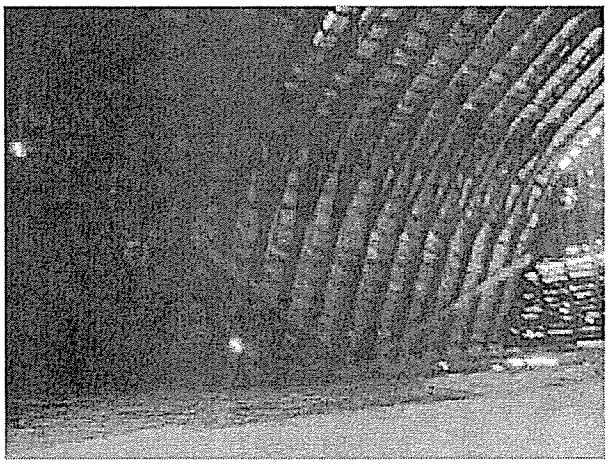
Interior:

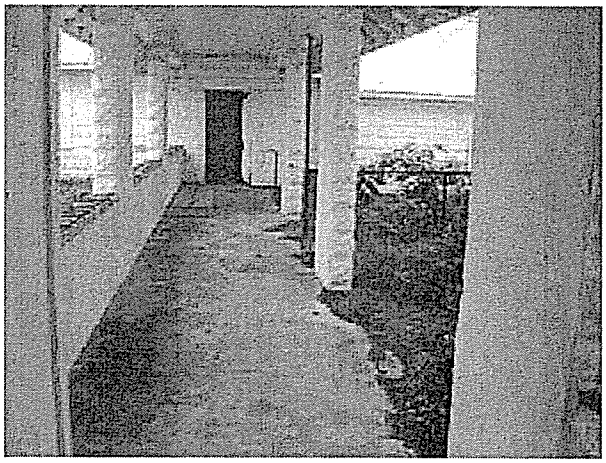
The two milking barns are long, narrow buildings with a central aisle separating two rows of metal cattle stanchions. The side aisles along the window walls are raised approximately 15" above the level of the center aisle. There are two rows of pipe columns framing the center aisle. The ceiling was clad with tongue and groove boards, painted white. The hopper windows were evenly spaced along both sides of each cattleshed, with cheekwalls projecting approximately 5" into the space, to both guide and protect the 12-light wood window sash.



The hay lofts, at the second floor level of the milking barns, were large open spaces made possible with balloon-framed clear-span gothic arch trusses, strengthened with "v" braces. Hay would have been stored in these large open spaces.



Doors in the opposing elevations of the two milking barns led to connecting covered walkways that delineated three distinct courtyard areas in between the milking barns. At the north walkway, there was a 3'-high wall on the south side only, separating off the central courtyard. On the north side of this walkway, a small yard area was created by the small storage building, the milk house, and the connecting walls between them.



A central grassey courtyard was fully enclosed with low walls and the two milking barns. Access to the central courtyard was from a central doorway in the west milking barns. There were windows opening on to this area in both milking barns. Each walkway had four large openings framed by its columns and walls. At the north walkway, the east bay was covered with the addition of a small storage building.

The walkways had simple gable roofs, with wide eaves and exposed rafter tails. The south walkway had three ventilators at the ridgeline.

At the south end, the paved concrete courtyard was left open. Today, there a board fence about 10' from the building.

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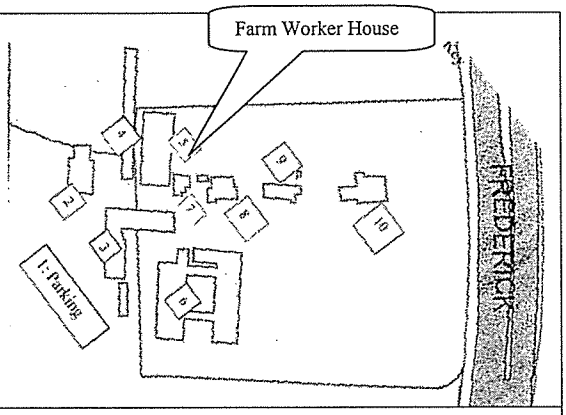
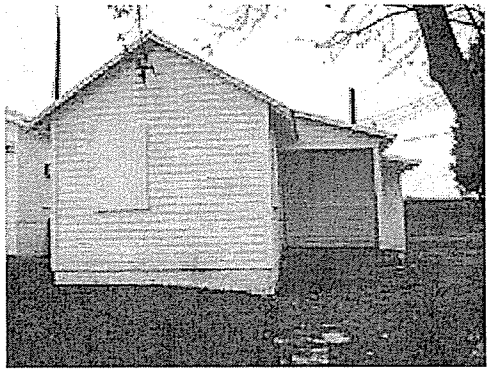
FARM WORKER HOUSE
Building #7

The single-story farm worker house is situated along the north side of the farm lane. The small house exhibits vernacular craftsman elements in its deep eaves and exposed rafters. It consists of three aligned rooms in addition to a kitchen and a bath which each project on the east façade. There is no basement. The house is sheathed in horizontal drop siding of varying widths and it has a standing seam tin roof. The 6/6 double-hung windows have wood sills and casings but are presently covered with plywood. A single brick chimney emerges from the roof ridge, approximately 2/3 of the distance from the south façade. The south bay and the kitchen projection are on perimeter concrete block foundations, while the northwest corner and the bathroom projection are on concrete piers with crawl spaces below.

N

General: This mid-20th century residential structure is south-facing along the east-west axis of the farm lane. The wood-frame house is ell-shaped, with several additions. The house is clad with wood German siding, and is painted white. **Character-defining elements:** Small massing, materials, use of additions to enlarge space.	
East: The east façade includes projections for both the bathroom (with one window) and the kitchen (with one window). The left bay also includes one double hung window. The roofline is stepped on this façade. There is a secondary door that faces east and leads from the left side of the kitchen projection but it is covered with plywood. There are two concrete block steps from this door. Two wide wooden steps lead to the porch.	

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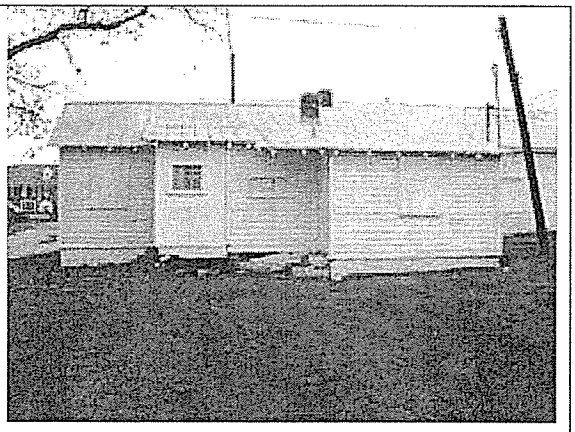
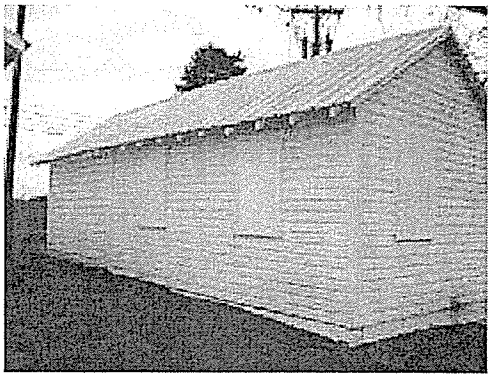
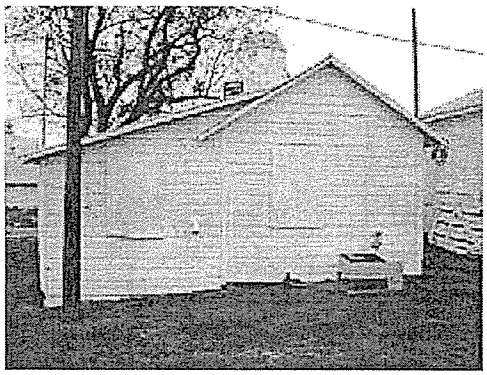
North: The main entrance is on the north façade, set perpendicular to the farm lane. A small porch enclosure, formed by a thin wood wall, which contains a window for additional light, provides weather protection at the entrance. This window sash appears to be reused from another location. A front door is wood paneled, with a single fixed glass pane for the top half. There is also a screen door.	
South: The south façade is in a single plane, with a continuous roofline, although it consists of the original building and an addition at the west end. The wider siding is evident on the left bay and slightly narrower on the right. A vertical trim board separates the two. Two identical 6/6 windows are in the original portion. A concrete block foundation supports the right side and concrete piers support the left addition.	
West: The duel roof lines reflect the additions added to this small cottage, to accommodate residents. The gable roof reflects the massing of the original cottage, while the shed roof provided additional living space. There is a single window in each portion.	

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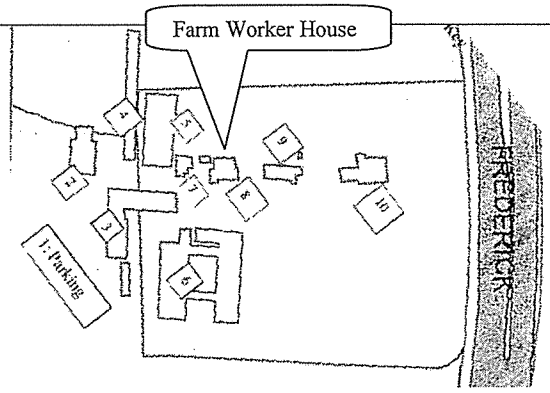
FARM WORKER HOUSE
Building #8

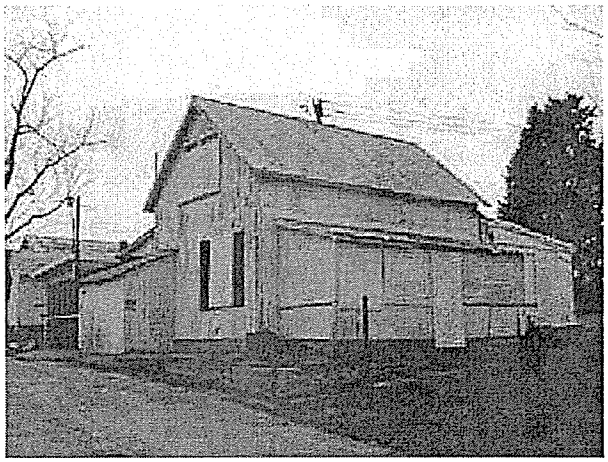
This farm worker house is a converted horse barn. The barn was original a single rectangular form, with vertical siding. It now has a concrete block foundation, to accommodate its new use as a residence. Several shed-roof additions were added, on the south, east and west sides, for additional living space, and a stairway was inserted to provide access to a second story with two connecting rooms. The addition on the south side has been removed, exposing the front entrance door. The building is clad with vertical beaded board siding, and painted white. The front gable roof has a standing-seam metal roof.

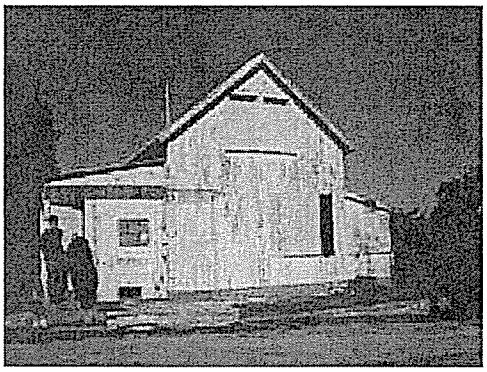
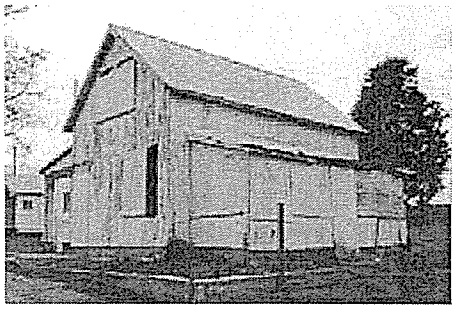
Environmental Setting: The building sits on the north side of the farm lane, facing south. There is a slight slope to the land, to the east. The building site was leveled with the addition of a small retaining wall, at the southeast corner.

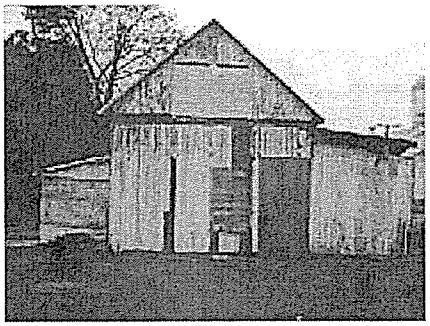
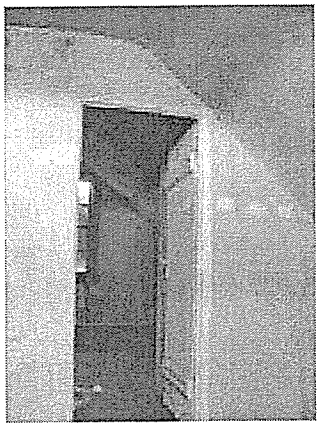
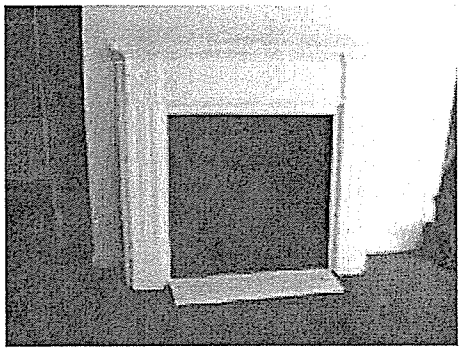
Character-defining elements: Massing, materials, use of one-story additions and salvaged materials.



View of building with all the additions, ca. 1995 [north and east elevations, looking northwest.



East: The front elevation includes the original front-facing gable building, with a shed-roof addition on each side. The original 1-1/2 story building has two bays, with a boarded-up doorway on the south side, and a 6/6 double-hung window window in the north bay. At the second floor level, a pair of 6/6 double-hung wood windows were inserted under the eaves. The south side addition has two bays, with the entrance door on the south side, and a 6-light fixed sash on the north. The right- side addition has plywood cladding painted white. There are two windows in this east façade.	
North: The 1-story addition has a roof with a shallow slope. There are several windows with a half-wall, and a centrally-placed doorway. The concrete block foundation is exposed to a height of approximately 18".	
South: The south façade has a one-story shed roof addition constructed below the eaves of the main gable roof. The main entrance to the residence is through this addition, with its entrance on the east façade.	

West: The west façade shows the original farm building with its simple gable roof, and the one-story shed additions on both the north and south sides. A pair of 6/6 double-hung wood windows were re-used in the gable end, providing light for a second-story bedroom.	
Interior details: Many salvaged materials were reused here to adapt the farm building to residential use.  Board door at second story bedroom	Victorian-era mantle, with bull's eye corner blocks 

GARAGE
Building #9

The Garage building is a 1-1/2 story wood frame structure on a concrete slab foundation, with a small side-gable addition on the east side. It consists of two distinct elements – the five-bay garage with its entry hall leading to the residential apartment above, and an attached one-story side-gable building on the east façade. The small side-gable structure may have once been a meat house which predates the garage portion of the building. The entire structure is clad with wood German siding, painted white. The roof is painted standing-seam metal.

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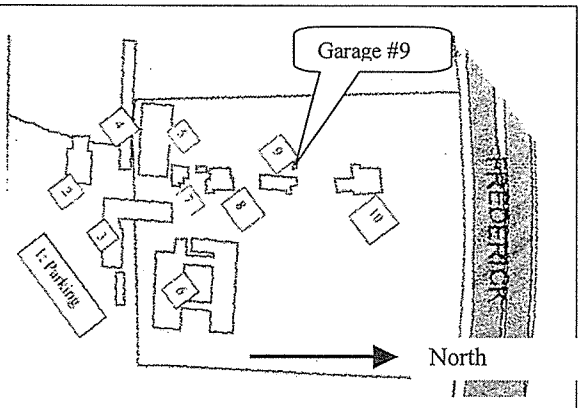
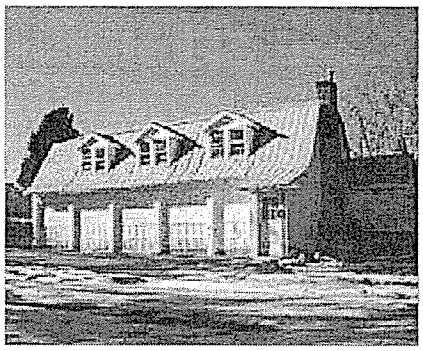
General: It sits on a generally flat site, with a grassy incline rising on the west side (and draining to the building), and an asphalt parking area along the east side. There are some large overgrown shrubs in the immediate vicinity. A deteriorated outdoor brick hearth is attached to the chimney that sits in the corner between the garage and the one-story addition on the north façade.

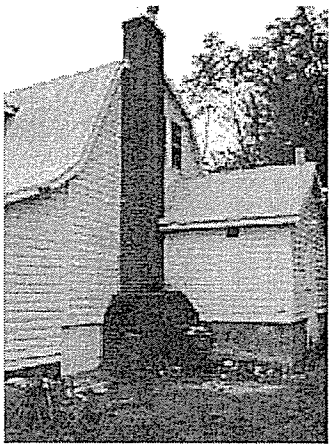
Character-defining features: Massing, materials, garage bays; and, associated massing and materials for north gable addition.



East Façade: The garage building has five parking bays with wood paneled overhead doors. The five bays of the garage portion have overhead wood paneled doors. The second story, with its side-gable gambrel roof with flared eaves and metal roofing, features three large gabled dormers with 6/6 paired double-hung wood windows.



The small one-story side-gable building attached on the north façade is accessible only from its doorway on the north façade. The wood German siding is painted white, and there is a small opening (vent) high on the wall just under the eaves. The foundation is exposed to a height of approximately two feet, and is parged with concrete. An outdoor brick fireplace was built to use the exterior brick chimney as its flue. The fireplace is deteriorated. This small addition is also roofed with painted standing seam metal.



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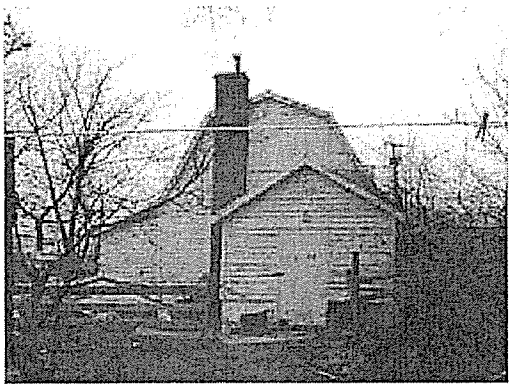
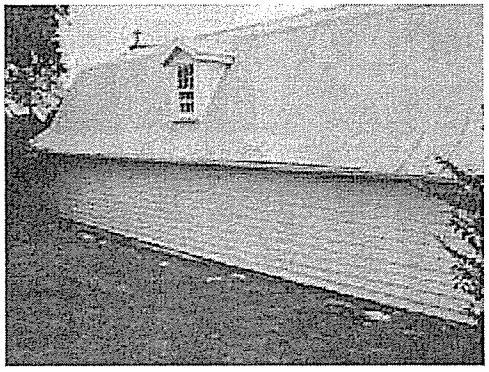
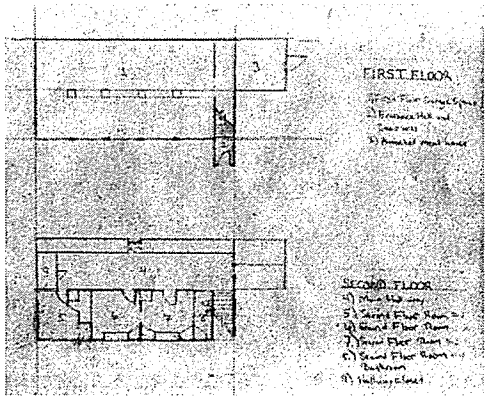
North Façade: The entrance to the second floor of the main garage building extends out from the main garage façade to the east. An exterior brick chimney breaks through the eaves of the east roof panel. Paired 6/6 double-hung wood windows are offset in the façade. Three different foundation materials are seen on this facade: brick and concrete block for the main structure, and parged concrete block for the attached structure, also known as "the meat house." The one-story meat house is only accessible through the exterior door centered in this north façade.	
West Façade: The West façade has a solid wall, clad in wood German siding. A small amount of the foundation is exposed above grade. A single gable dormer with a 6/6 double-hung wood window is centered in the expanse of roof.	
South: The south façade has a pair of 6/6 double-hung wood windows centered in the gable end at the second floor level. There are no other voids on this façade. The Dutch gambrel roof shape is apparent.	

Interior - First Floor: The garage is a large open room with a concrete floor. The stud walls have no interior finish so that the back of the exterior wood siding is exposed. There are four column supports running east-west down the center of the room, supporting a beam.

Along the east wall, underneath the stairway, there is a narrow closet for the heating system, and storage.



The second story of the garage has been developed as residential quarters. The single-door entry way has a single flight of stairs along the east side of the building. The entry hallway has a vinyl tile floor, and the stairs are carpeted.

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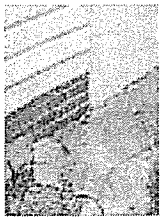
Interior (Second Floor): The residence has a narrow hallway with a slanting ceiling along the north side, terminating in a closet at its west end. Openings include the dormer window in the north roof and openings to four rooms that range along the south side. The room closest to the stairs is a narrow bathroom. The next two rooms are connected with a single doorway. The fourth room at the southwest corner has a closet. The flooring is vinyl in the two connected rooms, and wood in the others.

Details:

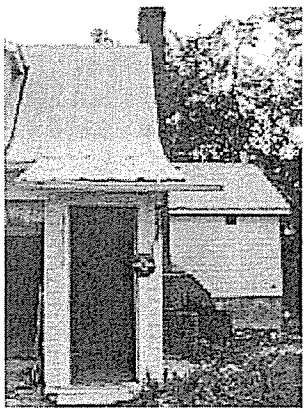
South Gabled Dormer

North Gabled Dormer

Foundation near chimney along East elevation



Entry hall doorway



THE KING FARM HOUSE (1914)

Building #10

The main residence is a 2-1/2 story Colonial Revival style wood frame structure, with a full-width porch and a hipped roof. It has a full basement, with stone and concrete block foundation materials. It has German siding, and 6/1 double-hung wood windows, with shutters at each window. There is a hipped roof dormer with paired 6/1 double-hung wood windows in each roof slope. The roof is clad with stamped metal shingles. The full-width front porch is supported by four Tuscan columns, with a square-picket railing spanning between the columns, and along the central steps leading up to the porch from the front walk. A one-story bay window is centered on the first floor, south elevation. There are three internal brick chimneys: one on the south slope towards the ridgeline, one in the north slope, close to the hipped dormer, and one in the west slope, close to the roof's edge.

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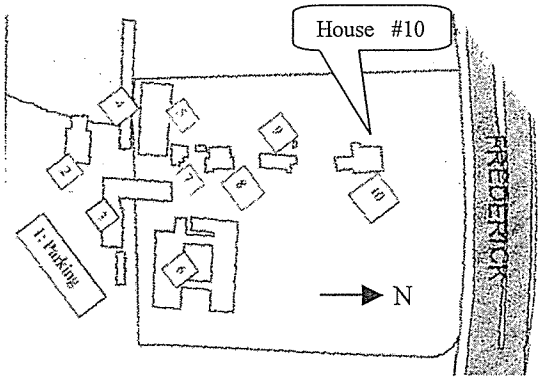
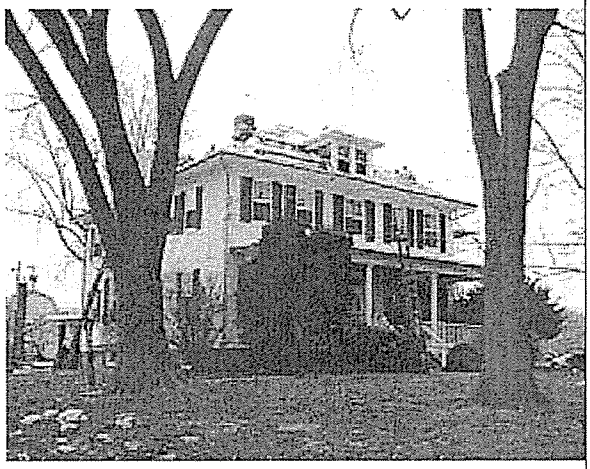
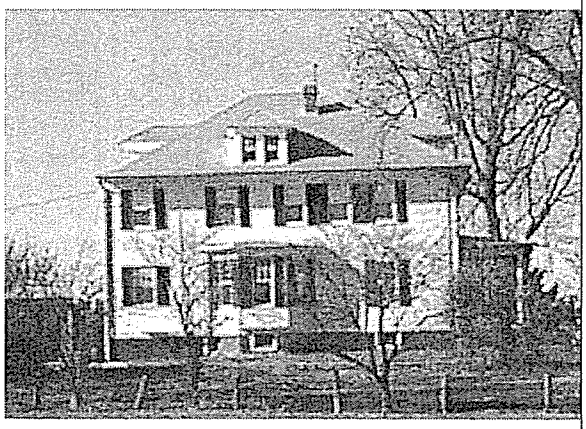
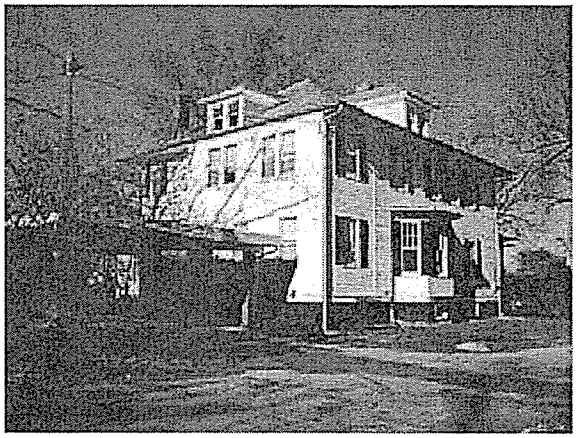
General: The King Family house was built at the top of a slope that falls east and south to the Frederick Road. The driveway crosses in front of the house and leads along the south side of the house to the farm lane, which extends to the west. There are mature trees in front of the house, and shrubs at its perimeter.

Character-defining Features: Massing, front porch, dormers, windows (6/1), siding, bay window, metal shingle roof, wide eaves, interior brick chimneys; siting with surrounding mature trees, fronting Frederick Road, but well set back.



North Façade: This is a five-bay façade, raised above grade with parged concrete block foundation. It has a central doorway with sidelights and transom, flanked by two 6/1 double-hung wood windows to either side, each with operable wood shutters, at the first floor level. At the second floor level, the five windows with operable shutters are paired above the first floor openings.



East Façade: This four-bay façade has irregularly placed openings, includng the first floor polygonal bay at the living room. A two-story sleeping porch at the south end has been enclosed and sided with wood clapboard to match the rest of the siding. There is a single window at the first and second floors of the enclosed sleeping porch. The remainder of the facade includes four windows at the second floor level, and two windows at the first floor level. All the windows, including those in the bay, have operable shutters. In the attic level, there is a single hipped dormer, with paired 6/1 double-hung windows, placed off-center. There is an internal brick chimney high on the roof hip.	
South Façade: The South façade has three bays, with three sets of paired 6/1 double-hung windows at the second floor level. On the first floor level, there are two single windows in the enclosed sleeping porch, and an opening with a storm door that leads to an enclosed exterior hallway. This leads to steps leading up to the back door. To the left of this, there is a weather enclosure over the basement steps. At the west side, there is a one-story sun porch, with large glazed openings, and an exterior door with its flight of steps. A hipped-roof dormer with paired 6/1 double-hung wood windows is centered in the rear roof hip. There is an interior brick chimney just to the left of the dormer. A low carport with brick columns and a flat roof was built just south of the house. It has a roof extension connecting to the rear entrance to the house.	

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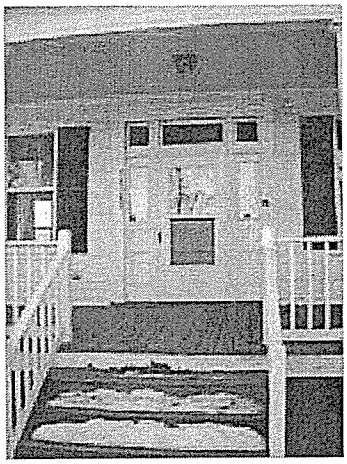
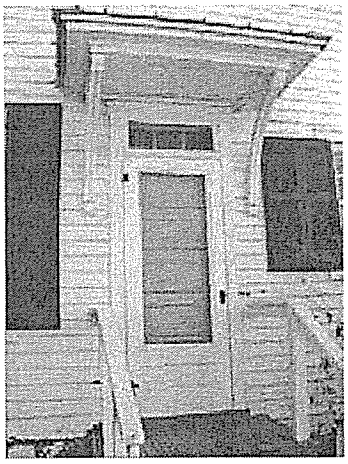
West: The west façade has irregularly placed openings. At the first floor level, there are four bays. A single window sits to the left of the side door, with transom above. This side entry and steps are protected with a hipped roof, supported by large curving brackets. The bay to the right includes a pair of small windows, with operable folding shutters on either side. The south bay consists of a small, one-story sunroom addition, with a flat roof and a pair of large jalousie windows. At the second floor level, there are five irregularly placed windows, including one dropped to match an internal stair landing. At the attic level, there is one hipped dormer, set off-center. To the left of a dormer, there is an internal brick chimney.

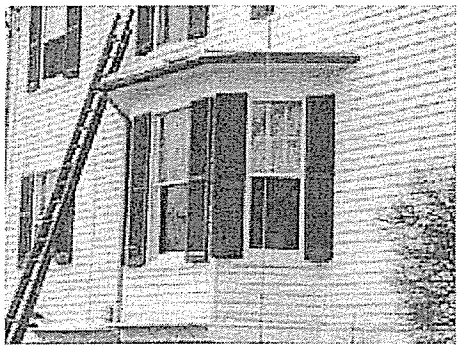
Details:



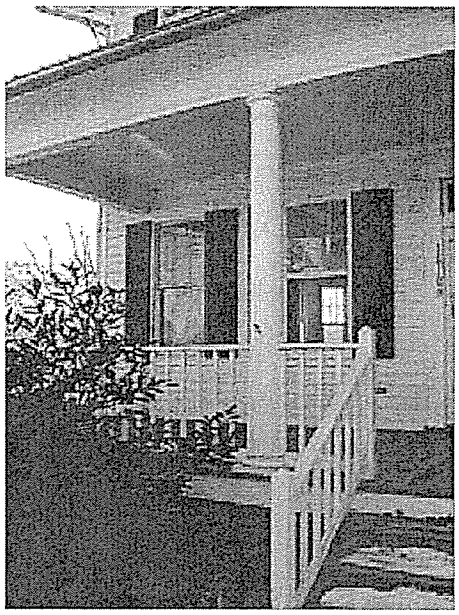
FRONT DOOR, NORTH FACADE



SIDE DOOR, WEST FACADE



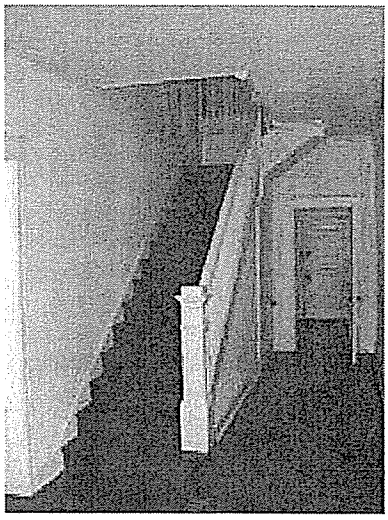
BAY WINDOW, EAST FACADE



PORCH COLUMN, NORTH FACADE

Interior - Plan: The house has a center-hall plan, with front door and back door opening to this center hall. The dining room and kitchen sit to the right of the hallway, with the side door entry hall separating them. A basement door opens off of this entry. To the left of the center hallway, there is a double-pile living room, with access to the sleeping porch at the south end.

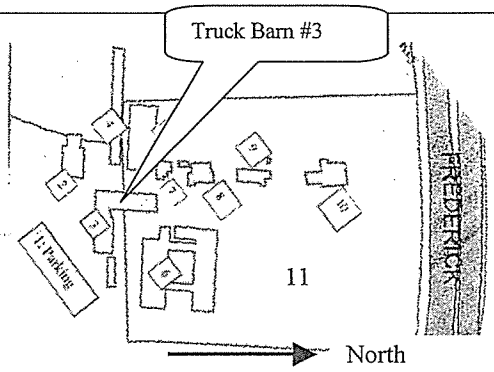
The center hall includes a wide staircase, with a landing just a few steps short of the second floor. The wide second floor hallway provides access to five bedrooms, and one full bath. Separate steps lead to the attic, with its dormer windows in each hip.



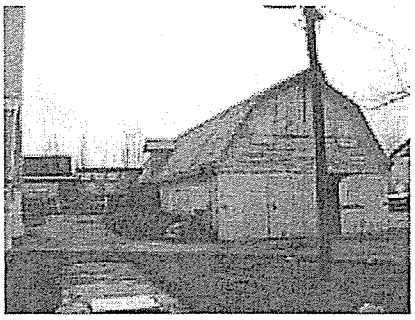
Reported site of 19th century Bank Barn (#11): This has been described as the open field area just north of the Dairy Barn (see small map below).

Buildings that have been demolished due to ruinous condition: When the City took over maintenance at the King Farm Homestead, many of the buildings were in ruinous condition. Subsequently, the Truck Barn was hit by lightning, and was removed, along with the associated Calf Barn and Pig Yard. The narrow Show Barn extended off of the City property and was also in such poor condition that salvaging a portion of it was not an option.

Truck storage and Calf Barn (#3): These two buildings were located west and south of the Dairy Barn, in close proximity to the south milking shed. A farm yard was formed by these structures, with the addition of fencing. The paved area in front of the main doors to the Truck Barn was a widening of the farm lane to accommodate the building's entry, which faced north while all the other buildings faced east and west to the farm lane.



North: The north elevation shows the dutch gambrel roof of the Truck Barn, with the large doors at the second story for hay storage, complemented by the roof hood for a hitch or pulley to facilitate bringing hay to the second floor. The large doors are flanked by two smaller windows for light. The gable end has horizontal German siding, while the first floor level is a series of barn doors.



East: The barn doors in the center of the east elevation of the Truck Barn opened into the farmyard where bulls were kept. There was a gable dormer centered in the second story over the large central opening.

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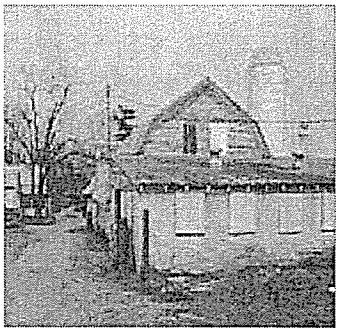
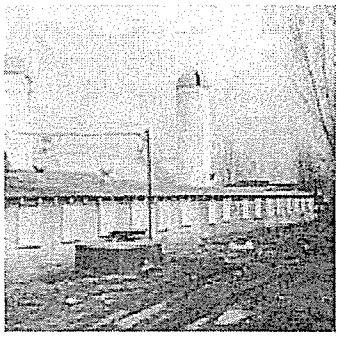
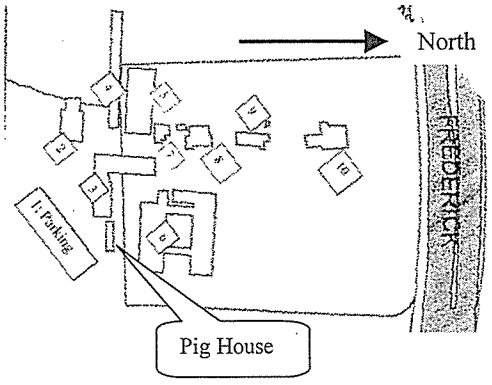
South: The south elevation of the Truck Barn illustrates how the one-story Calf Barn was attached to the Truck Barn.



The Calf Barn was a one-story shed-roof structure, constructed of concrete block. Windows were evenly spaced along the entire south elevation. The rafter tails were exposed at the eaves. There were ventilators spaced along the roof.



Pig House: View of east elevation, of the dilapidated structure. This was a narrow gable-roofed structure placed just south of the Calf Barn.



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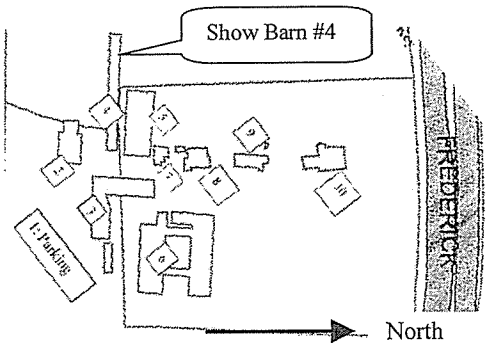
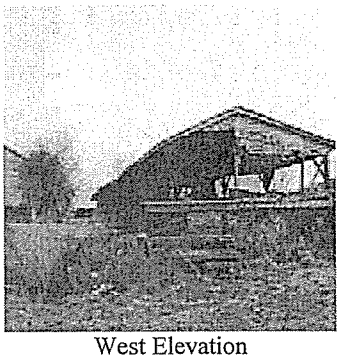
Show Barn (#4): This narrow, open-air gable-roofed structure was used to house the animals being raised by the King Family children for 4-H competition at Montgomery County's Agricultural Fair.



The building was constructed partially on property of King Automotive to the north, and was demolished as non-conforming as part of the King Farm development.

South Elevation



West Elevation

8. Significance

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Period	Areas of Significance	Check and justify below		
__ 1600-1699	X agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
__ 1800-1899	X architecture	__ engineering	__ invention	__ politics/government
X 1900-1999	__ art	__ entertainment/ recreation	__ landscape architecture	__ religion
__ 2000-	__ commerce		__ law	__ science
	__ communications	X ethnic heritage	__ literature	X social history
	__ community planning	__ exploration/ settlement	__ maritime history	__ transportation
	__ conservation		__ military	__ other: ____

Specific dates N/A **Architect/Builder**

Construction dates 1914, 1925, 1932

Evaluation for:

__ National Register ___X___ Maryland Register _____ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SUMMARY:

The small remnant of Irvington Farm which is preserved as the King Farm Park is representative of both the 19th century Graff farmstead (122 acres), and the 20th century King Farm. Located at the original Graff Farm site, these ca. 8 acres also serve to illustrate the much larger King Farm, which included the Graff Farm as well as three other separate, but contiguous, farms purchased at different times from 1925 – 1942 by William Lawson King. (Graff Farm -122 acres purchased in 1925; Frank Ricketts farm - 100 acres on the east side of MD 270; the Watkins Farm - purchased in 1940; and the Fields Farm - purchased in 1942). The property is significant under National Register Criteria B and C. Under Criterion B, the property is associated with the Graff, King, and Fulks families, Montgomery County families of long-standing. In particular, William Lawson King was involved in many aspects of Montgomery County agriculture, business and politics and was recognized for his various contributions. And under Criterion C, this farm remnant embodies the distinctive character of 20th century dairy farming, an important economic sector in Montgomery County at that time. While the chain of title for this farm property can be traced back to the Graff Farm of 1822, the existing farm buildings are all 20th century structures. Firm dates include the construction of a new family home in 1914 by James W. Graff; the garage and smokehouse in 1925; and the dairy barn in 1932.

Historic Context #6: Agricultural-Industrial Transition, 1815-1870 [Graff Family]
Theme #1: Agriculture
More farmers moved into this piedmont area, as lower tobacco lands were depleted. Farms were home to people of differing status and cultural backgrounds, reflecting a complex social organization. Montgomery County was in the forefront of innovative farming practices, and created agricultural societies, and fairs to promote their industry. Farms included the farmers' houses and multiple specialized accessory buildings, including granaries and corn cribs.

Historic Context #7: Industrial/Urban Dominance 1870-1930 [Graff and King Families]
Theme #1: Agriculture
There is increased farm prosperity due to easier access to markets (rail, auto/trucks), and new artificial fertilizers. New homes are built, and additional specialized farm buildings, such as dairy barns and equipment sheds.

Historic Context #8: Modern Period 1930-present [W. Lawson King dairy farm]
Theme #1: Agriculture
Dairy farming becomes a predominant local industry. [King Farm is not specifically mentioned as it was in Montgomery County, at the edge of the City of Rockville.] A Montgomery County dairy program was approved in 1936 to support the dairy farmers, which set milk prices and inspection standards for the Washington market.

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NARRATIVE

The Piedmont in Montgomery County is characterized by rolling hills, pasture and fertile farmland. Hunting, gathering and fishing practices have been documented with varying tool kits found on archaeological surveys. In the Late Woodland Period (AD 900-1600), large village settlements were established along the Potomac River, marked by the manufacturing of ceramic vessels.[2] An archaeological survey in 1995 of King Farm in the vicinity of the farm house and farm buildings found "a scattering of artifacts, predominantly debris associated with tool making."[3] Therefore, while there is evidence of Native American activity at the site, the materials are either so disturbed or transient in nature that little additional information would be expected from further archaeological investigations into the prehistory of the site.

Farmers of European origin moved into this piedmont area in the 18th century, as lower-lying tobacco lands were depleted. A large group of English-related people moved west from Anne Arundel and Prince George's counties. In addition, a large number of German-related people moved south from Pennsylvania. Both groups contributed different architectural and cultural ideas, including different designs for barns.[4] Montgomery County was in the forefront of innovative farming practices in the 19th century, and created agricultural societies and fairs to promote their industry. Farm properties included owner and tenant homes, and specialized accessory buildings such as granaries and corn cribs.

Occupation of the site is lengthy, including pre-historic activity. In the early 19th century, there's some indication that the property was farmed and that there was a tavern as well, to serve travelers along the Frederick Road. Ownership by local and prominent families changed several times, until the land was purchased by Andrew Graff in 1822.

Historic Context #6: Agricultural-Industrial Transition, 1815-1870 *[Graff family]*
Theme #1: Agriculture

The subject property was surveyed in land grants dating to 1717 (Two Brothers), 1726 (Valentines Garden and Hobsons Choice), and Conclusion (1731). It was sold to Thomas Lamar in 1748. Throughout the 18th century, this property was part of larger parcels and not a distinct entity. Records indicate that George Riley sold parts of two of the above tracts (Valentines Garden Enlarged and Hobson's Choice) in 1812 to Robert P. Magruder.[5] In 1822, Magruder sold that land, with another tract called "Crabb's Redoubt," to William W.C. Veirs, totaling 122 acres. Six months later, in July 1822, Veirs sold this property at public auction to Andrew Graff for $12.51/acre.[6]

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[2] Archaeological Survey of Proposed Watershed Improvements along Watts Barnch at Carnation Drive, City of Rockville, URS Corporation, Inc., Greenman-Pedersen, Inc., January 2005, chapter 3, Culture Context.
[3] Letter dated 17 November 1995, from Daniel Koski-Karell (Karell Archeological Services) to Mr. Larry A. Goldstein (Helios/Towle, LLC.). Letter dated 1/27/98 from E. Cole of MHT to Mr. George Harrison of US Army core of Engineers, that there are two archaeological sites: 18MO405 (historical farmstead) and 18MO406 (prehistoric camp).
[4] The English Barn is typically ground-level all around, while the German Bank Barn utilizes a change in grade to provide at-grade entrances for both upper and lower stories.
[5] Liber P, Folio 659, April 8, 1812.
[6] The property included burial ground for the Belmear Family, and Veirs executed a bond of conveyance in October, 1822, to assure that the Belmear Family descendants might visit the graveyard without special leave or permission.

Andrew Graff was born in Lancaster, PA.[7] He had a business in Frederick prior to the War of 1812. After the war, it is noted that he lived 2-1/2 miles from Rockville.[8] After 1822, he bought the subject property and lived here. He married Jane [Graff] ca. 1810, and they had 6 children. When Andrew Graff died in 1838 without a will, the property was conveyed to his entire family.[9] Because the property could not be divided without ruining some of its value, George M. Graff bought out the other seven heirs for $1,550 in 1842.[10] He lived at this farm, and had eleven children with his second wife, Mary Brown Graff (1826 – 1905; married in 1844).

The mid-19th century was a time of innovative farming activities, which arose as a necessity to address the loss of soil fertility through earlier farming practices. The new technologies including the use of imported fertilizers.[11] In addition farmers gathered together to share ideas. They participated in cattle shows as early as 1822 and formed societies, such as the Montgomery County Agricultural Society which was formed in 1846. Soon after that, the first County Fair was held in Rockville.

Historic Context #7: Industrial/Urban Dominance 1870-1930 *[Graff and King Families]*
Theme #1: Agriculture

The time period from 1870 – 1930 saw major changes in transportation, and technology. George M. and Mary Graff lived at this property during this time of transition for agriculture in Montgomery County. An advertisement in 1893 for a public auction of the property after George Graff's death[12] provides a good idea of the modern farming practices followed by the Graff family.

> "about 110 acres of this farm is cleared and the remainder is in good oak and chestnut timber. All the cleared land is in a high state of cultivation. It has been limed, is well watered and very productive. Improvements – a substantial frame dwelling house containing [seven] rooms, a new bank barn 36 x 50, a new double corn house and wagon shed, hen/kine house and smoke house, well of good water in yard with pump attached, fine apple and pear orchard in full bearing and the entire farm is substantially fenced. This property has a frontage of about one third of a mile on the Frederick Road, one of the main thoroughfares of Montgomery County. It is in full view of the Metropolitan Branch of the B&O RR and is located convenient to three railroad stations, the county seat, churches, schools, mills, stores, hay balance, and a large cannery, and is one of the most desireable farms that has been offered at public sale in this county for many years."[13]

The advertisement illustrates the assets of the farm, including its location and proximity to the railroad. The land was apparently well managed and productive, with attention paid to soil management (with use of lime). The new farm buildings and farm features such as the orchard and wells, were substantial elements in the farm economy.[14] At the public auction, James paid $56 per acrefor his

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[7] His father, George, apparently, joined an independent artillery company as a lieutenant during the Revolutionary War, and was sent off by his parents with a man-servant named Shadrach Nugent. Mr. Nugent became a well-known historic figure in Georgetown, as the "Moon Man." See Scharf, Thomas, *History of Western Maryland*, Vol II 683-683; Baltimore MD reprint, 1968, Regional Publishing Co.
[8] 1814, ___.
[9] BS9 212-214.
[10] BS11 297-298, 1842.
[11] Historic Resources Management Plan, p. 84.
[12] When George died in 1887, he didn't leave a will. Equity court records note that his son James W. brought suit against the other heirs for title to the farm. His parents were buried in Germantown, Maryland.
[13] The property was sold September 19, 1893, and the sale was advertised for three consecutive weeks in the *Sentinel* prior to that.
[14] None of these elements (except the location) survey today.

family's farm, and made it his home.[15] An article in the *Sentinel* notes that James Graff built a new home in 1914 at his farm.[16] The large new house, which stands today, was built in the popular Colonial Revival Style with a generous center hall for the wide stairway. Oral tradition says variously that the new house was built up the hill from the original Graff house, or that the original house was substantially altered and a portion of the original foundation remains.[17]

Historic Context #8: Modern Period 1930-present *[W. Lawson King dairy farm]*
Theme #1: Agriculture

James Graff sold the farm to William Lawson King, a dairy farmer from Cedar Grove, Maryland, in 1925.[18] Soon after the sale, several outbuildings were destroyed by the 1925 tornado: a carriage and stable building, and a chicken coop. These were replaced by a garage and smokehouse directly behind the house. W. Lawson King converted an existing horse barn into a living place for two farm hands (building # 8), expanding it with several additions. The small farm worker house (building #7) and the hay barn (building #5) were also constructed by King. The King family were farmers (Cedar Grove area and also Clarksburg area) and held many farm properties around the county. When W. Lawson King purchased the Graff farm, his wife renamed it "Irvington Farm." Irving was the name of one of Mrs. Cordelia Fulks King's brothers (Irving Fulks). Her son, Billy King (born 1921), was also given Irving as a middle name after his mother's brother.

Further early losses at the property were caused by a lightening strike on May 30, 1932. At that time, the Graff bank barn, corn house, the new chicken coop, and smokehouse were all destroyed in the fire.[19] After this fire, King made substantial investments in the farm and built the double dairy barn with its pair of silos for each milking shed. The 1932 construction date of the barn is memorialized on the front façade along with Mr. King's initials. This barn was initially designed for 40 cows, but was extended to eventually accommodate the milking of 100 cows.

Whereas the Graff Farm was not specialized, W. Lawson King transformed the farming operation into a dairy farm. The early 20th century was a prosperous time for dairy farming. Starting with a mixed herd of only 20 cows, King experimented with Guernseys (because of the cream and butterfat) and then eventually settled on Holsteins (disease resistant and productive milkers). With his extensive land holdings, including the farms contiguous to Irvington Farm that he subsequently purchased, King developed the largest Holstein herd in the world. He raised champion stock, and sold cows internationally. He was a pioneer in the field of artificial insemination of cattle. He served on the Maryland-Virginia Milk Producers Association Board of Directors, and worked for the planning and construction of the Montgomery County Cooperative Agricultural Center. He was personally honored by the Maryland Dairy Shrine, located in Frederick, Maryland. Irvington Farm was proclaimed a "model dairy farm" in 1964 by the National Holstein Association.

In addition, Lawson King was a wide-ranging businessman. He established King Motor Company in Gaithersburg in 1928, and eventually owned and operated dealerships in Gaithersburg and Rockville. These were later consolidated into King Pontiac (located

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[15] JA40 376, 8/19/1893.
[16] *Sentinel*, 5/16/1914; at a cost of $5,000.
[17] Billy King interview by J. Christensen and G. Littlefield, 1998. Billy King thought the Morris House down the hill and west of the King house had been the old Graff house. The Morris House was still standing at the time of the interview.
[18] Billy King interview, 1998.
[19] *Washington Post*, 1932. Billy King reminisced that these buildings were in close proximity to the house, and he and his sitster, Betty Jeanne, were locked into the sleeping porch to keep them out of the way.

due west of Irvington Farm along the Frederick Road). He also established numerous retail stores, including Gaithersburg Farmers Supply in 1945.

Further, Mr. King was active in Montgomery County politics. He unsuccessfully ran for County Commissioner in 1942, but he was appointed to the Montgomery County Council in the 1950s. He also served on the Montgomery County Planning Board.

His legacy includes his support of the local 4-H program. His children and grandchildren have many memories of raising animals for the Montgomery County Fair; and Lawson King endowed a $500 annual scholarship, that is administered by the local 4H chapter.

The 20th century Dairy industry

The 20th century dairy industry was the focus of both public and private efforts to improve the quality of American dairy products in order to assure healthy and safe food, as well as to develop products that could compete in the international markets. Locally, the dairy industry found an increased market in growing cities, as people moved from rural areas to the cities. Advertising in magazines and newspapers promoted milk as a healthy food, with support from the Division of Agrostology and the Dairy Division that was set up in 1895 as part of the federal USDA.

The growth in markets, from strictly local areas to a broader regional focus, was matched by improved production machinery such as the automated Mehring milking machine (widely used by the 1890s), and advances in refrigeration. Production increases were matched by faster transportation methods (railroad and automobiles/trucks), which helped support the regional growth of the industry. Governmental policies emphasized "(1) healthy cows; (2) careful grooming of the cows; (3) clean hands and clean clothing; (4) clean, dust-free barns (5) thoroughly washed and sterilized milking utensils; (6) prompt and effective cooling of the milk. The USDA sponsored farm inspectors and advisors to help assure the quality of the nation's food, and assure compliance with governmental ordinances and statutes designed to safeguard the health of the milk supply.[20] The King Farm Dairy Barn illustrates the enforcement of these policies, with white-washed interiors, separate Milk house, and easy to clean interiors (concrete block and floors).

The Dairy Barn at King Farm Park reflects this transformation of 20th century dairy farming into a large industry. For the first 14 years at the property, all the milking was done by hand.[21] But with the new dairy barn and with the increased scale of milk production, machinery was introduced into the process.

Unlike the earlier bank barns, the dairy barn was strictly designed for the production of milk. The first floor was designed to accommodate moving cows in and out daily for the milking. The cows were fed at their stanchions, while the milk was collected and directed through pipes to the Milk House. The second floor was designed for hay storage. The clear-span gothic arch truss gambrel roof, constructed with balloon framing, provided the maximum storage area for the hay. The pair of silos for each milking shed held sileage [a high energy feed consisting of a chopped corn and/or grains], which was delivered directly into the milking sheds through the small connecting blocks. The cows were herded in to the milking barns twice daily and milked with machinery. The milk was collected and piped to the Milking House where it was cooled and then could be shipped in to a distributor by truck.

[20] http://www.nal.usda.gov/speccoll/images1/dairy.htm; Dr. Charles North.
[21] Interview, Billy King (1998).

Mr. King initially trucked milk in 10-gallon cans to his distributer in Washington. It is unclear whether King used one or more distributers, or whether he started with one distributer and switched to the Milk Producer's Association. This dairy association was begun in 1920, and currently helps nearly 1,500 dairy farmers by collecting and processing/distributing their milk. Both Lawson King and Billy King served on the Board of Directors of the Maryland-Virginia Milk Producer's Association in Washington, D.C.[22]

However, the well-known sign on the north slope of the dairy barn roof is prominent advertising for Thompson's Dairy, located in Washington, D. C. Thompson's Dairy began when a local dairy farmer, John Thompson, had problems with his own distributor and decided to sell his own milk. With his own farms in Alexandria, Virginia and Landover, Maryland, Thompson invited other dairy farmers to bring their milk to him for distribution to the local Washington market. In 1881, he rented space in Washington and began to retail milk. With success and growth of the business, Thompson built a diary at Four-and-a-Half Street in SW Washington, where he could be close to the river freight steamers for milk that was shipped by river as well as receive milk coming in by truck. All the milk he distributed came from farms inspected yearly by representatives of the District Health Department. The dairies were scored on the condition of the farm and the cleanliness of the milking operation, and payment reflected the ranking. [23]

Thompson's Dairy was still in operation in 1965,[24] but W. Lawson King sold his dairy cows in the 1960s, and brought in beef cattle instead.[25] The farming operation up to King's death in the 1980s consisted of beef cattle and hay. With the death of W. Lawson King, farming operations ceased entirely at the property. Development pressures were catching up with the farming industry around the City of Rockville, and the land was eventually annexed into the City of Rockville for the site of a planned unit development, with the King Farm Park as a public amenity.

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[22] Interview with Billy King (1998).
[23] *The Washington Post* 1877, Nov. 7, 1927, "Thompson's Dairy Started in Small Store Back in 1881"; material provided by the Washington Historical Society.
[24] *The Washington Post*, February 26, 1965, "Thompson Dairy Chief Retiring after 48 years," p. B7.
[25] Interview with Billy King (1998), and with King's granddaughter, Betsy Rippion (2006).

9. Major Bibliographical References

Inventory No. M: 20/32

Judy Christensen and Gail Littlefield, notes from interviews and research, 1998.

Photographs and plan drawing by city staff (2005).

10. Geographical Data

Acreage of surveyed property 7+ acres
Acreage of historical setting 7+ acres
Quadrangle name _____ Quadrangle scale: _____

Verbal boundary description and justification

Parcels A (plat 20357) and CX (plat 22411) were surveyed during the Comprehensive Planned Development (CPD) process for King Farm. These two parcels were dedicated to the City as parkland, in compliance with CPD requirements. The proposed historic district boundary uses logical borders - streets on three sides, and the actual property boundary on the fourth – to distinguish the new CPD from the remains of the historic farm.

11. Form Prepared by

name/title	Robin D. Ziek		
organization	City of Rockville	date	March 10, 2006
street & number	111 Maryland Avenue	telephone	240-314-8200
city or town	Rockville	state	Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M

Name
Continuation Sheet

Number 9 Page 1

Tab 2

LF 15521.697

Parcel Id 3185795

DEED AND DECLARATION OF COVENANTS
(5 Acre Park Site)

THIS DEED AND DECLARATION OF COVENANTS ("Deed"), effective as of the 10th day of November, 1997, by KING FARM ASSOCIATES, L.L.C., a Delaware limited liability company (hereinafter referred to as "Grantor") and the MAYOR AND COUNCIL OF ROCKVILLE, a municipal corporation of the State of Maryland (hereinafter referred to as "Grantee").

98 FEB -9 P 1:34

FILED
MOLLY Q. RUHL
CLERKS OFFICE
MONTGOMERY CO. MD

WITNESSETH:

WHEREAS, Field Farms Limited Partnership, Frederick Road Limited Partnership, William I. King, Elizabeth Jean Jacobs, and Louis K. Aschenbach (collectively, the "King Family Group"), Helios/Towle, L.L.C. and Grantee entered into that certain Annexation Agreement dated August 7, 1995 recorded among the land records of Montgomery County, Maryland in Liber 13811, at folio 073 (the "Annexation Agreement") by which the Grantee agreed to annex certain real property described in the Annexation Agreement as the "Subject Property" into the City of Rockville subject to certain terms and conditions; and

WHEREAS, the Annexation Agreement requires the King Family Group and Helios/Towle, L.L.C. to convey a designated portion of the Subject Property to the Grantee for use as a neighborhood park site (the "Park Site "); and

WHEREAS, the King Family Group has conveyed to Helios/Towle, L.L.C. that portion of the Subject Property designated for the Park Site; and

WHEREAS, Helios/Towle, L.L.C., by certificate of amendment approved by the Maryland State Department of Assessments and Taxation for a foreign limited liability company on November 13, 1996, changed its name to King Farm Associates, L.L.C.; and

WHEREAS, Concept Plan Application CPD95-0002 for the Subject Property was approved by the Grantee by Resolution No. 10-96 on July 8, 1996 (the "Concept Plan"); and

WHEREAS, Section VII (b) of the Concept Plan requires dedication of the Park Site to the Grantee; and

WHEREAS, the Grantor by this Deed desires to convey and dedicate the Park Site to the Grantee subject, however, to the covenants and reservations contained herein; and

WHEREAS, the Grantee has joined in this Deed to acknowledge its acceptance of the Park Site subject to the covenants contained herein and to confirm that the conveyance of the Park Site to Grantee fully satisfies all of the Grantor's obligations under the Annexation Agreement and Concept Plan to provide a neighborhood park site.

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0697. Printed 07/03/2013. Online 06/15/2005.

75 2m3

NOW, THEREFORE, in consideration of the above Recitals incorporated herein by reference, the covenants of Grantee contained herein, and for other good and valuable consideration, the sufficiency of which the parties hereto acknowledge, the Grantor does grant and convey unto the Grantee, its successors and assigns, in fee simple, the Park Site situate, lying and being in Montgomery County, State of Maryland and more particularly known as Parcel A, Block A, as shown on a plat of subdivision entitled "Parcel A, Block A, Plat One King Farm: Bailey's Commons North" recorded among the Land Records of Montgomery County, Maryland in Plat Book 184, Plat No. 20357 (the "Record Plat"), together with any and all improvements, rights, easements, privileges, appurtenances and advantages to same belonging or in any way appertaining. By acceptance of this Deed, Grantee acknowledges that all improvements located on the Park Site are accepted in "as is" and "where is" condition without warranty or representation of any kind from Grantor.

AND the Grantor covenants that it will warrant specially the Park Site hereby conveyed.

SUBJECT, HOWEVER, to any and all leases, recorded and unrecorded, and further subject to all restrictions, covenants, rights-of-way, easements, and other conditions appearing of record, including, without limitation, that certain Declaration of Covenants for Forest Conservation dated October 28, 1997 a copy of which is attached hereto and made a part hereof as Exhibit "A".

AND SPECIFICALLY RESERVING UNTO THE GRANTOR, its successors and assigns, an easement and a right of entry on, over, under, through and across the Park Site for purposes of (1) grading, regrading, sloping, resloping, contouring and recontouring the fifteen (15)-foot temporary slope easement area identified on the Record Plat for purposes of constructing the adjacent future public street; (2) planting, maintaining, removing and re-planting trees and other planting materials in accordance with the Final Forest Conservation Plan for Phase I-A (as delineated in Detailed Application No. CPD96-002B) and designated FTPO 95-25B (the "FFCP"), as the same may be amended from time to time, and as necessary to assure compliance with that certain Forest Conservation Maintenance Agreement dated May 12, 1997, a copy of which is attached hereto and made a part hereof as Exhibit "B"; (3) installing, maintaining, removing, replacing and repairing directional and marketing signage and entrance features and associated lighting and landscaping (collectively, the "Entrance Features"), such Entrance Features, if any, to be located in the areas described and shown on the description and sketch attached hereto and made a part hereof as Schedule "C" and Exhibit "C", respectively and(4) storing construction materials in the barns identified on Exhibit "D"; provided, however, such easements shall not materially interfere with the use of the Park Site as a neighborhood park, and further provided Grantor obtains all necessary approvals and permits, which shall not be unreasonably withheld by Grantee, prior to commencing any activity on the Park Site pursuant to the rights reserved hereunder, and further provided that at any time after the date Grantee presents initial design plans to Grantor for the improvements to be constructed by Grantee on the Park Site, Grantor shall first obtain Grantee's consent prior to undertaking or continuing to exercise any of the rights reserved pursuant to paragraphs (3), (4), (5) and (6) above, and any other work not specifically identified hereunder. Grantor shall indemnify and hold Grantee harmless from any and all liability, loss or damages, including reasonable attorneys' fees, arising

out of or resulting from Grantor's exercise of the rights reserved hereunder. Upon request, Grantor shall provide Grantee with a certificate of insurance naming Grantee as an additional insured.

AND FURTHER RESERVING UNTO GRANTOR, its successors and assigns, for Grantor's use in developing the Subject Property in accordance with the Annexation Agreement and Concept Plan, the residential and nonresidential density attributable to the Park Site. In accordance with Paragraph 3 of the Annexation Agreement, Grantee expressly agrees and acknowledges that any and all residential and nonresidential density otherwise attributable to the Park Site is hereby shifted to the remainder of the Subject Property so the overall project density is not reduced as a result of the dedication of the Park Site.

AND subject to the following covenants:

1. The Park Site shall be used as a site for a neighborhood park and recreational facility that shall serve the current and future residents of the Subject Property, and the general public.

2. The Grantee shall, at no expense to Grantor, its successors or assigns, construct recreational facilities on the Park Site designed to serve the current and future residents of the Subject Property and the general public. The development of the recreational facilities constructed on the Park Site shall be subject to Grantor's reasonable review prior to commencement of construction. The parties shall use their best efforts to reach consensus on the design of the recreational facilities.

3. Grantor shall have the right, but not the obligation, to participate as a member of each committee, task force or other group preparing, considering or evaluating plans for the park facilities, and Grantee shall promptly advise Grantor of the formation of such committee, task force or other group.

4. The Park Site shall be subject to the terms, conditions, restrictions and covenants contained in the Declaration of Covenants for Forest Conservation and shall not be used for any purpose whatsoever inconsistent therewith. Upon acceptance and recordation of this Deed among the Land Records of Montgomery County, Maryland, Grantee shall provide Grantor with an equivalent credit for Grantor's future reforestation of a 1.30 acre portion of the Park Site to be designated by Grantee against the total reforestation requirements for the Subject Property as if the 1.30 acres had been fully planted. Grantee, in accordance with the FFCP, shall designate 1.30 acres of the Park Site for reforestation by Grantor within ten (10) years after the date Grantee accepts and records this Deed. If Grantee fails to make such designation within the aforesaid ten (10) year period, Grantor shall have the option, at Grantor's sole and absolute discretion, either to (1) designate and reforest an alternate 1.30 acres of the Subject Property as a substitute reforestation site, in which event Grantor shall be relieved of its obligation to reforest 1.30 acres of the Park Site; (2) make a monetary contribution to the City of Rockville equal to the estimated cost to reforest 1.30 acres of the Park Site, in which event Grantor shall also be relieved of its obligations to reforest 1.30 acres of the Park Site; or (3) agree to extend the aforesaid ten (10) year period to provide the City with additional time to designate the 1.30 acres of the Park Site to be reforested.

5. For a period of not less than six months after the date this Deed is accepted by Grantee, Grantee shall not commence or pursue any action whatsoever to remove, evict or displace any tenant located or residing on the Park Site or remove the property thereof which is lawfully situated on the Park Site.

6. The covenants hereby imposed shall be perpetual and shall not be extinguished without the prior written consent of Grantor, its successors and assigns.

The Grantee has entered into this Deed to acknowledge its acceptance of the above covenants, which covenants shall be deemed to run with the land and shall be enforceable by the Grantor, and any successors and assigns of Grantor to whom such right of enforcement is assigned in writing.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Grantor and Grantee have entered into this Deed and Declaration of Covenants on the day and year first above written.

GRANTOR:

KING FARM ASSOCIATES, L.L.C.,
a Delaware limited liability company

By: TOWLE PARTNERS, L.L.C.

By: _____
Name: MARK W GREGG
Title: AUTHORIZED PERSON

* * *

COUNTY OF: Montgomery

STATE OF: MARYLAND

I HEREBY CERTIFY that on this 10TH day of November, 1997, before me, the undersigned, a Notary Public in the jurisdiction aforesaid, personally appeared MARK W GREGG _____, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and who acknowledged himself to be an AUTHORIZED PERSON of TOWLE PARTNERS, L.L.C., which is the MANAGING PARTNER of KING FARM ASSOCIATES, L.L.C., a Delaware limited liability company, and that in such capacity and being so authorized to do, executed the foregoing Deed and Declaration of Covenants on behalf of TOWLE PARTNERS, L.L.C., for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MARLA JO BENNETT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 3, 2001

_____
NOTARY PUBLIC

My Commission Expires: _____

LF 15521.702

CONSENT OF TRUSTEES

The undersigned trustee named in a certain deed of trust securing repayment of a loan from First Union National Bank of Va. and recorded among the Land Records of Montgomery County, Maryland, in Liber 4594 at Folio 90 with the consent of the holder of the note secured by said deed of trust, does hereby consent to the foregoing Deed and Declaration of Covenants and agrees that his interest in the subject property shall be subordinate and subject thereto.

TRSTE, INC.

11/12/97
Date

By: Ronald J. Sanders
Name: RONALD J. SANDERS
Title: VICE PRESIDENT

* * *

COMMONWEALTH OF VIRGINIA

SS:

COUNTY OF Fairfax

I, Sheri L Sakovich, a Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that Ronald J Sanders, whose name as Vice President of TRSTE, INC., is signed to the foregoing and annexed instrument, bearing date on the 12th day of November, 1997, has acknowledged the same before me in my County aforesaid.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12th day of November, 1997.

Sheri L Sakovich
Notary Public

My term of office expires on the 31st day of March, 2001.

SHERI L SAKOVICH
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

LF 15521.705

CONSENT OF TRUSTEES

The undersigned trustee named in a certain deed of trust securing repayment of a loan from H/King Farm L.P. and recorded among the Land Records of Montgomery County, Maryland, in Liber 1447 at Folio 398 with the consent of the holder of the note secured by said deed of trust, does hereby consent to the foregoing Deed and Declaration of Covenants and agrees that his interest in the subject property shall be subordinate and subject thereto.

November 11, 1997
Date

Gregory B. Hauptman

* * *

_____ OF _____

SS:

_____ OF _____

I HEREBY CERTIFY that on this 11th day of November, 1997, before me, the undersigned officer, personally appeared Gregory B. Hauptman, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MARLA JO BENNETT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 3, 2001

_____
Notary Public

My Commission Expires: July 3, 2001

GRANTEE:

MAYOR AND COUNCIL OF ROCKVILLE

By: Rose G. Krasnow (SEAL)
Rose G. Krasnow, Mayor

* * *

COUNTY OF: Montgomery

STATE OF: Maryland

I HEREBY CERTIFY that on this 6th day of January, 1998, before me, the undersigned, a Notary Public in the jurisdiction aforesaid, personally appeared Rose G. Krasnow, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and who acknowledged herself to be the Mayor of the City of Rockville, Maryland, a Maryland municipality, and that in such capacity, and being so authorized to do, executed the foregoing Deed and Declaration of Covenants on behalf of the Mayor and Council of Rockville, Maryland for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC Anita A. McCombs

My Commission Expires: 10/17/98

AFFIDAVIT OF CONSIDERATION

The undersigned hereby certifies under penalties of perjury that the actual consideration paid or to be paid for the foregoing dedication is NONE.

GRANTOR:

KING FARM ASSOCIATES, L.L.C.,
a Delaware limited liability company

By: Towle Partners, L.L.C., its member

By: _____
MARK W GREEN
Authorized Person

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the foregoing document was prepared by or under the supervision of the undersigned, an attorney duly licensed to practice before the Court of Appeals of Maryland.

_____
Todd D. Brown

SS_CURRENT: 25570 v.13 01425.0009
Crs. 6/28/99 Orig. Typ.Wmw Ed. 11/05/97

Parcel Identifier No.

DECLARATION OF COVENANTS FOR FOREST CONSERVATION
(For Parcels to be Conveyed to City of Rockville)

THIS DECLARATION OF COVENANTS FOR FOREST CONSERVATION ("Declaration") is made this 28 day of October, 1997, by KING FARM ASSOCIATES, L.L.C., a Delaware limited liability company (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, Declarant is the owner of real property located within the City of Rockville, Maryland, herein referred to as the "Subject Property," and described in a deed from Field Farms Limited Partnership and Frederick Road Limited Partnership to Helios/Towle, L.L.C. dated October 31, 1995, and recorded among the Land Records of Montgomery County, Maryland in Liber 13746 at folio 608; and

WHEREAS, Field Farms Limited Partnership, Frederick Road Limited Partnership, William I. King, Elizabeth Jean Jacobs, and Louis K. Aschenbach, Helios/Towle, L.L.C. and the City entered into that certain Annexation Agreement dated August 7, 1995 recorded among the land records of Montgomery County, Maryland in Liber 13811, at Folio 073 (the "Annexation Agreement") by which the City agreed to annex certain real property described in the Annexation Agreement as the "Subject Property" into the City of Rockville subject to certain terms and conditions; and

WHEREAS, Helios/Towle, L.L.C., by certificate of amendment approved by the Maryland State Department of Assessments and Taxation for a foreign limited liability company on November 13, 1996, changed its name to King Farm Associates, L.L.C.; and

WHEREAS, Declarant desires to develop or redevelop the Subject Property and in connection therewith has sought and received approval for certain final record plat(s) of subdivision (the "Plats") in accordance with Concept Plan Application CPD-95-0002, as adopted by the City on July 8, 1996 as Resolution No. 10-96 (the "Concept Plan"); and

WHEREAS, Paragraph 10 (c) of the Annexation Agreement required Declarant's predecessor-in-interest to demonstrate compliance with the City of Rockville's adopted Forest Conservation Manual pertaining to afforestation and/or reforestation; and

WHEREAS, as a condition of the aforesaid approvals Declarant must comply with the forest and tree preservation requirements of Chapter 10.5 of the Rockville City Code; and

WHEREAS, in accordance with said Chapter 10.5 and Paragraph 10 (c) of the Annexation Agreement and as part of the Concept Plan, Declarant has prepared and received

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR [illegible] 706 Printed 08/22/2013. Online 06/15/2005.

approval of Forest Conservation Plans for the Subject Property designated FTPO 95-25A and FTPO 95-25B, which plans are filed with and maintained by the City Forester (the "Approved Forest Conservation Plan"); and

WHEREAS, the Approved Forest Conservation Plan provides for the planting of certain additional forested areas, individual trees and planting materials within certain conservation areas located on property to be conveyed to the Mayor and Council of Rockville in connection with the development of a portion of the Subject Property in accordance with Detailed Application No. CPD-96-002A and CPD-96-002B, such conservation areas being described on Exhibit "A" attached to and made a part of this Declaration (the "Conservation Areas"); and

WHEREAS, Chapter 10.5, the Annexation Agreement and the Concept Plan require Declarant to restrict the use of the Conservation Areas for tree planting, preservation and conservation in accordance with the Approved Forest Conservation Plan.

NOW, THEREFORE, in consideration of the issuance by the City of the necessary development approvals and permits, and for the purpose of fully complying with the forest conservation requirements of Chapter 10.5 of the Rockville City Code, the Annexation Agreement and the Concept Plan, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby executes this Declaration to restrict the use of the Conservation Areas forever and in perpetuity for the purpose of protecting and preserving existing and future individual trees and forested areas consistent with the Approved Forest Conservation Plan and applicable laws and regulations. The Conservation Areas shall be held, sold and conveyed subject to the following terms, restrictions and conditions:

1. No individual trees required to be planted or retained within the Conservation Areas by the Approved Forest Conservation Plan, shall be destroyed, removed, moved or pruned without the prior permission of the City Forester or other designated agent of the City Manager (hereinafter referred to as the "City Manager"). Diseased or hazardous trees or limbs may be removed to prevent personal injury or property damage after reasonable notice to the City Forester unless such notice is not practical in an emergency situation or the removal is executed pursuant to an amendment to the Approved Forest Conservation Plan. During the two year maintenance period ("Maintenance Period") specified in that certain Forest Conservation Maintenance Agreement by King Farm Associates, L.L.C. dated May 12, 1997, Declarant shall plant any substitute trees as may be reasonably required by the City Forester.

2. Unless approved in writing by the City Manager, no construction, excavation, grading or erection of any structure shall be engaged in or permitted in a manner that damages, kills, or injures any individual tree required to be planted or retained in accordance with the Approved Forest Conservation Plan for the Subject Property. The foregoing notwithstanding, nothing in this Declaration shall preclude Declarant from constructing, repairing, inspecting, maintaining, operating and replacing a wastewater pumping station, force main, gravity sewer and related appurtenances to be installed by Declarant on the Pond Property (as defined in Exhibit "A") in accordance with Declarant's approved development plans and approved Forest Conservation Plan FTPO 95-25A, as the same may be amended from time to time.

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0707. Printed 08/22/2013. Online 06/15/2005.

3. The City Forester and other representatives of the City may, at reasonable hours, enter upon the Conservation Areas for the purpose of making inspections to ascertain whether there has been compliance with the terms, restrictions, and conditions of this Declaration. Declarant and City shall be liable for their own negligence under the law in connection with the exercise of the rights granted pursuant to this Declaration. This Declaration does not convey to the general public the right to enter the Subject Property or Conservation Areas for any purpose whatsoever.

4. This Declaration shall be specifically referred to in a separate paragraph of any deed, sales contract, mortgage, or other legal instrument (including a lease agreement) by which any interest in the Subject Property which contains all or a portion of the Conservation Areas is conveyed.

5. The City shall have the right, but not the obligation, to enforce the provisions, conditions, and restrictions contained in this Declaration in accordance with any statutory authority, including, but not limited to, the imposition of civil monetary fines and penalties, and by seeking injunction or other appropriate relief in any court of competent jurisdiction, including the right to restore the Conservation Areas to a condition consistent with the Approved Forest Conservation Plan and to recover damages in an amount sufficient to cover the cost of such restoration.

6. No failure on the part of the City to enforce any provision of this Declaration shall waive the City's right to enforce the same provision at a later date or to enforce any other provision of this Agreement.

7. The City is not obligated to plant, maintain, or replace the trees within the Conservation Areas protected by this Declaration, nor is the City liable for any damage to persons, property, or the environment, resulting from the use of, or activity within the Conservation Areas, whether or not such use or activity is approved by the City or in accord with this Declaration.

8. Notwithstanding anything contained herein, the Declarant, in addition to any rights reserved to Declarant in a deed, sales contract, mortgage or other legal instrument (including a lease agreement) by which any interest in the Subject Property is conveyed, hereby reserves the right to use the Conservation Areas prior to the expiration of the Maintenance Period, provided that such use is authorized by a permit, approval and/or written permission issued by the City, and further provided that such use does not destroy or damage any forested areas or individual trees within the Conservation Areas. Declarant further reserves the right to construct, repair, inspect, maintain, operate and replace a wastewater pumping station, force main and related appurtenances on the Pond Property in accordance with Declarant's approved development plans.

9. Nothing in this Declaration shall prevent the Declarant and/or the City from constructing, reconstructing, repairing or maintaining stormwater management structures and/or facilities, BMPs, or engaging in related activities, including, but not limited to, stream repair or maintenance, or in engaging in any other activity not inconsistent with the forest conservation required by FTPO 95-25A and FTPO 95-25B.

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0708. Printed 08/22/2013. Online 06/15/2005.

AND Declarant does further agree to record this Declaration among the Land Records of Montgomery County, Maryland at Declarant's expense within ten days of the date hereof, and shall provide the City with documentary proof of recordation within five days of said recordation.

This Declaration (including all terms, conditions and restrictions contained herein) shall be binding upon the heirs, successors and assigns of the Declarant, including, without limitation, the City of Rockville, and shall constitute a covenant running with the title of the Subject Property. The covenants hereby imposed shall be enforceable by Declarant and any successors and assigns of Declarant to whom such right of enforcement is assigned in writing.

[SIGNATURE PAGE FOLLOWS]

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0709. Printed 08/22/2013. Online 06/15/2005.

IN WITNESS WHEREOF, KING FARM ASSOCIATES, L.L.C. has executed this Declaration as of the date first written above.

DECLARANT:

KING FARM ASSOCIATES, L.L.C.

By: Towle Partners, L.L.C.

Larry D. Goldstein

By: _____
Name: Mark W. Gregg
Title: Authorized Person

* * *

COUNTY OF: MONTGOMERY

STATE OF: MARYLAND

I HEREBY CERTIFY that on this 28th day of October, 1997, before me, the undersigned, a Notary Public in the jurisdiction aforesaid, personally appeared Mark W. Gregg, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and who acknowledged himself to be a Authorized Person of Towle Partners, L.L.C., which is the Managing Partner of King Farm Associates, L.L.C., and that in such capacity and being so authorized to do, executed the foregoing Declaration of Covenants for Forest Conservation on behalf of Towle Partners, L.L.C., for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MARIA JO BENNETT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 3, 2001

Maria Jo Bennett
NOTARY PUBLIC

My Commission Expires: 07/03/2001

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0710. Printed 08/22/2013. Online 06/15/2005.

CONSENT OF TRUSTEES

The undersigned trustee named in a certain deed of trust securing repayment of a loan from FIRST VIRGINIA NATIONAL BANK OF VA and recorded among the Land Records of Montgomery County, Maryland, in Liber 14594 at Folio 90 with the consent of the holder of the note secured by said deed of trust, does hereby consent to the foregoing Declaration of Covenants for Forest Conservation and agrees that his interest in the subject property shall be subordinate and subject thereto.

TRSTE, INC.

10/28/97
Date

By: Bradley S. Crockett
Name: BRADLEY S. CROCKETT
Title: VICE PRESIDENT

* * *

COMMONWEALTH OF VIRGINIA

SS:

COUNTY OF FAIRFAX

I, RONALD TESTA, a Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that BRADLEY S. CROCKETT, whose name as VICE PRESIDENT of TRSTE, INC., is signed to the foregoing and annexed instrument, bearing date on the 28th day of OCTOBER, 1997, has acknowledged the same before me in my County aforesaid.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28th day of OCTOBER, 1997.

Ronald Testa
Notary Public

My term of office expires on the 30 day of SEPTEMBER, 1998.

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0711. Printed 08/22/2013. Online 06/15/2005.

CONSENT OF TRUSTEES

The undersigned trustee named in a certain deed of trust securing repayment of a loan from M&T King Farm L.P. and recorded among the Land Records of Montgomery County, Maryland, in Liber 14471 at Folio 398 with the consent of the holder of the note secured by said deed of trust, does hereby consent to the foregoing Declaration of Covenants for Forest Conservation and agrees that his interest in the subject property shall be subordinate and subject thereto.

October 29, 1997
Date

Gregory B. Hauptman

* * *

District OF Columbia

SS:

_____ OF _____

I HEREBY CERTIFY that on this 29th day of October, 1997, before me, the undersigned officer, personally appeared Gregory B. Hauptman, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Linda E. Dyson
Notary Public

My Commission Expires: 11-14-00

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0712. Printed 08/22/2013. Online 06/15/2005.

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the foregoing document was prepared by or under the supervision of the undersigned, an attorney duly licensed to practice before the Court of Appeals of Maryland.

Todd D. Brown

AREAS SUBJECT TO DECLARATION OF COVENANTS FOR FOREST CONSERVATION

- Parcel I, Block M, as shown on a plat of subdivision entitled "Street Dedication: Watkins Overlook & Barnside Place Parcel I, Block M, Plat Four King Farm: Watkins Pond" recorded among the Land Records of Montgomery County, Maryland in Plat Book 184, Plat No. 20361.

- Parcel A, Block AA, and Parcel B, Block A, as shown on a plat of subdivision entitled "Parcel A, Block AA and Parcel B, Block A, Plat One King Farm: Watkins Pond" recorded among the Land Records of Montgomery County, Maryland in Plat Book 184, Plat No. 20358 (the "Pond Property").

SS_CURRENT: 43401 v.09 01425.0008
Cre. 3/12/97 Orig. Typ.Crp Ed. 9/26/97

Exhibit "A"

FTPO No. 95-25
Concept Plan Approval CPD 95-0002
Record Plat Approval PLT 97-0075 thru PLT 97-0086

Description of Subject Property: King Farm, located between Maryland Route 355, Interstate 270, Shady Grove Road and Gude Drive West, Rockville, Maryland

Property Owners: King Farm Associates, L.L.C.

FOREST CONSERVATION MAINTENANCE AGREEMENT

In compliance with the requirements of Chapter 10.5 of the Rockville City Code and the City's Forest Conservation Manual, Forest Conservation Plans have been submitted for the Subject Property as described above, which plans have been approved by the City and designated as FTPO No. 95-25A and FTPO 95-25B. The approved Forest Conservation Plan provides for the retention of certain significant trees and forested areas, the planting of additional individual tree plantings on-site, and afforestation on-site and off-site. All said trees located on-site are, or will be, located within the conservation easement areas (individually, the "Applicable Forest Conservation Area") as such areas are described on Exhibit "A" attached to and made a part hereof, and such additional areas described and shown on the metes and bounds descriptions and sketches attached hereto and made a part hereof as Exhibit "B".

The undersigned are required to execute this binding agreement providing for the protection of retained trees and forested areas and maintenance of on-site and off-site individual tree plantings in accordance with the Approved Forest Conservation Plan. The terms and requirements of this Agreement are conditions of the above-referenced Final Subdivision Plat Approval and Concept Plan Approval issued for the Subject Property. If the property owner is different than the permit applicant, the property owner shall be obligated to satisfy the terms and conditions of this Agreement if the permit applicant fails to do so.

The undersigned hereby agree as follows:

1. to protect and maintain existing individual trees as provided by the Approved Forest Conservation Plan and any directives of the City Forester, until adjacent areas are stabilized.

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0715. Printed 08/22/2013. Online 06/15/2005.

SS_CURRENT: 20113 v.03 01/23/2007
Cm. 1/24/07 Orig. Typ.Kam Ed. 2/0/07

2. to promptly replace any existing trees damaged or destroyed in the course of development.

3. to plant the individual tree plantings required by the Approved Forest Conservation Plan in accordance with the specifications of the Approved Plan.

4. to maintain the afforestation and individual tree plantings for a period of two years from the date of planting in accordance with the Approved Forest Conservation Plan. Such maintenance may include, but not necessarily be limited to:

- watering, fertilizing and control of competing vegetation during the initial planting and through the two year maintenance period as may be necessary.
- pruning, mulching, tightening and removal of guys and stakes within 6 months, resetting of plants to proper grades or upright, position, and applying such sprays or other items necessary to keep the planting free of insects and disease.
- providing protection measures such as fencing and interpretive signs as necessary, to prevent destruction or degradation of the planting site.
- following those standards contained in the Forest Conservation Manual for the protection and satisfactory establishment of forest.

5. to monitor the individual tree plantings for a period of two years from the time of initial installation and provide annual monitoring reports to the City Forester in accordance with the requirements of Chapter 10.5 of the Rockville City Code and any applicable Forest Conservation Manual.

6. to promptly comply with the reasonable directives of the City Forester pertaining to the proper maintenance and management of the afforested sites and of the individual trees planted.

7. to guarantee survival of all individual trees and a minimum of 75% of the forest plantings required by the Approved Forest Conservation Plan in good health and in flourishing condition of active growth for a minimum period of two years from the time of initial installation.

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0716. Printed 08/22/2013. Online 06/15/2005.

8. to replace, as soon as weather permits, any dead plantings to ensure compliance with the above minimum survival requirements. Provided, however, that dead trees and plantings shall be promptly removed.

9. that the City Forester or other City designee may enter upon the Subject Property at any reasonable time from the commencement of development through the end of the maintenance period to make inspections regarding compliance with, or enforcement of, the Approved Forest Conservation Plan and this Agreement, and to replace or otherwise maintain trees if the developer or property owner fails to satisfy its obligations under this Agreement, provided developer or property owner, as appropriate, shall be given a reasonable opportunity to meet such obligations after being notified by the City of any such failure. City shall be liable for its own negligence under the law.

10. to post a bond, letter of credit, or other security in a form acceptable to the City Attorney, in the amount equal to the cost of the initial plantings (materials plus installation). Said security may be used by the City to cover the cost of replacing new plantings required by the Approved Forest Conservation Plan that fail to survive and/or the cost of replacing trees damaged during development. At the discretion of the City Forester, the City may release up to 50% of the bond or other security after the installation of the plantings and a satisfactory inspection of said plantings. The remaining security, or appropriate portion thereof, shall be released after the second growing season if the minimum survival requirements have been met, and upon the submission of a satisfactory annual report, a satisfactory annual inspection, and the recordation of any required long-term Conservation Easement.

11. to specifically refer to this Agreement in a separate paragraph of any subsequent deed, sales contract or other legal instrument by which any interest in the Subject Property which

contains all or a portion of an Applicable Forest Conservation Area is conveyed during the maintenance period.

12. this Agreement is in addition to any conservation easement or other permanent protection mechanism that may be required for forest or tree retention, afforestation areas, or individual tree plantings.

[SIGNATURE PAGE FOLLOWS]

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0718. Printed 08/22/2013. Online 06/15/2005.

Signed this 12 day of May, 1997, by

KING FARM ASSOCIATES, L.L.C.

By: Towle Partners, L.L.C.

By: [signature]
Name: MARK W. GREGG
Title: AUTHORIZED PERSON

* * *

STATE OF MARYLAND :
: SS:
COUNTY OF MONTGOMERY :

I HEREBY CERTIFY that on this 12 day of May, 1997, before me, the undersigned, a Notary Public in the jurisdiction aforesaid, personally appeared Mark W Gregg, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and who acknowledged himself to be an Authorized Person of Towle Partners, L.L.C., which is the Managing Partner of King Farm Associates, L.L.C., and that in such capacity and being so authorized to do, executed the foregoing Forest Conservation Maintenance Agreement on behalf of Towle Partners, L.L.C., for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[signature]
Notary Public

My Commission Expires: 1/1/2001

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0719. Printed 08/22/2013. Online 06/15/2005.

FOREST CONSERVATION AREAS

- Parcel T, Block JJ, and Parcel W, Block C, as shown on a plat of subdivision entitled "Plat Two King Farm: Watkins Pond " recorded among the Land Records of Montgomery County, Maryland in Plat Book 184, Plat No. 20359.

- Parcel A, Block AA, and Parcel B, Block A, as shown on a plat of subdivision entitled "Plat One King Farm: Watkins Pond" recorded among the Land Records of Montgomery County, Maryland in Plat Book 184, Plat No. 20358.

- Parcel I, Block M, as shown on a plat of subdivision entitled "Plat Four King Farm: Watkins Pond" recorded among the Land Records of Montgomery County, Maryland in Plat Book 184, Plat No. 20361.

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0720. Printed 08/22/2013. Online 06/15/2005.

Exhibit "B-1"

DESCRIPTION OF A CONSERVATION EASEMENT

ACROSS THE PROPERTY OF KING FARM ASSOCIATES, L.L.C. LIBER 13746, FOLIO 608

Being a strip or parcel of land hereinafter described in, through, over and across the property acquired by Helios/Towle, L.L.C., from Field Farm Limited Partnership and Frederick Road Limited Partnership by deed dated October 31, 1995, and recorded among the Land Records of Montgomery County, Maryland, in Liber 13746 at Folio 608, subsequently Helios/Towle, L.L.C., has changed its name to King Farm Associates, L.L.C., as filed with the Secretary of State of Delaware on September 30, 1996; and being more particularly described as follows:

Said strip or parcel of land being shown on Exhibit "A" attached hereto and made a part hereof by this reference; containing 52,544 square feet or 1.2062 acres of land.

Subject to any and all Easements, Rights-of-Way, and Covenants of record.

TAX PARCEL IDENTIFICATION NUMBER TABULATION

Parcel	Tax Parcel I.D.#	Site Address
P920	3126500	Frederick Road

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0721. Printed 08/22/2013. Online 06/15/2005.

LF 15521 722

Exhibit "B-2"

LOT 1, BLOCK R, COLLEGE GARDENS
PB.132 P.15305

N 68°57'15"E 486.44' PLAT LINE
7th DEED LINE - PARCEL "D" L.13746 F.608

N 48°49'24"E 1204.45' PLAT LINE

38th DEED LINE
PARCEL "D"
L.13746 F.608

TIE N 82°28'25"W 240.96'

LIMITS OF TRANSCO R/W L.3804 F.36

NAD 83/91 DATUM
SCALE 1" = 100'

PROPERTY OF:

KING FARM ASSOCIATES, L.L.C.

FORMERLY HELIOS/TOWLE L.L.C.

L.13746 F.608

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
90°00'00"	34.00	53.41	34.00	N 89°00'04"W	48.08
2°17'43"	488.00	19.43	9.72	N 24°17'55"W	19.43
4°15'31"	488.00	36.08	18.03	N 32°38'38"W	36.04
74°38'00"	30.00	38.03	18.22	N 02°31'09"E	34.23
16°09'57"	188.00	34.08	17.08	N 44°48'07"E	34.04
89°28'38"	253.00	315.88	178.73	S 11°08'38"W	287.13
4°22'32"	188.00	14.88	7.48	N 89°08'07"E	14.88
98°22'17"	15.00	23.88	15.18	S 72°28'39"E	21.28

LINE DATA

	BEARING	DISTANCE
1	S 84°22'15"W	38.88
2	S 89°38'58"W	88.72
3	N 38°08'04"W	38.87
4	N 48°38'48"E	38.88
5	N 48°08'12"W	48.88
6	S 48°38'48"W	12.88
7	N 38°11'21"W	8.88
8	S 84°38'48"E	48.77
9	S 38°48'38"W	78.28
10	S 81°08'48"E	38.18
11	S 84°12'14"E	38.38
12	S 38°17'84"E	18.74
13	S 48°88'17"E	38.38
14	N 84°88'07"E	14.88
15	N 38°48'38"E	78.88
16	N 88°38'13"W	38.88
17	N 38°47'48"W	87.74
18	N 84°22'48"W	84.38

CONSERVATION EASEMENT
CONTAINING 52,544 sq.ft.
or 1.2062 Acres

C/L 50' TRANSCO R/W
6th LINE L.3804 F.36

7th LINE L.3804 F.36

A= 153.28'

L=153.04'

S 27°19'30"E

SKETCH OF
CONSERVATION EASEMENT
ACROSS THE PROPERTY OF

MO CIRCUIT COURT, Taney County [MSA CE 63-15476] MQR 15521, p. 0722. Printed: 08/22/2016. Order: 06/15/2015

TAX ID NO. 4-503-3126500

Exhibit "B-3"

DESCRIPTION OF A
CONSERVATION EASEMENT
CONTAINING 19,715 SQ. FT. OR 0.4526 AC.

KING FARM ASSOCIATES, L.L.C. (OWNER)
FORMERLY KNOWN AS
HELIOS/TOWLE, L.L.C.
15245 SHADY GROVE ROAD, SUITE 390
ROCKVILLE, MARYLAND 20850

BEING a strip or parcel of land lying in the Gaithersburg (9th) Election District, Montgomery County, Maryland, also being in, through, over and across the property acquired by the Helios/Towle, L.L.C. from Field Farms Limited Partnership, and Frederick Road Limited Partnership, by a deed dated October 31, 1995 and recorded among the Land Records of Montgomery County, Maryland in Liber 13746 at Folio 608, subsequently HELIOS/TOWLE, L.L.C. has changed its name to King Farm Associates, L.L.C. as filed with the Secretary of State of Delaware on September 30, 1996; and being more particularly described as shown on a Description Plat labeled "EXHIBIT 'A'" attached hereto and made a part hereof by this reference, containing 19,715 square feet or 0.4526 acres of land.

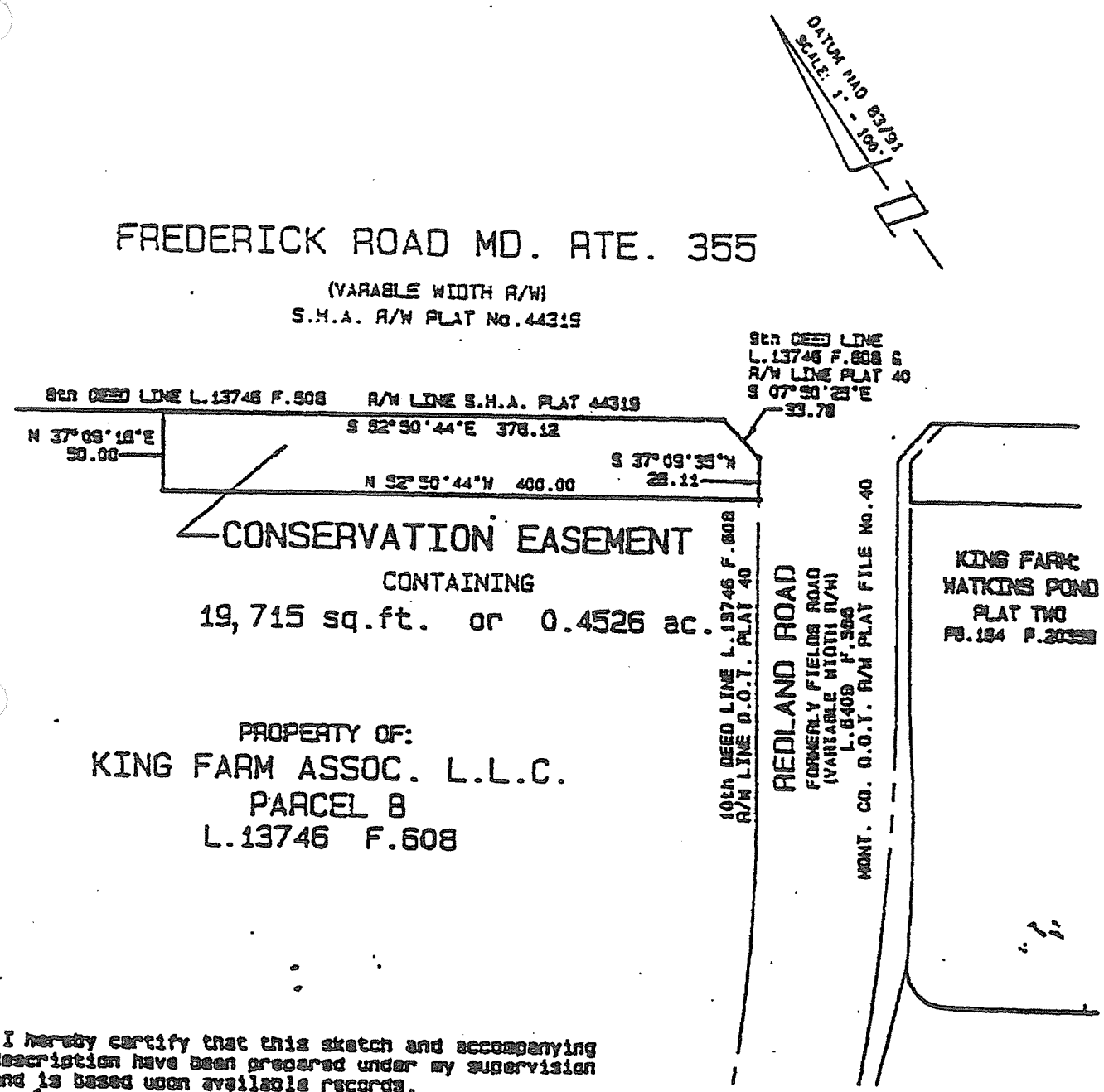
Subject to any and all easements, rights of way, and covenants of record.

Name and address of parties to instrument: As shown above.
Name of Title Insurer: N/A

Description474.doc (April 28, 1997)

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0723. Printed 08/22/2013. Online 06/15/2005.

Exhibit "B-4"



PROPERTY OF:
KING FARM ASSOC. L.L.C.
PARCEL B
L.13746 F.608

I hereby certify that this sketch and accompanying description have been prepared under my supervision and is based upon available records.

Nicholas Bridges Musser April 23, 1997
Professional Land Surveyor
Maryland Registration No.11025

STATE OF MARYLAND
NICHOLAS BRIDGES MUSSER
No. 11025
REGISTERED
PROFESSIONAL LAND SURVEYOR

DESCRIPTION PLAT
CONSERVATION EASEMENT

GAITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 100' APRIL, 1997

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERING * LAND SURVEYING
LAND PLANNING * ENVIRONMENTAL STUDIES
1390 Piccard Drive
Rockville, Maryland 20850
(301) 948-2750

MO CIRCUIT Court (Land Records) [MSA CE 63-15476] MQR 15521, p. 0724. Printed 08/22/2013. Online 06/15/2005.

TAX ID NO. 04-503-1629682 &
04-201-3126500

Exhibit B-5

DESCRIPTION OF A
CONSERVATION EASEMENT
CONTAINING 37,742 SQ. FT. OR 0.8664 AC.

KING FARM ASSOCIATES, L.L.C. (OWNER)
FORMERLY KNOWN AS
HELIOS/TOWLE, L.L.C.
15245 SHADY GROVE ROAD, SUITE 390
ROCKVILLE, MARYLAND 20850

BEING a strip or parcel of land lying in the Gaithersburg (9th) Election District, Montgomery County, Maryland, also being in, through, over and across the property acquired by the Helios/Towle, L.L.C. by two (2) deeds the first being from Field Farms Limited Partnership, and Frederick Road Limited Partnership, by a deed dated October 31, 1995 and recorded among the Land Records of Montgomery County, Maryland in Liber 13746 at Folio 608, and the second being from William I. King, by a deed dated October 31, 1995 and recorded among said Land Records in Liber 13746 at Folio 641, subsequently HELIOS/TOWLE, L.L.C. has changed its name to King Farm Associates, L.L.C. as filed with the Secretary of State of Delaware on September 30, 1996; and being more particularly described as shown on a Description Plat labeled "EXHIBIT 'A'" attached hereto and made a part hereof by this reference, containing 37,742 square feet or 0.8664 acres of land.

Subject to any and all easements, rights of way, and covenants of record.

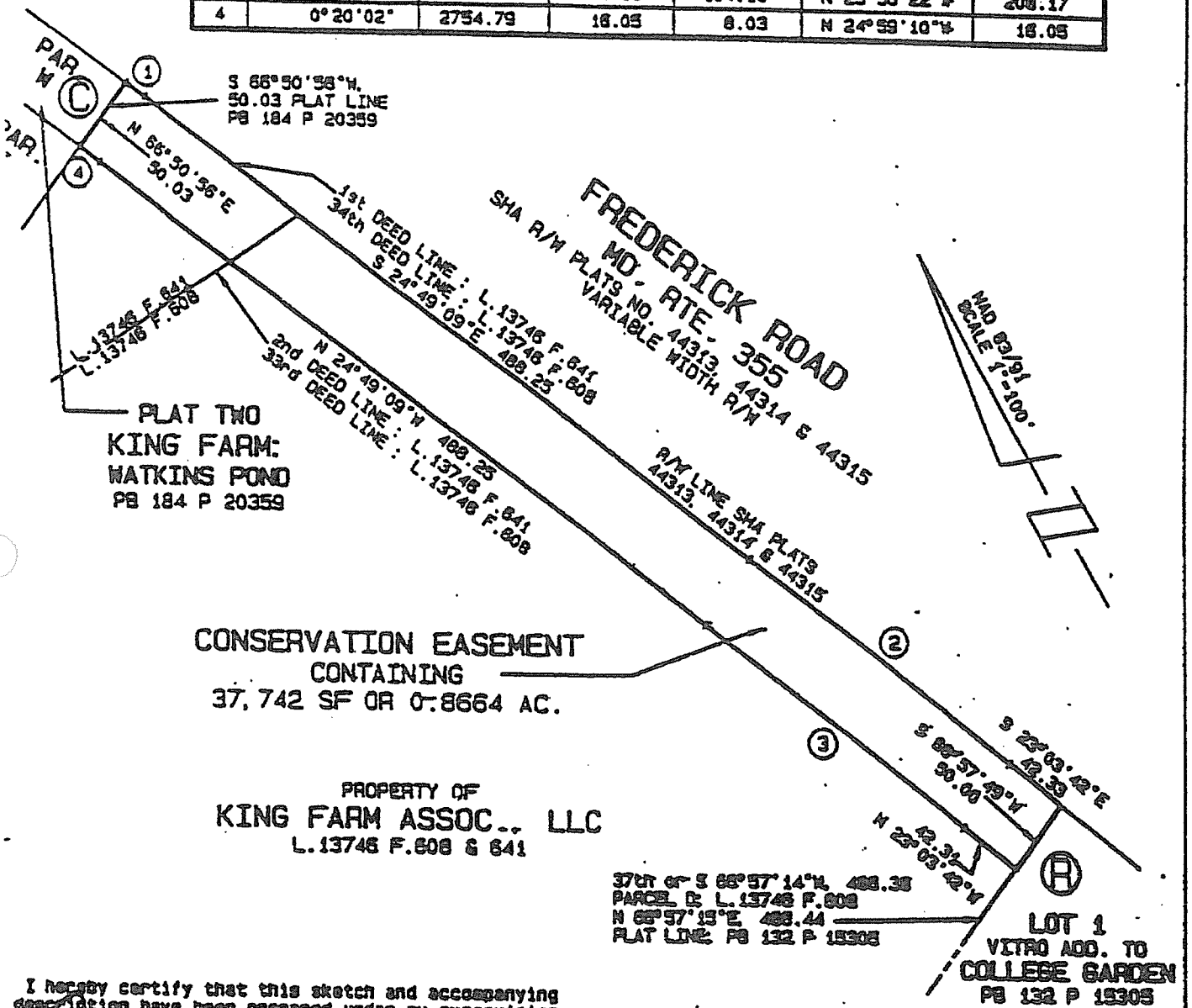
Name and address of parties to instrument: As shown above.
Name of Title Insurer: N/A

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0725. Printed 08/22/2013. Online 06/15/2005.

Exhibit B-6

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	0°17'53"	2804.79	14.59	7.30	S 24°58'06"E	14.59
2	1°45'33"	6830.38	209.71	104.87	S 23°56'22"E	209.71
3	1°45'33"	6780.38	208.18	104.10	N 23°56'22"W	208.17
4	0°20'02"	2754.79	16.05	8.03	N 24°59'10"W	16.05



I hereby certify that this sketch and accompanying description have been prepared under my supervision and is based upon available records.

6/5/97

Eric Lorgen Seattie — Date
Registered Property Line Surveyor
Maryland Registration No. 478

STATE OF MARYLAND — ERIC NORMAN SEATTIE — PROPERTY LINE SURVEYOR

DESCRIPTION PLAT

CONSERVATION EASEMENT

GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE : 1" = 100' JUNE, 1997

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERING ▪ LAND SURVEYING
LAND PLANNING ▪ ENVIRONMENTAL STUDIES
1380 Piccard Drive
Rockville, Maryland 20850
(301) 948-2750

MO CIRCUIT COURT (Land Records) [MSA_CE63-15... MDR 15531, p. 0725, Printed 08/22/2013 Online 06/15/2005

SCHEDULE "C"

DESCRIPTION OF A
SIGN EASEMENT AND A
LANDSCAPE MAINTENANCE EASEMENT

ACROSS THE PROPERTY OF
KING FARM ASSOCIATES, L.L.C. (OWNERS)
FORMERLY KNOWN AS HELIOS/TOWLE, L.L.C.
L. 13746 F. 632

Being two (2) strips or parcels of land lying in the Gaithersburg (9th) Election District of Montgomery County, Maryland, hereinafter described as Part One and Part Two and in through, over, and across the property acquired by Helios/Towle, L.L.C. from Field Farms Limited Partnership by deed dated October 31, 1995 and recorded among the Land Records of Montgomery County, Maryland in Liber 13746 at Folio 632, subsequently Helios/Towle, L.L.C. has changed its name to King Farm Associates, L.L.C. as filed with the Secretary of State of Delaware on September 30, 1996;

Said property also being Parcel A, Block A as shown on a Plat of Subdivision entitled "PARCEL A, BLOCK A, KING FARM: BAILEY'S COMMONS NORTH" as recorded in Plat Book 184 as Plat 20357 among the aforesaid Land Records and being more particularly described as shown on a Description Plat labeled Exhibit "C" attached hereto and made part of by this reference, Part One containing 634 square feet or 0.0146 of an acre of land and Part Two containing 4,578 square feet or 0.1051 of an acre of land.

Subject to any and all other Easements, Rights-of-Way, and Covenants of Record.

TAX PARCEL IDENTIFICATION NUMBER TABULATION

Parcel	Tax Parcel I.D.#	Site Address
P150	3126497	Frederick Road

P:\801-00\wp\legal\king0214.wpd

MO CIRCUIT COURT (Land Records) [MSA CE 63-15476] MQR 15521, p. 0727. Printed 08/22/2013. Online 06/15/2005.

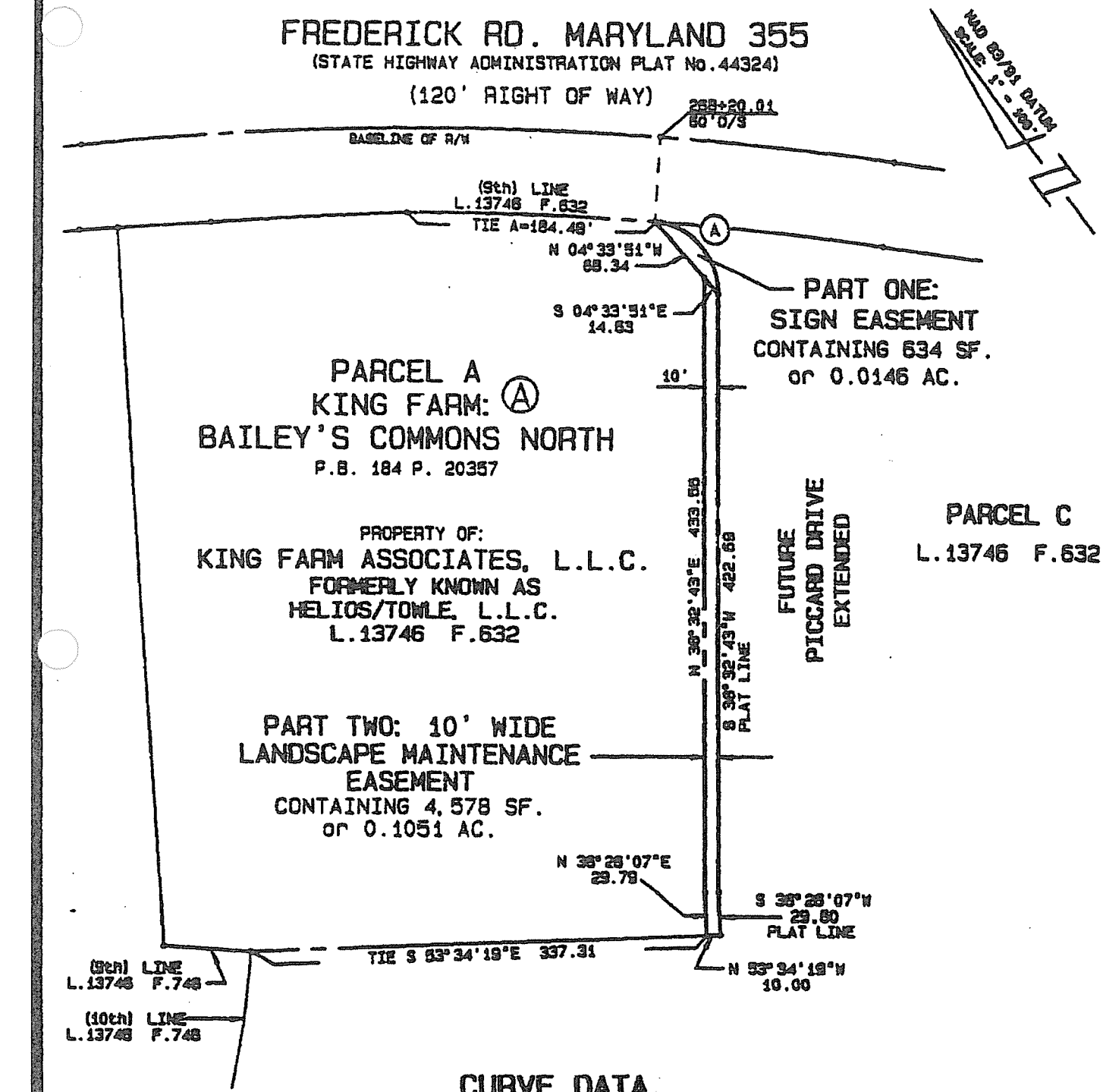
LF 15521 728

EXHIBIT "C"

FREDERICK RD. MARYLAND 355

(STATE HIGHWAY ADMINISTRATION PLAT No.44324)

(120' RIGHT OF WAY)



CURVE DATA

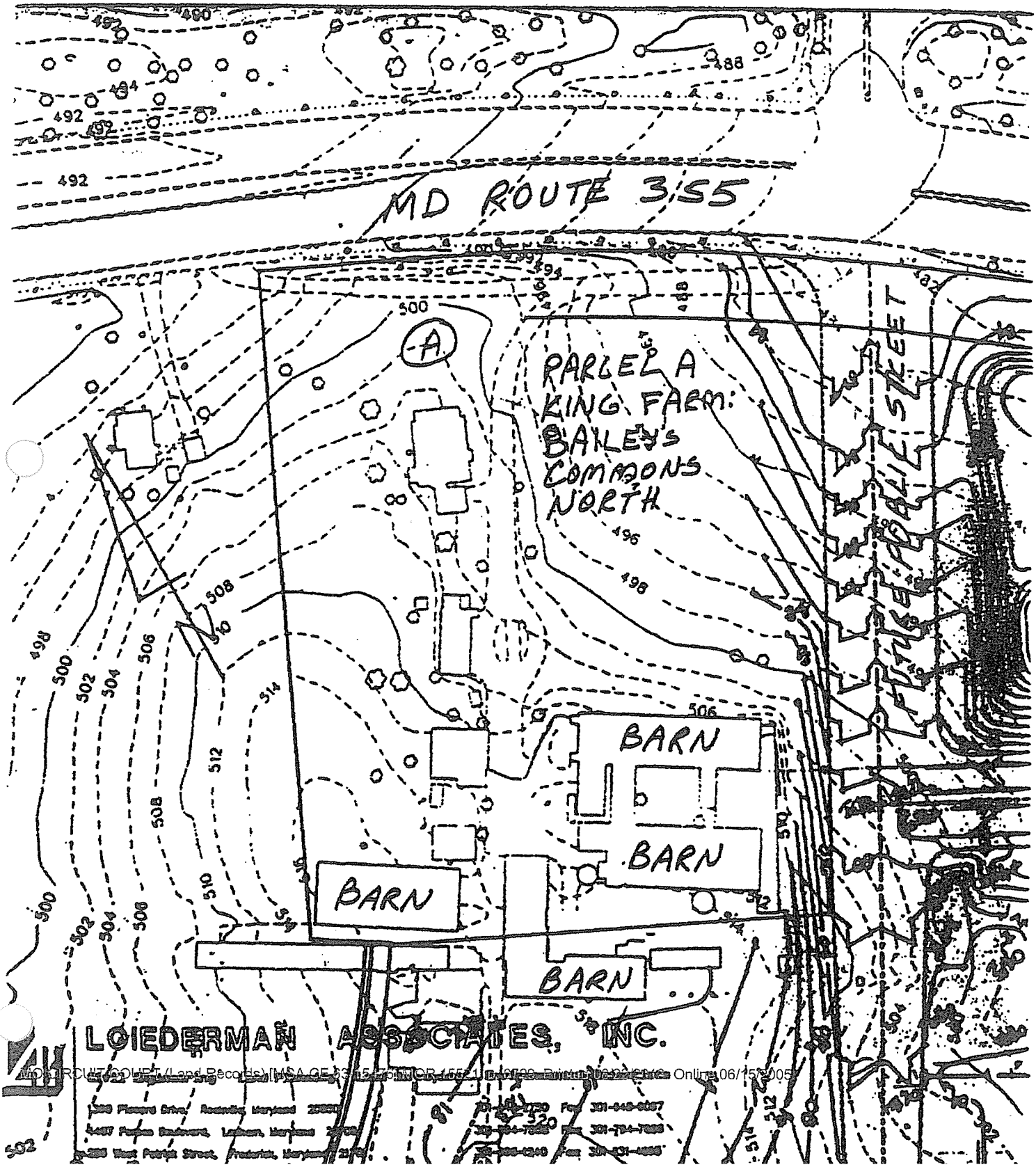
O	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
A	88°13'09"	50.00	76.24	46.80	S 04°33'51"E	68.34

DESCRIPTION PLAT
SIGN EASEMENT &
LANDSCAPE MAINTENANCE EASEMENT
ACROSS THE PROPERTY OF
KING FARM ASSOCIATES, L.L.C.
FORMERLY KNOWN AS
HELIOS/TOWLE, L.L.C.
GAITHERSBURG (9th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=100' SEPT. 1997

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING • ENVIRONMENTAL STUDIES
1330 Piccard Drive
Rockville, Maryland 20850
(301) 948-4700

MD CIRCUIT COURT (Land Records) MSA_CE 63-15470, MQR 15521, p. 0728. Printed 08/22/2013. Online 06/15/2005

EXHIBIT "D"



MONTGOMERY COUNTY, MD (Land Records) [MSA_CE_33-15-5] [MCR:16552] [p:620] Printed: 6/15/2005 Online: 06/15/2005

LF 15521.730

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Montgomery

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments (☐ Check Box if Addendum Intake Form is Attached.)

Deed / Deed of Trust	Mortgage / Lease	Other: Covenants	Other

2 Conveyance Type Check Box

Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	☒ Not an Arms-Length Sale [9]

3 Tax Exemptions (if Applicable) Recordation; State Transfer; County Transfer

Cite or Explain Authority:

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only — Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$	Transfer Tax Consideration	$
Any New Mortgage	$	X ( ) % =	$
Balance of Existing Mortgage	$	Less Exemption Amount −	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2	
Recording Charge	$ 75.00	$	Agent:
Surcharge	$ 2.00	$	Tax Bill:
State Recordation Tax	$	$	
State Transfer Tax	$	$	C.B. Credit:
County Transfer Tax	$	$	
Other	$	$	Ag. Tax/Other:
Other	$	$	

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG (5)
4-504	3189995				

Subdivision Name	Lot (3a)	Block (3b)	Sect/Alt(3c)	Plat Ref.	SqFt/Acreage (4)
King Farm	Par A	A			

Location/Address of Property Being Conveyed (2)

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential ☒ or Non-Residential ☐ | Fee Simple ☐ or Ground Rent ☐ | Amount:

Partial Conveyance? ☐ Yes ☐ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
King Farm Associates LLC	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 - Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Mayor & Council of Rockville	

New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Todd Brown, Esq.

Firm: Linowes and Blocher LLP

Address: 1010 Wayne Ave, 10th Floor

Silver Spring, MD. 20910 Phone: (301) 650.7113

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

11 Assessment Information

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Yes ☒ No Will the property being conveyed be the grantee's principal residence?

Yes ☒ No Does transfer include personal property? If yes, identify:

☒ Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Transfer Number: Date Received: Deed Reference: Assigned Property No.:

Year	19	19	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

MO CIRCUIT COURT (Land Records) [MSA CE-63-15476] MQR 15521, p. 0730. Printed 08/22/2013 Online 06/15/2005

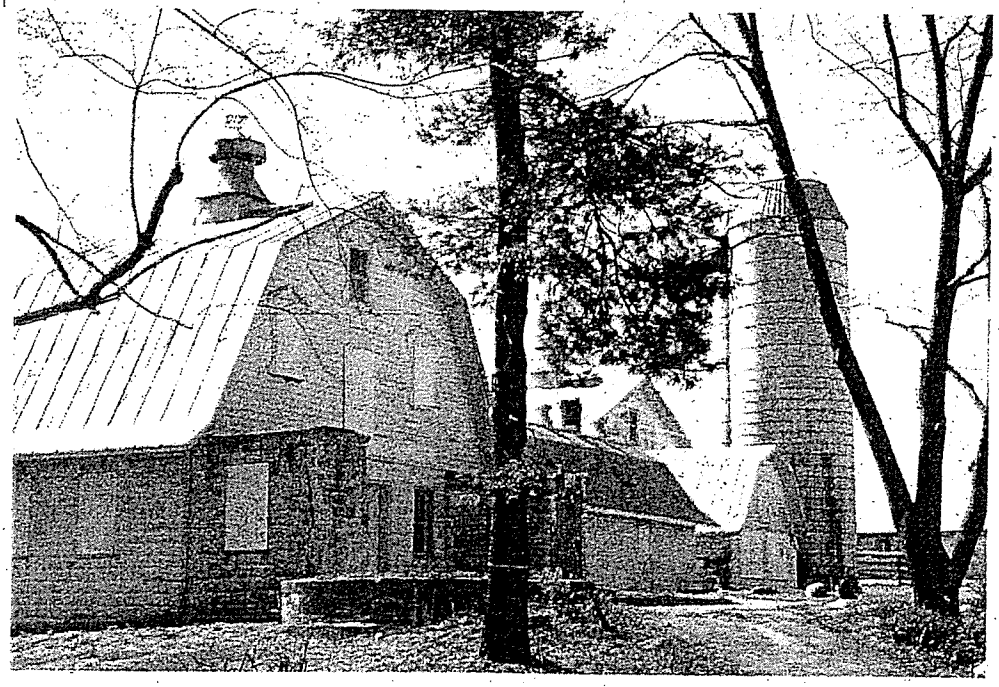
Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

Tab 3

KING FARM PARKS MASTER PLAN

RHODESIDE & HARWELL INCORPORATED

JUNE 1999



It is most critical to minimize the need for fill on the southern/southwestern half of the site. Conceptually, this area can be thought of as three terraces, each having a minimal amount of slope. The upper terrace would contain the 350'-radius softball/ baseball field. The middle terrace would accommodate the 100m section of track. The lower terrace would contain three softball fields along Piccard Drive. Several concerns have influenced the preliminary average elevations of each terrace:

The ground should slope away from the school building, but not by more than 2%,
Slopes away from roadways should not exceed 15%,
Slopes between terraces should not exceed 8%,
No slopes should exceed 20%,
Maximum allowable slopes for athletic fields are 1%,
Maximum desirable slopes for walkways are 4.95%.

In order to satisfy these requirements, preliminary grading studies indicate that, in any scenario, some amount of imported fill will be required. However, the grading concept shown requires a minimal amount of imported fill and satisfies the above criteria. The most significant drawback to this option is that it would require construction of a retaining wall of approximately 15 feet maximum height at the southeastern corner of the site.

STORMWATER MANAGEMENT. The site is divided into two major drainage areas. The design of the regional pond that provides quantity control to this site accounted for 40% impervious area in the volume calculation of the proposed pond. The site is well below that level. Bioretention facilities for quality control should be located in the parking area medians because these areas will have the highest concentration of pollutants. Other bioretention areas should be placed in the eastern portion of the site to treat the remaining impervious areas that are not draining toward the parking areas (Figure 23).

CONNECTION TO THE FARMSTEAD SITE. Immediately across Pleasant Road from the park/middle school site is the Farmstead site. These two sites are connected by a linear open space corridor so that pedestrians and cyclists may easily travel from one to the other. The streetscape zone along Piccard Drive should be designed to accommodate a Class I bike path, per the Pedestrian Framework Plan (Figure 10).

FARMSTEAD SITE PLAN

Figure 24 summarizes the Master Plan recommendations for the Farmstead site. After meeting with City officials and community members, and after reviewing historic information on the site, the project team has determined that all buildings dating from the King family's occupation of the site form a significant collection of agricultural resources. As a group these buildings represent early twentieth century

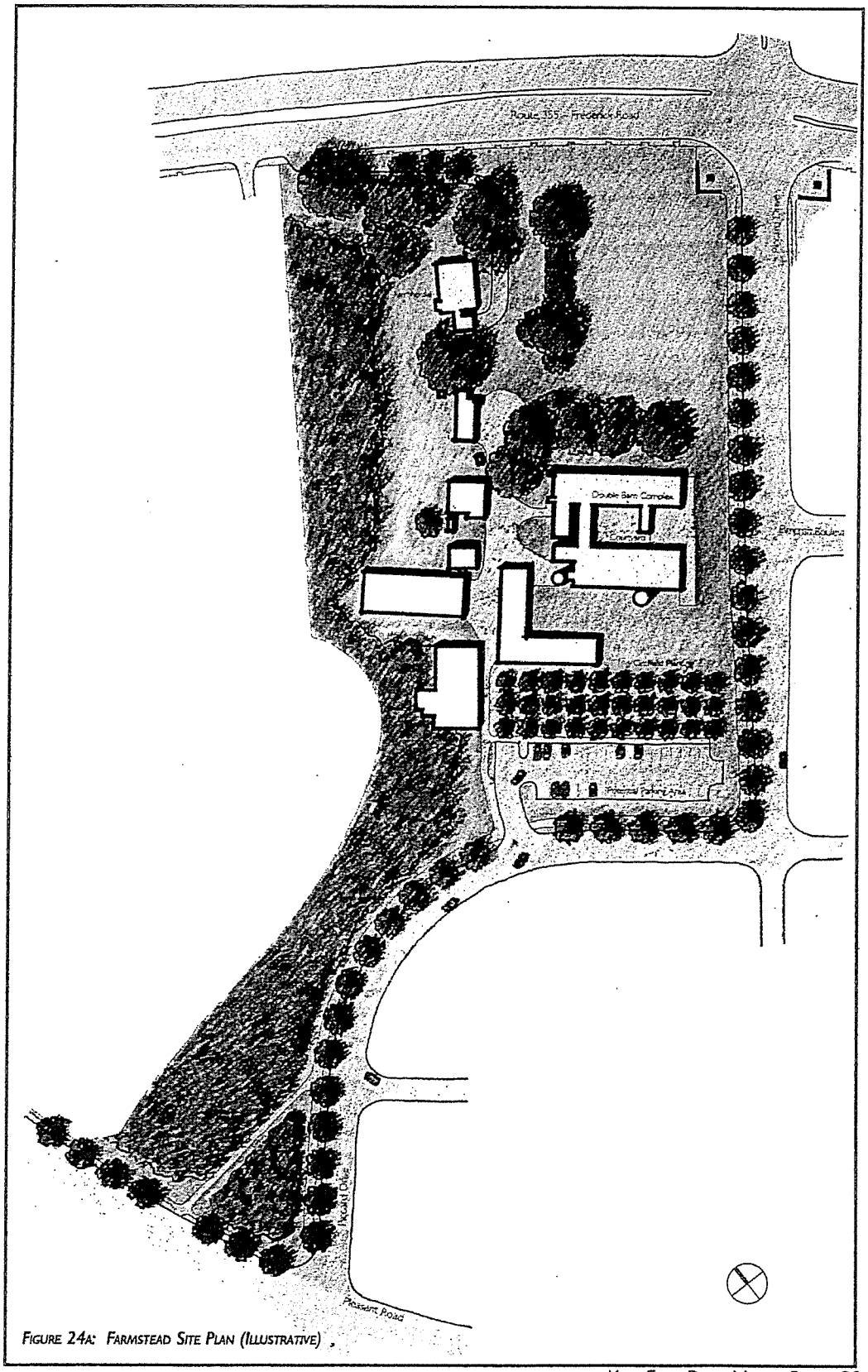


FIGURE 24A: FARMSTEAD SITE PLAN (ILLUSTRATIVE)

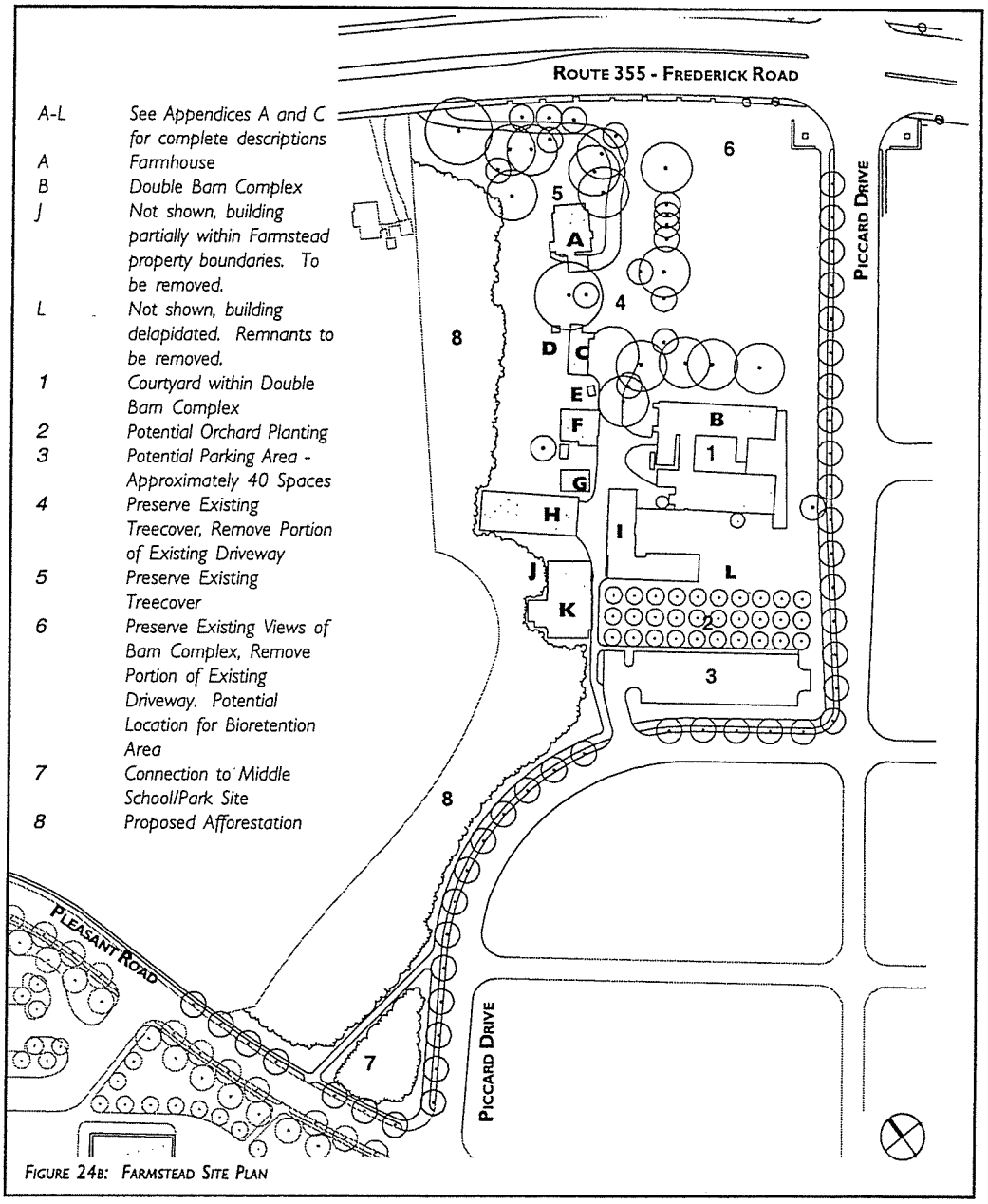


FIGURE 24B: FARMSTEAD SITE PLAN

dairy farming in Montgomery County. Retaining the character of the site is a priority for the project team, the client, and the community. Pending specific programming of the Farmstead, the project team recommends that the buildings be stabilized in their current conditions. No buildings should be removed at this time.

Depending upon the use/s selected for the Farmstead site, parking may be required. Because of spatial constraints, an area that would accommodate no more than 40 spaces is recommended. After much discussion with the City, it has been determined that the southernmost corner of the site, along Piccard Drive, is the only desirable location for parking.

MASTER PLAN RECOMMENDATIONS

Several mature shade trees surround the farmhouse and its neighboring outbuildings and barns. These trees should remain as they contribute significantly to the character and historic integrity of the complex. Additional shade trees of similar species may be planted in strategic locations so that the site can have a perpetual tree canopy. An orchard-type planting, in a strategic location, would be an appropriate addition, as it would be compatible with the historic uses of the Farmstead. An orchard is shown bordering the parking area in the plan. The existing driveway and circulation patterns on the site tell part of the diary farm operations story, and should be adaptively reused as pedestrian walkways. Because of its significance in creating a setting for the Farmstead, the open field between the double barns and Route 355 should remain as an open grassy lawn or meadow. Along Piccard Drive, this site should be bordered by a single allée of trees in a manner compatible with the Concept Plan. The entire length of the property boundary, between the Farmstead and the King Pontiac property to the west, should be afforested in order to buffer an incompatible land use and satisfy FCP requirements.

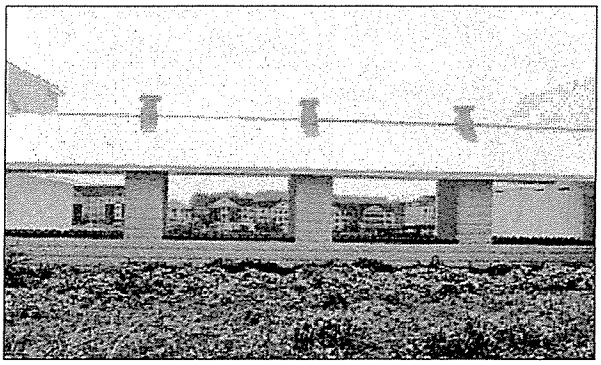
STORMWATER MANAGEMENT. This site's runoff currently drains across Route 355 to an existing regional pond. Any new impervious areas should be treated onsite; otherwise the City would have to pay $40,000 to the City's stormwater management fund per additional acre of impervious surface. Bioretention areas could be constructed in the area labelled "6" in Figure 24b.

STREAM VALLEY PARK SITES

The open space plan at King Farm comprises a wealth of parkland that has been designed to provide habitat for fish, wildlife, birds, and native plant species. These areas are precious natural resources that are important components of the Forest Conservation Plan and SWM plans for King Farm. The focus of the Parks Master Plan regarding the stream valley park sites is stewardship, as the design and construction of these areas is nearing completion at the time of this report.

The reforestation/afforestation program that has been established for these sites is one that requires management strategies different from those traditionally used to maintain parklands in which the landscape focus is ornamental horticulture or recreation. The stream valley park sites at King Farm should be viewed as living systems which are not complete upon construction, but require ongoing effort to allow them to mature into the types of forests that originally occurred at King Farm. Care for these parklands should be thought of as resource management rather than maintenance efforts. Maintenance implies that continual, unceasing work must be performed in order to maintain the current appearance of the site. Proper management techniques will ensure that these future forests will mature and require less human intervention and effort in time.

Tab 4



The King Farm development is an important part of Rockville's future. Preserving the site's farmstead will keep ties to the area's past.

City and Residents Ponder the Future of Historic King Farmstead

If you have driven by the King Farm recently, you may have noticed that in addition to all the homes, office buildings and retail stores being constructed, there is some activity happening around the five-acre park/farmstead area on Route 355.

The most obvious improvement is repainting the barns, including the faded "Milk for Thompson's Dairy" advertisement on the roof. This is a clear indicator of Rockville's future incorporating its past.

Since taking ownership of the property donated by the King Farm developer, the City has begun stabilizing the buildings and making some basic improvements while a decision is made on the long-term re-use of the site. The City is removing lead paint, making the roofs watertight, adding security, and doing other minor repairs.

The improvements are starting with the most important structures—the main house, which is still occupied by a renter, and the two Wisconsin dairy barns. However, the site also includes a multi-car garage, a silo, two smaller barns, a chicken coop, some shed-type storage buildings, and two smaller houses.

"Our motivation to take possession of this site was to preserve this last vestige of Rockville's agrarian history," said Director of Recreation and Parks Burt Hall. "If the City had not accepted it, the developer would likely have demolished most or all of the buildings and incorporated the site into the development. The barns with 'Milk for Thompson's Dairy' have been there for decades, and now this important view and vista will be preserved for future generations."

To help determine the future use of the site, the City retained a consultant to develop a master plan for all of the parks in the King Farm. The study produced an historical report on the farmstead site and the King Farm in general. Citizens then participated in a meeting to look at possible re-uses of the farmstead site.

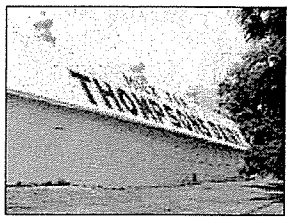
Some of the ideas presented included: a community/senior/fitness center, a meeting/conference center, a library, City offices/storage/public works depot, a museum or visitors' center, an arts center, a foundation or association headquarters/offices, or an arts/crafts mall.

"Conversion of the barns or the main house for an adaptive re-use is going to be expensive," said Hall. "It will be important to identify a use that captures the interest of a wide cross section of Rockville residents if the City is going to spend a lot of money on the site."

A less expensive option for the City, according to Hall, is turning over the site to a foundation or a non-profit organization that would preserve, maintain, and allow public access to the buildings, but would only involve Rockville taxpayers to a small extent.

Following the citizen meeting, the Mayor and Council formed a task force composed of members of the Recreation and Parks Advisory Board, Cultural Arts Commission, and Historic District Commission. The task force also includes King Farm residents. The Mayor and Council asked the group to study and make recommendations for the long term adaptive re-uses of the site. This will start in September. ■

CALL **301-309-3330** FOR MORE INFO



The Wisconsin dairy barns at King Farm have been repainted to include the rooftop advertisement "Milk for Thompson's Dairy." This is one of the farm's most recognizable features.

The History of King Farm

In 1925, Lawson King and his wife Cordelia Elizabeth King purchased the King Farm from the Graff family, who had owned and farmed the land since 1822. The Kings purchased an additional 300 acres surrounding their 122.5 acres and converted the property to a dairy farm.

Because there were other farms named King Farm, they named it "Irvington Farm," after Cordelia's brother, Irving.

By 1950, Irvington Farm had grown to be one of the largest dairy farms in the state of Maryland, and Lawson King owned the largest herd of holsteins in the United States at the time.

When Lawson King died in 1985, his family was forced to sell the farm to pay inheritance taxes on the land.

While the farm often was called King Farm by residents in the area, the property did not officially become the King Farm until the developers purchased the land in August 1995 and renamed it. ■

Goodbye Water Tank, Hello Park

For about the past 50 years, the Horners Lane water tank has eclipsed the skyline for nearby residents in East Rockville. Beginning this summer, however, residents will begin to see a very different view.

Three projects are planned for the area beginning in late August. The projects include removing the Horners Lane water tank, replacing it with a park and making improvements to Highland Road.

The first project involves taking down the Horners Lane water tank to make room for the passive park area planned for the space. The tank, which has not been used for more than three years, will be removed beginning in late August. According to a 1994 Pitometer Study of the City's water distribution system, the tank, which was in poor structural condition, was unnecessary, and the study recommended removal. The basketball court as well as the walkway through the park and adjacent to the tank will be closed during the demolition process. The play equipment will not be affected by this project.

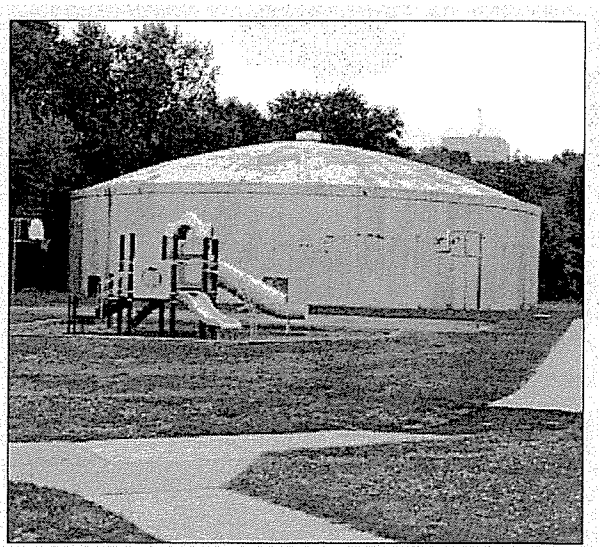
After demolition of the tank, the City will install a new park. Following input of citizens at a meeting in August 2000, it was decided that grass will be planted in the area where the tank stood. Trees will be planted adjacent to private property in the area behind the tank and will wrap around to Highland Avenue.

The final phase of the project, which staff hopes will begin in September, will bring much needed improvements to Highland Avenue. The road is currently a gravel street, which does not meet City code. When completed, residents will have a newly-constructed paved 26-foot-wide road, a sidewalk, a handicap ramp, curbs and gutters and a storm drain structure. The City also will install new trees as part of the City's Street Tree Master Plan. ■

CALL **301-309-3037** FOR MORE INFO

• OR •

CALL **301-309-3234** FOR MORE INFO



The Horners Lane water tank will soon be demolished to make way for a new City park.

Tab 5

MAYOR AND COUNCIL WORKSESSION

NO. DEPT.: Recreation and Parks / DATE: ~~June 26, 2013~~ Jan. 25, 2003

CONTACT: Burt Hall, Director of Recreation and Parks

SUBJECT FOR DISCUSSION:

Recommendations for Future Uses of the
King Farm Farmstead Park – Site and Buildings
By the King Farm Farmstead Task Force

ORDER OF DISCUSSION:

- Tour of site and buildings – 9 a.m.

Resume Worksession at City Hall

- Presentation of Task Force Recommendations
- Discussion of Recommendations and Options
- Discussion and Instructions to Task Force and staff by Mayor and Council

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED:

Please see attached reports:

(1) Site Enhancement and Utilization Report from John Moser, Co-Chair, KF Farmstead Task Force

(2) Historic Designation for King Farm Homestead Park, from Suzanne Fisher, Task Force member

Report (1) provides a synopsis of the deliberations and recommendations of the Task Force. Report (2) addresses historic designation of the property.

After the tour at the Farmstead site, the Worksession will resume in the Mayor and Council Chambers at City Hall. The Task Force will present their recommendations, centering on which buildings should be preserved, as well as recommendations for demolition of some structures that are in poor condition or considered of marginal usefulness. Recommendations for adapted for re-use of the buildings to be preserved will also be presented. Historic designation of the site will be discussed, also.

Task Force members and City staff seek feedback from the Mayor and Council on recommendations for:

- Preservation of buildings #2, #5, #6, #8 (partial) #9, #10. (Please see attached map)
- Demolition of buildings #3, #4, #7. (Please see attached map)
- Recommendations for overall use of the park and specific structures.
- Historic designation.
- Decision on retaining or selling the Main House (referred to as the Manse).

LIST OF ATTACHMENTS:

- List of Task Force members
- Map of 5-Acre Farmstead Park Site with Building Key
- Site Enhancement and Utilization Report from John Moser, Co-Chair, KF Farmstead Task Forc
- Historic Designation for King Farm Homestead Park, from Suzanne Fisher, Task Force member
- Memo from Burt Hall (3/12/01) to Cultural Arts Commission, Recreation and Park Advisory Board, Historic District Commission, and King Farm Citizens Association – Initiation of Task Force
- Engineering Study Report – James R. Butterfield & Assoc., Inc.
- King Farm Parks Master Plan (Adopted 6/99) – Excerpt: Section with history and recommendations for Farmstead Site
- Minutes of Task Force Meetings

City of Rockville

MEMORANDUM

March 12, 2001

TO: John Moser, Chairperson, Cultural Arts Commission
Bob Taylor, Acting Chairperson, Recreation and Park Advisory Board
Andrea Hartranft, Chairperson, Historic District Commission
Sue Pierce, King Farm Citizens Association

FROM: Burt Hall, Director of Recreation and Parks

SUBJECT: Study of Future Uses of King Farm Farmstead Site

The Mayor and Council discussed the proposal to study future uses of the King Farm Farmstead site with the Cultural Arts Commission at a worksession held on Tuesday, February 20, 2001. This subject was somewhat of a sidebar, and not the main topic of the worksession. The three boards and commissions, along with the King Farm Civic Association submitted a request for consulting funds to be included in the FY2002 budget to support this feasibility study. As you may already know, funding has not been included in the proposed FY 2002 budget for this purpose. Clearly, the City must eventually decide on what uses will be appropriate and desirable for this site. All three commissions and a growing contingent of King Farm residents are keenly interested in its future.

The problem we face at this point is that the Capital Improvements Program (CIP) is very tight and does not allow for funding of a construction project to support recommendations for adaptive re-uses that may come out of this feasibility study. As a compromise, the Mayor and Council support the proposal that a task force be formed to begin studying these issues and developing both short- and long-range recommendations. The group would include representatives from the three boards and commissions, King Farm residents and City staff. Given the budget restraints, it would be important for the task force to develop ideas for near-term uses that do not require substantial additional budget support from the City.

There are funds in the proposed CIP to continue to stabilize and re-furbish the main house and the Wisconsin dairy barns and silo. The Rich family continues with a month-to-month lease in the main house.

I look forward to working with all of you on this project and will be in touch with schedules for the first meeting.

cc: Mayor and Council
W. Mark Pentz, City Manager
John Hayes, Superintendent of Parks and Facilities
Staff Liaisons – Betty Wisda, Judy Christensen

Exhibit # 25

RECEIVED
CITY CLERK'S OFFICE
2006 MAY 18 PM 12:00

CULTURAL ARTS COMMISSION

Subject: FY07 Budget

MEMORANDUM

Public Hearing Date: 4/24 & 5/1/06

18 May 2006

From: John Moser, Chairperson, Cultural Arts Commission

To: Mayor and Council, City of Rockville

[1] Council
[ ] City Clerk
[1] City Manager Burt Hall
[ ] City Attorney
[ ] Council Support Specialist
[1] Other Art Chambers, Judy Christensen, G. Lohr, Dominic Du

Subject: King Farm Farmstead

The Cultural Arts Commission, at its regular meeting on 10 May 2006 , re-visited the issue of the future of the 5 ½ acre site in King Farm, including the existing farmstead, The Commission voted (unanimously) to recommend to you that:

a. The main house of the Farmstead, along with appropriate acreage, be retained by the City for future use, but that this portion of the site be placed into the National Registry, BUT NOT INTO AN HISTORIC DISTRICT.

b. That the remainder of the property be retained as a City park and NOT BE PLACED INTO AN HISTORIC DISTRICT.

c. We fully concur in the recommendations made by the King Farmstead Task Force, which was created in 2001 and served until 2002 and was charged with making recommendations as to future uses of the site.

At its final meeting in November 2002 , all members of this Task Force, consisting of representatives of the King Farm community, Cultural Arts Commission, Recreation and Park Advisory Board. Historic District Commission and a representative of Peerless Rockville, voted on the proposed recommendations.

THE VOTE ON THE 2 PROPOSED RECOMMENDATIONS WAS OPPOSED ONLY BY THE REPRESENTATIVE OF PEERLESS ROCKVILLE.

Sincerely,

John Moser
Chairperson

attachment

26 November 2002

TO: Mayor and Council, City of Rockville

FROM: John Moser, Co-Chair, City Task Force-King Farms

SUBJECT: Site Enhancement and Utilization Report

References: King Farm Park Master Plan 1999; Letter, Burt Hall to John Moser, dtd 12 Mar 2001, subject: Study of Future Uses of King Farm Farmstead Site; Letter, James R. Butterfield and Associates. Inc. dtd 10 Dec 2001, subject: Lawson King home-farm complex

Dear Mayor Giammo and Council Members:

1. The King Farm Task Force was constituted in October 2001. Membership consisted of two (2) representatives each from the Historic District Commission (HDC) the Cultural Arts Commission (CAC), Recreation and Parks Advisory Board, King Farm Residents, as well as one representative from Peerless Rockville. The City was represented by Burt Hall, Judy Christensen and Rob Orndorff. Mr. Hall facilitated the initial meetings of the Task Force—John Moser and Andy Kapust were selected as chairs. A listing of all members is provided in attached material.

2. It was decided that decisions were to be by consensus, adhered to strictly until the last two meetings which determined recommendations for site planning and facility utilization. Both consensus and votes were always arrived at through wide-ranging discussions and deliberations. There were seven (7) meetings –the last one on 6 November; there were two (2) on site visits.

3. The minutes of all meetings are attached. They highlight the deliberations towards achieving the recommendations contained in this report. Mr. Burt Hall's facilitation assistance allowed us to move most rapidly towards consideration of valid, potential usage of both the site and its buildings of this 5plus acre site.

4. Most members of the Task Force and the staff attended the majority of the meetings. One representative (from the Historic District Commission) did NOT attend any meetings---she was, however, provided with all agendas and meetings, as were all participating members.

The Task Force recommends the following site improvements/modifications and building utilization . A special recommendation is provided on future usage of the Manse. For ease of identification a King Farm Building Proposal Identification Key is attached.

1. Site Improvements.

   a. Building # 2. Keep and upgrade

   b. Building # 3. Raze

   c, Building # 4. Raze

   d. Building # 5. Keep and modify

e. Building # 6. Keep and modify

f. Building # 7. Raze

g. Building # 8. Raze partially— Strip to original building

h. Building # 9. Save and upgrade

i. Area 1. Utilize for handicapped parking.

THE SITE MODIFICATION THROUGH THE RAZING OF BUILDINGS WILL ALLOW FUTURE SITE ACCESSIBILITY, ENHANCE FUTURE MOVEMENT OF USERS OF AND VISITORS TO THE SITE, YET WILL RETAIN THE OVERALL HISTORICAL SIGNIFICANCE OF THE SITE

All buildings to be razed to be fully documented and photographed; all lumber to be saved and possibly to be utilized in future modifications of retained buildings.

It is strongly urged that all razing be accomplished expeditiously since all buildings identified for razing, above, are in a minimal state of repair with an imminent danger of collapse over the winter months; all will require immediate heavy and costly maintenance on a continuing, continual basis. They are presently an attractive nuisance, detracting from the overall ambiance of the site as well as having the potential of attracting undesirable elements.

The vote in favor of this recommendation: 6 to 1 (opposed by the representative of Peerless Rockville).

2. Building improvements and utilization.

a. Building # 2. Convert this pole-barn shed to be utilized as a covered picnic area, the 1st of its type in Rockville.

b. Building # 4. Convert this building into a 300-seat theatre. Either retain current exterior and convert interior or construct from inside out and re-utilize exterior shell when interior has been completed.

c. Building # 5. Convert and upgrade for non-public use including, possibly, a police substation

d. Building # 6. Convert this 20,000 sq ft barn for multiple usage. First floor to include gallery space, studio space, arts and crafts space, exhibit space, museum space, café space and concession space. The second floor, also 10,000 square feet, to be used for office space, storage, meeting area and possibly an area for catering. Retain and repair BOTH silos.

e. Building # 9. Garage to be upgraded significantly, with potential usage as a museum and preservation site and/or for short-term rental to community oriented organizations.

THE BUILDING AND AREA UTILIZATION ARE PREDICATED TOWARDS THE OVERALL USE OF THE SITE AS A HISTORIC ARTS AND RECREATION CENTER. ALTHOUGH THE RECOMMENDATIONS FOR CONVERSION AND USAGE OF THE VARIOUS BUILDINGS MAY APPEAR TO BE ARBITRARY AND CAPRICIOUS, THEY ARE ALL THEME ORIENTED AND RELATED.

THE PROJECTED MODIFICATIONS FOR THE ULTIMATE UTILIZATION OF THE SITE WILL NOT ONLY BENEFIT THE RESIDENTS OF KING FARM BUT WILL ACCRUE TO THE BENEFIT OF ALL ROCKVILLE RESIDENTS. IT WILL BE ON A PAR WITH HISTORIC FACILITIES SUCH AS WOLF TRAP AND THE OLNEY THEATRE CENTER AND WILL BE A MODERN-USE REMINDER OF WHAT ONCE WAS.

The vote in favor of this recommendation: 4 to 1 (opposed by the representative of Peerless Rockville); 1 abstention (HDC).

3. The Manse

This building is in extraordinary shape and condition. It has been well maintained and the current tenants are, to all intents, City of Rockville custodians and caretakers of this facility. They have upgraded and enhanced the interior while maintaining the most important historical ambiance.

The Task Force recommends that the building, and of from ½ to 1 ½ acres, remain as a residential facility, to be placed in either a Historic District or in the National Registry. It should be kept separate from the Farmstead Arts and Recreation Center, with access from Rt 355 to be closed to the public and only utilized by residents of the house. ALL OTHER ACCESS TO THE AREA IS TO BE FROM THE REAR PARKING AREA. The service road to the Manse is to be maintained only for emergency services. The current residents should be allowed to remain until they desire to relocate.

The Task Force is split on what disposition should be made of the Manse after departure of the current tenants:

a. The City to retain the Manse and continue its use as rental property of the City

or

b. The City to sell the Manse and the designated acreage to a private party and to apply the realized funds towards the refurbishment of the King Farm Park Site.

In any case, the building should not be incorporated into any public utilization of the Site.

CONCLUSION.

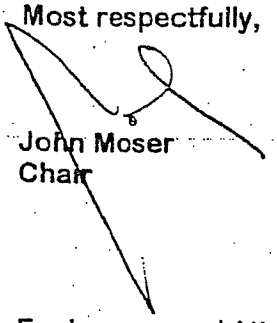
Our recommendations are costly but, it is felt, that the conversion of King Farm Complex from being a dilapidated farm site into a utilitarian historical arts and recreation center is in the best interests of the City of Rockville and its residents. You will have to make this important decision. Our recommendations should provide you with proposals as you begin your deliberations and your open hearings.

We feel that we have accomplished our assigned tasks. Unless instructed by you to the contrary, we intend to disband after our joint work session, scheduled for 25 January 2003.

Thank you for asking us to be of service.

For the Task Force,

Most respectfully,

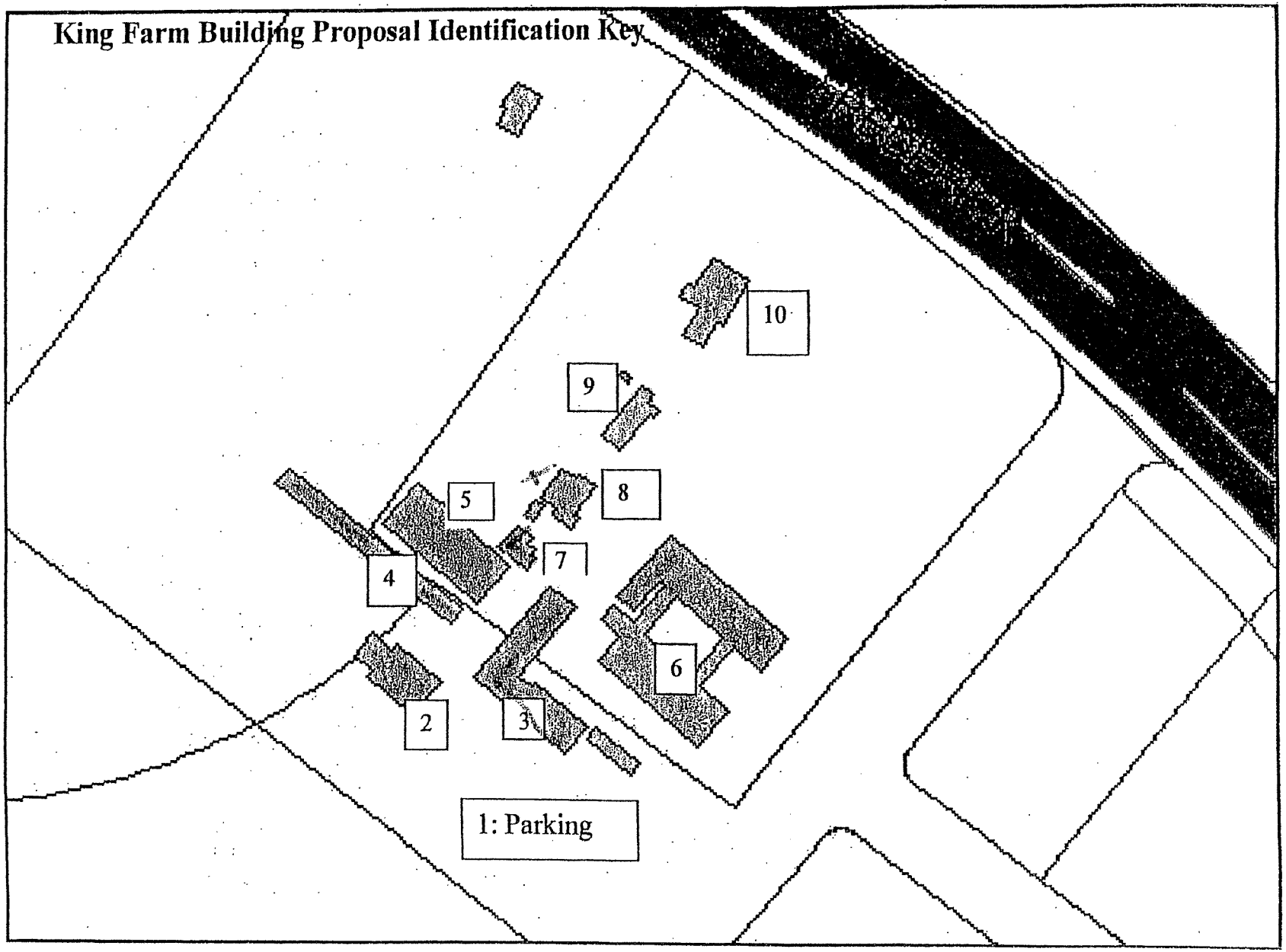


John Moser
Chair

Enclosures and Attachments:

Encls
1. King Farm Building Identification Key
2. List of Task Force Membership
3. E-mail Ms S Pierce, dtd 17 Nov, indicating concurrence
4. Minutes of Task Force Meetings (7)

Attchs
1. King Farm Master Plan 1999
2. Letter, Burt Hall-John Moser, dtd 12 Mar 2001
3. Letter, James R. Butterfield and Associates, Inc. dtd 10 Dec 200


King Farm Building Proposal Identification Key
10
9
8
5
7
4
6
2
3
1: Parking

CORRECTED EMAIL LIST as of
January 23, 2001

Sue Pierce, KF
224 Watkins Pond Blvd.
Rockville, MD 20850
H# 301-990-3222
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suepierce@attglobal.net

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Rockville, MD 20850
H# 301-987-8211
W# 202-874-7261

Susanne Fisher, Peerless
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W# 301-435-0614
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W# 301-294-0682
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Judy Christensen, staff HDC
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W# 301-309-3207
jchriste@ci.rockville.md.us
judith.Christensen@verizon.net

md 2

King Farm Farmstead Task Force – Meeting #1 10/3/01

EXPECTATIONS EXPRESSED BY TASK FORCE MEMBERS

Sue Pierce
Interested in supporting a space related to the arts and open to the community. A cultural arts space. Perhaps a library for children.

George Northway
open minded – no fixed notions. Looking for ideas that promote the arts. Whatever is planned should be a revenue generator, although not necessarily self-supporting.

John Moser
Fantastic opportunity for enhancement of the City. Something similar to Glenview or Olney. This is a major City gateway. Perhaps a museum, performing arts center, café, gift shop, or something related to history. Not a standard neighborhood park. Should be oriented toward the entire City.

Suzanne Fisher
This is an historical place in Montgomery County. Opportunity to enhance our sense of history. Interpretation should be included. A museum. Many non-profits are looking for suitable space.

Rob Orndorff
It should attract all residents of the City. Maintenance issues will be a concern. Flow of pedestrian traffic. What buildings should be saved?

Craig Moloney
Need to identify appropriate adaptive re-uses. The use should be an asset to the entire Rockville community.

Andy Kapust
Representing King Farm community. No interest from King Farm in making it exclusively a King Farm thing; should be a City-wide Rockville facility. Concerns: traffic the use will generate and appearance to nearby neighbors – how it blends in. Shouldn't clash with New Urbanist design of the neighborhood. A small theater would be good; Olney is a good example. Studio space for artists may be another good use. It should not be turned over to a non-profit. Economics is going to be an issue.

Chip Boylan
No strong expectations at this point. It is a park. Interested in all uses mentioned, but have no particular preference. Thrilled we have another park.

Helen Heneghan
Don't lose original character of the site. It is unique to urban Montgomery County. Surprised at the good condition of the buildings. Don't close the Rt. 355 entrance; it allows a stand-alone use with no cut-through traffic issues. This is a tremendous opportunity for the City, but the City should not have to carry the costs all by itself.

Judy Christensen
As the Preservation Planner for the City, glad to help the committee with determining the best possibilities for re-use of this site. Have worked on other barn projects, including a $500,000 project at the Germantown soccer complex. We need to look at uses for similar sites around us and not duplicate. Preserving the oral history of the site has been done to some extent, but more could be done.

Burt Hall
Staff was quick to recommend saving this site from demolition as part of the King Farm development. Part of what we wanted to do was preserve the view and vista of the farmstead that we have been familiar with for decades. And we wanted to save this last piece of Rockville's agrarian history. We believe this is going to be a treasure for the City. Staff is open to all ideas for re-uses – no agenda. At this point, the only funding in the City's budget is for keeping the buildings stabilized, preventing further deterioration – and work has concentrated on the main house, the 2 Wisconsin dairy barns and silo.

KING FARM FARMSTEAD
FUTURE USES TASK FORCE

Meeting #1

- Pass out sign up sheet
- Handouts: M.P. reprint
- Meeting over no later than 9 p.m.
- I'm going to facilitate but not chair the Task Force. I'm going to ask for 2 volunteers, one to chair, one to co-chair in chairperson's absence – A bit later.
- Introductions – What are your expectations? (take notes)
- Norms for the TF
- Volunteers for chairperson and co-chairperson?
- How will we make decisions?
- How will agendas be set?
- Goals & Outcomes: What will be the product of the T.F. Probably decide later.
- TF members jot down your ideas for the future of the site. (Hand out paper)
- BRAINSTORMING – Ideas for the future of the site.
- Write down best 3 ideas – or hybrids.
- Discussion on best 3 ideas.
- Next meeting date? Agenda?

King Farm Farmstead Task Force – Meeting #1
October 3, 2001
7:00 PM at the King Farm - 7:45 PM at City Hall

In attendance:

Sue Pierce, KF, Andy Kapust, KF, John Moser, CAC, George Northway, CAC, Craig Moloney, HDC, Susanne Fisher, Peerless, Chip Boylan, R&PAB, Helen Heneghan, R&PAB, Burt Hall, staff, Rob Orndorff, staff, Judy Christensen, staff.

Absent:

Beth Rogers, HDC

I. SITE TOUR AND POTENTIAL REUSES:

The Task Force met at the King Farm for a tour of the dairy barn, the hay barn, the horse barn and the farm complex site. At City Hall, the task force brainstormed uses for the buildings and site and discussed the organization of the task force. See the attached sheet for the brainstormed reuse ideas.

II. TASK FORCE ORGANIZATION:

Burt Hall stated that he would not chair the meetings and asked for volunteers, asked the group to decide how decisions would be made, and what product(s) would be produced.

a. John Moser and Andy Kapust agreed to serve and were accepted by the task force as co-chairs.
b. Judy Christensen volunteered to be the meeting secretary and was accepted.
c. Decisions are to be made by consensus rather than by vote process.

The Task Force products were identified as a list of priorities and a framework for establishing a list of reuse options.

The first priority was to gather information on the site:

a. Survey of property with existing buildings located
b. Measured drawings of buildings
c. Structural assessment of buildings

The second priority was funding: Burt Hall said the CIP budget had staff input in January and accepted public input up to passage of the budget in May. There is a possibility that studies and other consultant work can be put in the FY 2003 budget. The King Farm has $150,000 in the budget, which could be diverted to these uses with Mayor and Council approval.

John Moser estimated that it would take at least $10,000 for the structural analyses and the cost for all could exceed the allotted budget. Craig Moloney said that from an architectural and reuse viewpoint, the measured drawings and property survey were necessary for a realistic evaluation

of proposals by this group or from others. The Task Force concurred that the immediate priorities were to obtain a property survey, structural analyses, and measured drawings.

III. EXPECTATIONS OF TASK FORCE MEMBERS

Sue Pierce
Interested in supporting a space related to the arts and open to the community. A cultural arts space. Perhaps a library for children.

George Northway
open minded – no fixed notions. Looking for ideas that promote the arts. Whatever is planned should be a revenue generator, although not necessarily self-supporting.

John Moser
Fantastic opportunity for enhancement of the City. Something similar to Glenview or Olney. This is a major City gateway. Perhaps a museum, performing arts center, café, gift shop, or something related to history. Not a standard neighborhood park. Should be oriented toward the entire City.

Suzanne Fisher
This is an historical place in Montgomery County. Opportunity to enhance our sense of history. Interpretation should be included. A museum. Many non-profits are looking for suitable space.

Rob Orndorff
It should attract all residents of the City. Maintenance issues will be a concern. Flow of pedestrian traffic. What buildings should be saved?

Craig Moloney
Need to identify appropriate adaptive re-uses. The use should be an asset to the entire Rockville community.

Andy Kapust
Representing King Farm community. No interest from King Farm in making it exclusively a King Farm thing; should be a City-wide Rockville facility. Concerns: traffic the use will generate and appearance to nearby neighbors – how it blends in. Shouldn't clash with New Urbanist design of the neighborhood. A small theater would be good; Olney is a good example. Studio space for artists may be another good use. It should not be turned over to a non-profit. Economics is going to be an issue.

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A history of the farm was distributed for background reading. Judy Christensen volunteered to ask Billy King to annotate the aerial view with the names of the buildings and original uses and invite him to speak to the group if desired.

The meeting adjourned at 9:35 PM

NEXT MEETING: THURSDAY, NOVEMBER 15, 2001
7:15 PM
CITY MANAGER'S CONFERENCE ROOM

Brainstorming Session Potential Reuse Ideas

1. Visual arts center with classrooms, gallery, work space
2. Performing arts center, actor's studio and residential workshop
3. Museum and preservation history site
4. Indoor/outdoor exhibit space for booths & shows a la Sugarloaf craft show.
5. Interpretation area for schools
6. Recreation center with party space
7. Meeting center
8. Gift shop and café
9. Children's museum
10. Rental facility for social events, parties
11. Gymnastics center
12. Tourism site
13. Preserve vistas and views
14. Passive open space
15. Child center, day care center
16. Conference center
17. City satellite center
18. Storage
19. Horse barn – auditorium and theater
20. Culinary arts teaching facility
21. Small meeting facilities
22. Rockville Arts Place site
23. Satellite for Rockville Arts Place
24. Farm garden for children and other programs
25. Petting zoo
26. Sculpture park
27. Neighborhood park and picnic site
28. Interpretive signage
29. Community TV studio
30. Conference site for International Preservation Trades Workshop
31. Preservation hands-on teaching site
32. Archeology training and digs
33. Summer camp program site

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King Farm Farmstead Task Force
Meeting #2
November 15, 2001

AGENDA

- Approval of Minutes
- Visit with Billy King
- Survey and Engineering Analysis – Staff report
- Re-use Ideas
  - Categories
  - Assessment Process

King Farm Farmstead Task Force
Meeting #2
November 15, 2001

Discussion Plan – Re-Use Ideas

- Any more ideas.
- Categories
- Break up into 2 to 4 groups by category to further discuss/analyze category
- How many different use ideas are contained in category?
- Can some be combined based on developing a full-time use?
- What are the questions that need to asked/answered to evaluate these ideas?

✓ Who is the target audience?
✓ Does the use respond to an identified community need?
✓ Is this need met elsewhere in Rockville? Montgomery County? Region?
✓ Which building or buildings would be needed? House?
✓ Access? Parking?
✓ To what extent would the building or buildings need to altered?
✓ Capital Costs? Low – Medium – High?
✓ Operating Costs?
✓ Revenue Generating use?
✓ Grants available?
✓ Overall feasibility?

King Farm Farmstead Task Force
Meeting #3
January 23, 2002
7:15 P.M.

AGENDA

I. **Approval of Minutes of November 15, 2001 meeting**

II. **Review:**
- **Proposed Future Uses**
- **Categories of Use**
- **Questions and Issues in Re-use Evaluation**

III. **Evaluation of Proposed Uses**

IV. **Old Business/New Business**

V. **Next Meeting Date/Time**

King Farm Farmstead Task Force – Meeting #3
January 23, 3002
7:15 PM at City Hall

In attendance:

John Moser, CAC, Sue Pierce, KF, Craig Moloney, HDC, Susanne Fisher, Peerless RV, Chip Boylan, R&PAB, Burt Hall, staff, Rob Orndorff, staff, Judy Christensen, staff.

Absent: Beth Rogers, HDC, Andy Kapust, KF, George Northway, CAC, Helen Heneghan, R&PAB.

I. Approval of the minutes:

The Minutes of 11-15-2001 were approved as submitted.

II. Budget Report:

Burt Hall stated that the committee requested 50 Thousand Dollars in the City budget be reserved for further survey and engineering, and it was submitted for consideration in the FY2003 budget.

III. Report on King Family Participation:

Judy Christensen said that Billy King is presently out of the area until spring, but is still willing to give a guided tour of the farm. It was again suggested that this should be a tour for the entire group and should be recorded on video as well. Judy will continue to check for a date and time will fit the task force and Mr. King's schedule. Three weeks notice is needed for task force members to schedule the date.

III. Survey and Engineering Analysis update:

Burt Hall passed out the Phase I structural evaluation report, a non-invasive check of all buildings for structural defects and reuse potential. The smaller barn with a concrete block foundation was found to be compromised structurally by foundation cracks, and will need to be evaluated for retention at some point. The other buildings were reviewed and repairs or improvements necessary to bring up to code were listed. It was noted that some of the structures should be evaluated according to the use of the building, if any. If maintained for ambiance, they would not need to be code compliant.

IV. Use Categories and Reuse Suggestions

Sue Pierce inquired if the City has a policy or guidelines regarding concessions on City property. Mr. Hall said there are very few such uses other than the Golf Pro and driving range at Redgate. Those are established by negotiation on a case-by-case basis. He noted that public interest and need is more important in the negotiation than revenue to the city, although such concessions should pay their way.

Chip Boylan noted that the City has no excess revenue now to fund the addition to the swimming pool and other needed park facilities improvements. If funds are tight, then the cost of stabilization and maintenance must be carefully weighed as the King Farm improvements could easily consume the entire recreation facility improvement budget. He suggested that the King Farm structures be prioritized and perhaps some eliminated.

John Moser suggested that donations could be solicited from the King Farm developers. Other members were not confident that this would succeed. Sue Pierce said that since the task force was finding uses that would be open to surrounding areas and not limited to City residents, the City should seek County and State funds and grants as well. John Moser suggested introducing a District 17 bond bill, which usually takes several years to pass. Others thought the bill should wait until the next session when plans should be more concrete. It was decided to wait until the next legislative session.

Sue Pierce suggested a review of the use categories and facilities to be built at King Farm before the evaluation exercise. She suggested adding Senior Citizen Daycare Center to the list of possible concessions or other uses and said that neighborhood services that will be furnished commercially or by the City such as outdoor parks, theaters, grocery stores, gasoline stations, and so forth should be eliminated. As for small meeting areas, she noted that currently the community center has a capacity of 50 people, which is not enough space. A pool and clubhouse is planned, but it is not intended to serve as a meeting facility. The neighborhood is depending on the schools for small meeting space but the school construction schedule is being cut and it may be a long time before the schools are constructed. The City Parks system will be providing outdoor facilities such as trails and other equipment, so those features will not be needed. The group concurred and eliminated "Neighborhood park and picnic site" and the "Petting Zoo." Parks suitable for picnicking are provided elsewhere, and a zoo with animals would be very complicated to manage. Some suggestions were considered to be duplicates or details of a larger overall plan. These were combined for brevity.

Each person rated the items under the Museum and Performing Arts categories, and the concessions or "Other" categories. Craig Moloney suggested that each use be also judged as a low, medium, or high impact. A rating of A, B, or C was assigned to each proposed use in a category. The overall rating will be used to eliminate proposed uses that are not needed or not practical for the site.

In discussion, Judy Christensen noted that the relationship of the buildings was an asset for such uses as a conference center, festival, or arts center as they were immediate to each other with a potential bed and breakfast facility to house visiting artists or instructors, and so forth. Chip Boylan said he had the opposite impression, that the buildings were too close and crowded each other.

Judy said that some uses could be temporary start-up uses with little investment- such as tours, preservation trade workshop, summer camps, special events, archeology, outdoor craft festivals, and some performing arts. Rob Orndorff noted that daytime events should be stressed as the site abuts residential uses. He suggested childrens camps, computer labs, galleries/ sites for visual and performing arts and items to attract and involve youth. All agreed that the petting zoo was not a practical use as it involved animal management and has a high potential risk factor (biting, etc.) Gymastics center and a culinary center were also eliminated as unsuitable for the site or too much capital involved. Comments on the science museum were negative due to other nearby scientific exhibits that would be far more encompassing – NIST, NIH so the science museum was eliminated. Suzanne Fisher said other "museums" or exhibits could be done on a small scale for a unique draw, something special related to Rockville. She noted that there is no museum or exhibit area to showcase Rockville's history.

The meeting adjourned at 9:20 PM

NEXT MEETING: Thursday MARCH 7, 2002; 7:15 PM
7:15 PM
CITY MANAGER'S CONFERENCE ROOM

At the next meeting, the group will rate the Meeting and Conference Category.
Members should be thinking of where uses will be located (what building) and be prepared to discuss the engineer's report.

Respectfully submitted,
Judy Christensen

Use Categories and Reuse Proposals

Museum, Education & Art		CM	JM	CB	SF	SP	RO	JC	
1.Visual arts – classroom education		A	A	A	A	A		B	
2. Museum and preservation education site		B	A		A	A		A	
3. Exhibit space/crafts		A	A	A	A	A		B	
4. ~~Children's museum~~		C	C		A if RV	A		B	
5. Interpretation (history, social, agriculture) for schools		B	C	B	A	A		A*	*part of any use
6. Rockville Arts Place*		A	C		B	A		B	
7. Sculpture park		C	A	C	B	A		C	
8. ~~Interpretive signage~~ (part of most uses)		B	C		-	A			
9. Preservation and/or archeology training area		B	C		-			A	
10. ~~Science center~~		C	Elim		A-If RV			C	

*It was noted that RV Arts Place may get space in the new downtown area. Sue Pierce noted that an arts gallery, studio, etc. would take the least capital expense. Suzanne Fisher

Outdoor and Park Uses		CM	JM	CB	SF	SP	RO	JC	
Vistas and views (A from all)									
Outdoor craft fair, outdoor exhibit area								A*	* Dairy barn
~~Passive open space~~ (provided other places)									
~~Farm garden, exhibition or demonstration garden~~									
~~Petting zoo~~						F*		F*	Complex animal issues
~~Neighborhood park and picnic site~~									
Mothball some buildings for future use								A	

Performance		CM	JM	CB	SF	SP	RO	JC	
Performing arts center (may incorporate all below, RV Arts Place and some museum, exhibit center space.			A			A*		B	Modest, one building
Actor's studio			A					B	
Gallery, workspace, workshop			A					B	

Auditorium and theater (in horse barn?)			A	A				B	

John Moser suggested a "Black Box" theater or small theater use. Chip said 200-300 seats.

Other /Concessions	**CM**	**JM**	**CB**	**SF**	**SP**	**RO**	**JC**	
Gift Shop and café (all-yes, goes with site uses)							A	
~~Gymnastics center~~ (too much space to do)							C	
Tourism site (Yes, an overall goal from uses)							A	
Child center and/ or daycare center							C	
City satellite center				F#			B	# dilution
Storage (okay only if no affect on priority uses)							A	
~~Culinary arts academy~~							B	
~~Community TV studio~~ (too much renovation)							C	
Summer camp program site							A	
Bed and Breakfast in main house					A		A	
Sr. Day Care Center							C	

Meeting and Conference

Recreation center with party space								
Meeting center								
Rental facility for social events								
Conference Center								
Small Meeting Facilities								
Conference Site for International Preservation Trades Workshop								

Questions and Issues to consider in reuse evaluation

(From November 2001 meeting)

1. How much traffic generated?
2. Parking needed?
3. How much space needed?
4. Access necessary from Route 355?
5. Access in general.
6. Pedestrian access.
7. Ambiance maintained or enhanced.
8. Target audience.
9. Demand.
10. Is the need currently met in Rockville?
11. Is the need currently met in Montgomery County or region?
12. Which buildings are suitable for specific reuses?
13. Compatibility with other site uses.
14. Compatibility with Neighborhood.
15. Capital Costs.
16. Operating Costs.
17. Source of Revenue: City, Partners.
18. Schedule /Programming/ Phasing of new uses.
19. Early bang for the buck- how long before producing revenue.
20. Need for infrastructure upgrades.
21. Need for other alterations.
22. Zoning is suitable or needs to be changed?
23. Liability issues?
24. Nuisance attraction potential (skateboards, etc.)

King Farm Farmstead Task Force Roster

CORRECTED EMAIL LIST as of January 23, 2001

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King Farm Farmstead Task Force
Meeting #4
Thursday, March 7, 2002
7:15 p.m.
Rockville City Hall

I. **Approval of Minutes of January 23, 2002 Meeting**

II. **Review and Discussion – Butterfield Inspection Report**

III. **Evaluation of Proposed Uses**

- **Review – Categories evaluated at 1/23 meeting**
- **Complete Evaluation of all Uses**

IV. **Matching Uses to Buildings**

- **Discussion**
- **Work with Site Plan**

V. **Old Business/New Business**

VI. **Next Meeting Date/Time**

King Farm Farmstead Task Force – Meeting #~~5~~ 4
June 25, 2002
7:15 PM at City Hall

In attendance:

John Moser, CAC; Suzanne Fisher, Peerless RV; Chip Boylan, R&PAB; Helen Heneghan R&PAB; Sue Pierce, KF; Burt Hall, staff; Judy Christensen, staff. Deanne Mellander, Guest.

Absent: Craig Moloney, HDC, George Northway, CAC

I. Approval of the minutes:

The Minutes of March 7, 2002 were unanimously approved as submitted.

II. Presentation by Deane Mellander, Maryland Central Model Railroad Club:

Mr. Mellander introduced another club member, Ben Howard, and submitted some information on the club to the members in attendance. He stated that the club has moved several times in its history, spending about 10 years at the National-Capital Trolley Museum and more recently 22 years at Marvin Memorial Methodist Church. They lost the space at Marvin on June 1 of this year. He requested consideration of any space at the King Farm that will serve the club's needs and provide an enhancement for the public. The club needs a long-term lease of at least 5 years and about 1000 square feet of space, some suitable for a layout and some for meeting sand storage space. The space should be under the locked control of the club with no public access except when open to the public by the club. A prime location is not necessary but it should have electricity, heat and air conditioning, and toilet facilities.

The club has been paying $1,200 to $1,500 per year for its previous space and needs rent in that area. Dues from the approximately 25 members supply funds, so they are limited. The club can also contribute sweat equity and will use the facility one to 2 nights a week. The organization will carry its own liability insurance and property insurance.

John Moser explained that the task force is in a preliminary search for uses for the buildings. It may be as long as 2 years before any decisions are made. However, the garage has water and heat in the second story apartment and totals about 1300 square feet. It is 22 feet by 56 feet.

In reply to a question from Suzanne Fisher, Mr. Mellander said the layout could be built in a modular fashion so it could be removed if necessary. However, the rewiring is extremely time consuming and it is often easier to start anew.

Sue Pierce asked if the club could provide an educational donation, and the club members said it was possible. The members could do demonstrations and teaching of the craft if the meeting space is adequate. They also do Boy Scout Merit badges and work with other youth groups. There was some discussion of having a Plexiglas partition installed for viewing from outside. The Maryland Club thanked the group for the opportunity to present their needs and asked to be kept informed of potential opportunities.

III. Review/Discussion of On-Site Tour

John Moser said it was the second time he toured the house and was enthused on the potential. Andy Kapust said that the house has potential but lots of work to be done if used for more than a caretaker's house. He asked if some of the buildings were unsafe and if the stabilization costs had been estimated. Sue Pierce said she was impressed by the tremendous potential and the tremendous work to make it usable. She noted that what is presently there is not up to current codes. It could be used during warm weather if safe and accessible. She was also concerned about the amount of money needed. Burt Hall said ADA requirements are programmatic and kick in when a handicapped need arises. When they are not available to a needy individual, it is considered a violation of civil rights. However, there are exemptions for historic buildings under ADA. Access is needed to the first story, but not necessarily the second story.

Judy Christensen said the Maryland Smart Codes might provide some help as well.

Suzanne Fisher said the property had great possibilities and is not really horrible as old buildings go. Some small accessory buildings could be stabilized, sealed and kept as a setting. She noted that there would be parking next door and space for tents.

Helen Heneghan disagreed. She believed that some buildings are not worth saving. She suggested tearing the Horse Barn down and rebuilding it as a theater. Her opinion was that the house should remain a home. She suggested that the house and yard could be sold separately after it was designated as a historic resource.

Sue Pierce noted that if this was possible or appropriate, the funds could go for other uses. Andy Kapust argued against the idea. He believed any theater use would discourage private residential use.

Chip Boylan said the barn would be wonderful and very functional someday. He said the cost of preparing the Casey Barns Community Center would be ½ the cost of this one. There are many demands on the City in other places and the park should be usable all year. He wanted a functional building, not a fire damaged barn. Everything should have a function. Andy asked if a theater designer could look at it for potential. John Moser said it was adequate in size but it needed amenities, equipment, air conditioning and heat, and stage needs. He noted that there is no other black box theater in the area. It could be torn down and the site and lumber reused. Burt Hall mentioned the Barns of Wolf Trap that do preserve the barn atmosphere and feeling. The Casey Barns are not that way. The question in preserving the barn feeling is providing insulation and also exhibiting the construction on the interior. The barn will need a lot of reconstruction anyway because of the fire.

John Moser said the 5-1/2 acre sit should be multi-use with open space to wander. The site should be planned for 300 to 350 people in the area at one time with an open yard. Traffic would have to be engineered and some buildings have to go.

Sue Pierce agreed that an engineering report should help identify buildings to save and those to go. Realistic non-conflicting activities should be planned for site safety. Andy Kapust agreed that the entire site should not be limited to one event but multi-use would require a site manager. John Moser said there is money in the budget for facility planning which could be used, but only $40,000.

Burt Hall said that there are some potential uses for the large Wisconsin barns and there are some ideas for the Horse Barn. The house should remain a house. It is done and in excellent condition. Other buildings and groups of buildings need to be discussed. There are limited dollars to spend. The roof of the small house has collapsed. It had a massive leak and a temporary patch and the roof it essentially gone. If it and other buildings are stabilized and held, they will take funds away from other buildings.

Helen Heneghan said the first building study was a disappointment and an engineering study is required. If the buildings are unsound, then why rebuild them.

IV. IV. Proposed Building Uses

House: - Bed and Breakfast, residence, satellite City offices, office, performers space,
Garage: gift shop, café, concessions, office, model railroad club
Tenant House 960 – mothball, do away with, food, concessions
Front yard – children's trail, history park
Side yard – tables picnic grounds

Barn 1 - 1st Dairy Barn with haylofts. Andy suggested utilizing the silos for elevators. The 2nd silo could be rebuilt. Suggested uses were an art gallery, sculpture area, classrooms, workshops, studio and conference use, a museum or exhibit space. Sue Pierce stated that this barn complex has the best and more interesting exterior of all the farm buildings.

Barn 3 back of the animal pens. Suggested uses were storage and offices. There are major structural cracks in the foundation. John Moser suggested that if the cost to repair is large, then it should be demolished to provide more open space. Chip Boylan agreed that the building was in the way of pedestrian and other traffic. Andy noted that the animal pen area was very confining. The barn could be used for storage space and construction materials while needed. Sue said it should have an identified functional use. Helen Heneghan asked whose stuff would be stored and who would pay for it.

Burt Hall said this was actually two separate buildings and animal pens. He recommended not finishing them if no public use is found, as space is needed for the parking requirements.

Burt Hall said that King Pontiac is putting in a heavy truck dealership next door, and it is not in the City. The lot will be paved to the property line. An earth berm is being built by King Farm to screen houses from King Pontiac. The King Farm Developers have offered to construct a berm to screen the park from the truck dealers as well. The City will landscape the berm and the shed, which is partly on the King property and partly on City land will have to go. If the City tears it down, the wood can be saved. The shed should be documented.

MOTION: Andy Kapust moved to recommend documenting the shed with photographs, disassembling it and saving the wood.

John Moser said he would table that motion and ask first to approve the berm.

MOTION: Andy Kapust moved to approve the berm. Chip Boylan seconded it. The motion passed unanimously.

MOTION: Andy restated his motion to carefully disassemble the barn and salvage the wood from the shed. It should be documented by photography and artist renderings if possible. As much as possible of the shed should be retained. Chip Boylan seconded the motion. It passed unanimously.

The group was polled on what should stay and what goes.

Andy- The chicken coop, collapsed house, loafing shed, and the slope building goes.

Sue Pierce concurred with Andy's list to go and listed to keep: 1,2,4 house and garage. The other buildings are somewhat negotiable. Helen Heneghan agreed with Sue.

Suzanne Fisher wanted to keep what can be kept for now.

Chip Boylan said that in the long term, barn 3 as in the way and a structural problem, the condition of the tenant houses are a problem and there is no use proposed for them. He said keep the picnic shelter, pavilion, the shed behind barn 4.

John Moser agreed with Sue. Barn 3 and the small house should go.

Sue Pierce suggested contacting Roger Lewis and Matt Bell at the University of Maryland to see if they or students could help assess buildings and suggest good uses for them.

MOTION: Suzanne Fisher moved that buildings not be removed until the planning is completed. Removal should be minimal and limited to what must come down. An effort should be made to save buildings if possible. The motion passed unanimously.

V. Old Business/ New Business

Burt Hall said the City was contacted about using the entire site for a rental banquet facility.

The meeting adjourned at 9:30 PM

NEXT MEETING: Tuesday, October 8, 2002
7:15 PM
City Hall

Respectfully submitted,
Judy Christensen

Use Categories and Reuse Proposals

Museum, Education & Art	HH	CM	JM	CB	SF	SP	RO	JC	GN	
1.Visual arts – classroom education	A	A	A	A	A	A		B	A	
2. Museum and preservation education site	A	B	B		A	A		A	A	
3. Exhibit space/crafts	B	A	A	A	A	A		B	A	
4. ~~Children's museum~~		C			C	A		B		
5. Interpretation (history, social, agriculture) for schools	A	B	C	B	A	A		A*	B	*part of any use
6. Rockville Arts Place*	A	A	C		B	A		B	C	
7. Sculpture park	C	C	A	C	B	B		C	C	
8. ~~Interpretive signage~~ (part of most uses)		B			-	A				
9. Preservation and/or archeology training area	A	B	C		-	B		A	C	
10. ~~Science center~~		C	Elim		C			C		

*It was noted that RV Arts Place may get space in the new downtown area. Sue Pierce noted that an arts gallery, studio, etc. would take the least capital expense. Suzanne Fisher

Outdoor and Park Uses	HH	CM	JM	CB	SF	SP	RO	JC	GN	
Vistas and views (A from all)		A	A		A	A			C	
Outdoor craft fair, outdoor exhibit area		A	C		B	C		A*	A	* Dairy barn
~~Passive open space~~ (provided other places)										
~~Farm garden, exhibition or demonstration garden~~										
~~Petting zoo~~						F*		F*		F* Complex animal issues
~~Neighborhood park and picnic site~~										
Mothball some buildings for future use			C		A			A	A	

Performance	HH	CM	JM	CB	SF	SP	RO	JC	GN	
Performing arts center (may incorporate all below, RV Arts Place and some museum, exhibit center space.	A	A	A		A	A*		B	A	*Modest, one building
Actor's studio	A	A	C		B	B		B	A	
Gallery, workspace, workshop	?	A	C		A	A		B	A	
Auditorium and theater (in horse barn?)	A	A	A	A	A	A		B	A	

John Moser suggested a "Black Box" theater or small theater use. Chip said 200-300 seats.

Other /Concessions	**HH**	**CM**	**JM**	**CB**	**SF**	**SP**	**RO**	**JC**	**GN**	
Gift Shop and café (all-yes, goes with site uses)	A	A	A		A	B		A	A#	# if compatible with other uses
~~Gymnastics center~~ (too much space to do)								C	C	
Tourism site (Yes, an overall goal from uses)	CB	A	B		A	A		A	A	
Child center and/ or daycare center	C		C		C	No		C	C	
City satellite center	A	C	C		F#	C		B	B	
Storage (okay only if no affect on priority uses)	C	B	A		B	B		A	A	
~~Culinary arts academy~~								B	B	
~~Community TV studio~~ (too much renovation)								C		
Summer camp program site	C	A	C		B	B		A	A	
Bed and Breakfast in main house	B	A	A		B	A		A	B	
Sr. Day Care Center	**C**	**C**	C		C	B		C	C	

Meeting and Conference

Recreation center with party space	C	B	C		C	B			A	
Meeting center	A	A	A		A	A			A	
Rental facility for social events	C	B	C		B	B			A	
Conference Center	C	A	C		A	B			A	
Small Meeting Facilities	B	A	A		A	A			A	
Conference Site for International Preservation Trades Workshop	?	A	C		B	B			A	

Questions and Issues to consider in reuse evaluation

(From November 2001 meeting)

1. How much traffic generated?
2. Parking needed?
3. How much space needed?
4. Access necessary from Route 355?
5. Access in general.
6. Pedestrian access.
7. Ambiance maintained or enhanced.
8. Target audience.
9. Demand.
10. Is the need currently met in Rockville?
11. Is the need currently met in Montgomery County or region?
12. Which buildings are suitable for specific reuses?
13. Compatibility with other site uses.
14. Compatibility with Neighborhood.
15. Capital Costs.
16. Operating Costs.
17. Source of Revenue: City, Partners.
18. Schedule /Programming/ Phasing of new uses.
19. Early bang for the buck- how long before producing revenue.
20. Need for infrastructure upgrades.
21. Need for other alterations.
22. Zoning is suitable or needs to be changed?
23. Liability issues?
24. Nuisance attraction potential (skateboards, etc.)

King Farm Farmstead Task Force Roster

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King Farm Farmstead Task Force – Meeting #5
October 8, 2002
7:15 PM at City Hall

In attendance:

John Moser, CAC; Suzanne Fisher, Peerless RV; Chip Boylan, R&PAB; Helen Heneghan R&PAB; Sue Pierce, KF; George Northway, CAC; Andy Kapust, KF; Burt Hall, staff; Rob Orndorff, staff; Judy Christensen, staff.

Absent: Craig Moloney

I. Approval of the minutes of June 25, 2002:

The Minutes of June 25, 2002 were unanimously approved as submitted.

II. Discussion – Task Force Recommendations for Proposed Uses of Park and Future of Individual Buildings:

Chairman John Moser put a proposal before the Task Force in an effort to move forward with planning for the site. He reminded the group that they had reviewed the history, visited the site and narrowed the list of potential uses. Now that the new access road is completed next to the barn and apartments are being built next to the site, he said that despite the City's efforts to keep the buildings maintained in holding, the site presents a neglected appearance and with more numerous and closer neighbors will be more accessible and potentially be an attractive nuisance. He set forward a plan for all the buildings without utilization and no timetable. It is to be an overall view. He said that funding for the King Farmstead Park will be one of a number of competing projects including Town Center.

Utilizing a map with the buildings numbered for reference:

(1) Handicapped Parking Area: 10-17 spaces
(2) Pole Barn-Shed: maintain and upgrade for picnic shelter use
(3) Calf Barn – L Shaped barn: Raze. Engineer estimate was high, foundation cracked, building unstable.
(4) Woodshed: Raze. Lumber to be saved, photo documented.
(5) Horse Barn: rehab and restore. .
(6) Main Barn: rehab and restore, including both silos.
(7) Tenant House: Raze
(8) Tenant House 2: original tall portion restored and raze addition. Chicken Coop: Raze.
(9) Garage: restore, retain including outdoor fireplace.
(10) House: Declare historic with land and separate from Farmstead. Separate access from 355 to be closed to public, only used by residents of the house. All public access is to be from the rear entry.

MOT ION: John Moser moved, seconded by Helen Henegan, to approve the plan as presented.

DISCUSSION: The first question was whether to discuss the proposal by item or as an overall plan. Andy Kapust favored discussion by item whereas Suzanne Fisher favored overall. The group began with an item discussion.
George Northway agreed with all items.

(1) Parking Area: George Northway pointed out that the small area set aside for parking could not accommodate 300 to 400 people and asked what provisions could be made to serve the facility. Burt Hall said that the area to the northwest was proposed for parking for 250 cars and was within walking distance. In addition, there will be on-street parking. Andy Kapust said that most of the on-site parking was probably going to be used for handicapped parking. Sue Pierce noted that the 250 car parking lot was only a budget proposal and not a reality. She also said that the lumber or facades of the buildings to be razed might be useful in other site projects and that was one argument against razing buildings at this time. Burt Hall said that the buildings would be dismantled rather than bulldozed and the usable lumber stored in one of the barns.
(2) Pole Barn-Picnic Shelter: Andy Kapust said the pole barn needed extensive renovation but it was a simple structure with no interior finish and would be easy to renovate. Rest rooms may be needed nearby.
(3) L-Shaped Barn: This structure generated a great deal of discussion as no decisive engineering report spoke to the structural integrity. John Moser said it blocked the viewscape of the farm and obstructed traffic. Removal would open the site up and allow more circulation. In addition, it is actually three structures that have separate entrances and are not interconnected. The large rear open pole barn at the rear was not built as a lasting structure. Suzanne Fisher suggested leaving part of it as a pavilion or welcome feature. Sue Pierce asked what it would cost to remove it. Burt Hall estimated that it would cost about $10,000 to photo document and dismantle it. It was pointed out that removal could allow more parking and necessary access for trucks and other vehicles.
(4) Woodshed: General agreement - no discussion.
(5) Horse Barn: General agreement - no discussion.
(6) Main Barn: General agreement - no discussion.
(7) Tenant House: Andy Kapust said that this house was falling down and it would cost the price of a single family home to fix.
(8) Tenant House 2 and chicken coop: General agreement - no discussion.
(9) Garage: General agreement - no discussion.
(10) House: The limited historic district was questioned by several members who said that the property was a farmstead and designating just one portion of it was not appropriate. Others said that to utilize the other buildings, major changes to them would need to be made, especially in the interior while the house would remain in its original use as a residence. Judy Christensen said that her experience was that changes would be possible in the adaptive reuse of the buildings. George Northway suggested tabling the decision on what part of the property to recommend for historic designation of the Historic District for the present. The mover, John Moser, and the second, Helen Henegan agreed to put the amendment to a vote. Four members voted for tabling the historic district issue, three were against. (4-0)

Sue Pierce moved to amend the proposal to indicate that the rear entrance would become the main entrance to the King Farmstead park. It was accepted as an amendment by the mover and second. The vote was unanimous. Rob Ornordorff said a farm style gate was to be erected between the house

property and the farm buildings to limit vehicle access to the public to that portion. The residents would enter by means of the private drive from 355.

After discussion on what passage of the proposal would mean to the site progress, it was agreed that the results of the vote would be presented as a Task Force Recommendation to the Mayor and Council.

George Northway called the question of approval of the 9 remaining items of the proposal to a vote:
VOTE: The vote was 6 for the motion, one (Suzanne Fisher) opposed. (5-1)

While the vote demonstrated that a majority of the committee favored the proposal, included the recommendations for removal of some buildings, Burt Hall said the item would be scheduled for a Mayor and Council worksession where all opinions could be discussed. Chip Burton said that many of the committees and organizations on the Task Force had different goals and interests that should be stated, but probably the City could not accomplish all goals.

Sue Pierce said the City does not currently have the funds to fully fund the proposal and the budget looks to be tight for a while. Another goal could be to suggest further studies, which might find funding opportunities or partnerships. Burt Hall mentioned that the Beall-Dawson Historical Park has such a partnership with the Montgomery County Historical Society, which manages and maintains the interior of the building while the City manages the grounds and exterior.

III. Old Business/ New Business

Deferred:

The meeting adjourned at 9:55 PM

IV. Next Meeting Date/Time

NEXT MEETING: Tuesday, November 6, 2002
7:15 PM
City Hall

Agenda Priorities: Immediate Uses
Access

Respectfully submitted,
Judy Christensen

CORRECTED EMAIL LIST as of January 23, 2001

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King Farm Farmstead Task Force
Meeting #6
October 8, 2002
7:15 P.M.

AGENDA

I. **Approval of Minutes of June 25, 2002 meeting**

II. **Discussion – Task Force Recommendations for Proposed Uses of Park and Future of Individual Buildings**

III. **Old Business/New Business**

IV. **Next Meeting Date/Time**

King Farm Farmstead Task Force
Meeting #6
Tuesday, June 25, 2002
7:15 p.m.
Rockville City Hall

I. **Approval of Minutes of March 27, 2002 Meeting**

II. **Presentation by Deanne Mellander, Maryland Central Model Railroad Club (10 minutes)**

III. **Review/Discussion of On-Site Tour**

IV. **Review of Proposed Uses of Buildings (from Task Force work at 3/27 meeting)**

V. **Discussion – Proposed Uses of Site and Buildings**

VI. **Old Business/New Business**

VII. **Next Meeting Date/Time**

King Farm Farmstead Task Force – Meeting #7
November 6, 2002
7:15 PM at City Hall

In attendance:

John Moser, CAC; Andy Kapust, KF; Craig Moloney, HDC; Suzanne Fisher, Peerless RV; Helen Heneghan R&PAB; George Northway, CAC; Burt Hall, staff; Judy Christensen, staff.

Absent: Beth Rodgers, HDC, Chip Boylan, R&PAB; Sue Pierce, KF

I. APPROVAL OF THE MINUTES

Judy Christensen said that Beth Rodgers was omitted from the absent list of the meeting of October 8, 2002.

Andy Kapust moved, seconded by George Northway, to accept the minutes of October 8, 2002 King Farm Task Force as corrected by the secretary, Judy Christensen. Vote: Unanimous.

II. RECOMMENDATION TO MAYOR AND COUNCIL

Chairman Moser stated that the King Farm Task Force was appointed by the Mayor and Council to identify and suggest uses for the buildings and provide a framework for a long term plan for the property, which included buildings to save for reuse and to identify those buildings which cannot be reused or do not fit into a long term use plan. At this time, the King Farm Task Force has done everything that the Mayor and Council asked, and needs to present its findings and recommendations. The basic plan of building use and elimination was defined and approved at the October 8 meeting. The house is not included in the overall plan at present. The Task Force is not disbanding as yet as the Mayor and Council may ask further considerations of it, but this will be the last meeting other than the presentation. The presentation will be presented at a Mayor and Council work session as soon as possible.

The Agenda will be:

- Identify those buildings that should be demolished.
- Present an overview of the buildings to be preserved with suggestions for reuse.
- Request the Mayor and Council proceed to remove the eliminated buildings before onset of winter weather and save the reusable timbers and wood.

Utilizing a map with the buildings numbered for reference:

(1) Handicapped Parking Area: 10-17 spaces. Burt Hall noted that the parking lot will be planted with non-fruiting fruit trees to suggest an orchard and fit in with the farmstead.

(2) Pole Barn-Shed: maintain and upgrade for picnic shelter use. It was noted that the building has a bump out that formerly housed the hay dryer. Craig Moloney noted that

leaving the hay dryer portion would give some character to the building. Rob Orndorff mentioned that it might be utilized for a restroom. The roof should be replaced and the floor hard-surfaced with pavers or other material to reduce mud. It will remain an open structure.

Suzanne Fisher said that some area should be identified for a visitor center with a directory and daily activities. Helen Heneghan suggested a computerized message board that could give the schedule and locations. It was agreed that some form of directory was needed close to the parking area to allow visitors to find their activity and building without walking the length of the park.

(3) Calf Barn – L Shaped barn: Raze. Engineer estimate was high, foundation cracked, building unstable.

(4) Woodshed: Raze. Lumber to be saved, photo documented.

(5) Horse Barn: rehab and reuse as a 300-seat theater. The building is sized to provide good stage and backstage areas and will accommodate 300 patron seats easily. Andy Kapust said the building should maintain the overall look and feel while accommodating the use. It will need new openings for access, egress, stage door, and set access. It should have minimum interior intrusion. Burt Hall said it could function like Wolf Trap Barn without permanent seating so it could be cleared and used for other events. Craig Moloney said the stage door loading would be on the side and accessed by a service road.

(6) Main Barn: rehab and restore, including both silos. These barns will be the arts and crafts buildings along with other uses. The loft area is a large open space which could be utilized for large gatherings and meetings. The buildings would need to be made ADA accessible with an elevator and restrooms. Fire stairs are also necessary. Lobby space should be provided which might be a good use for the small milk and dairy storage building. On the front. There should be a café or concession area, some meeting rooms and a catering kitchen for large meetings. Primary uses would be gallery space, studio space, and a small museum. Suzanne Fisher said that if an area was set aside for a small café it could feature real ice cream and incorporate the Vinson's Drug Store soda fountain.

(7) Tenant House: Raze

(8) Tenant House 2: original tall portion restored and raze addition. Suzanne Fisher said that this building was identified as a possible small museum site but it is really too small for this use. The Task Force agreed. Other proposals were a concession stand or police department substation, or administrative offices. The area behind the house should remain open for events that require tents and outdoor accommodations.

(9) Garage: restore, retain including outdoor fireplace. The model railroad club had asked for space and could be offered the garage with a 5-year lease. It would have space for

the layout on the first level and heated restroom, workspace, and clubhouse areas on the second level.

(10) House: To be a historic district of approximately 1-1/2 acres more or less, remain residential, and be separate from the Farmstead park. The access from 355 will be closed to the public and only used by residents of the house. All public access is to be from the rear parking area. The service road to the house will be maintained only for emergency services. The current residents should be allowed to remain. After their tenancy is over, the City may want to explore sale of the house to a private owner as a residential property. The house was removed from the plan as it was not intended for City use.

John Moser moved acceptance. Seconded. VOTE: 4-1-1.

George Northway moved that the City should have option to sell, move, or retain the house as rental property until final plans are made. The motion was seconded by Helen Heneghan. Vote: 3-0-3.

Andy Kapust moved that the house should be retained as a rental until such time as the City reevaluates the house for appropriate uses. The use should be consistent with the overall farmstead concept. Craig Moloney seconded the motion.

Andy added that the goal is to retain the overall concept of the entire site, which was accepted as an amendment to the motion. VOTE: 3-0-3 (Abstained: Kapust, Moloney, Fisher.)

Chairman Moser said the Task Force should try for the January 6, 2003 work session with the Mayor and Council. John Moser is to draft the report and circulate it to the Task Force Committee.

Suzanne Fisher said photos and perhaps a video would enhance the presentation. Burt Hall suggested that the Mayor and Council tour the site on a Saturday morning and then come back to City Hall for a 2-hour work session as with a neighborhood walk. Burt Hall was to establish a January date for the tour and discussion with a snow date. Any Saturday was eligible but the 4th of January.

Respectfully submitted:

Judy Christensen
Recording secretary

Mayor and Council

APPROVED: Meeting No. 12-03
ATTEST:

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
Meeting No. 4-03

Saturday, January 25, 2003

The Mayor and Council of Rockville, Maryland met in worksession in the Mayor and Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland at 10:20 a.m.
Prior to the meeting at City hall, the Mayor and Council toured the site at the King Farm Homestead, beginning at approximately 9:00 a.m.

PRESENT
Mayor Larry Giammo
Councilmember Robert E. Dorsey Councilmember Susan R. Hoffmann
Councilmember John F. Hall, Jr. Councilmember Anne M. Robbins

In attendance: City Manager Mark Pentz and City Clerk Claire Funkhouser

Also present: Assistant City Manager Catherine Tuck Parrish, Director of Recreation and Parks Burt Hall, George Northway, John Moser (representing the Cultural Arts Commission); Craig Moloney (representing the Historic District Commission); Chip Boylan and Helen Heneghan (representing the Recreation and Parks Board0 and Suzanne Fisher (representing Peerless Rockville)

Re: Worksession regarding the King Farm Homestead Site

Prior to the meeting at City Hall, the Mayor and Council toured the King Farm Homestead Site. During the tour the Mayor and Council had an opportunity to view the main farmhouse, barns, sheds, and other buildings that formed King Farm Farmstead site. In 1998, the City obtained the complex of main buildings from the King family, nationally known dairy farmers. The most familiar buildings on the site are the farmhouse and the Wisconsin-style dairy barn with its "Milk for Thompson's Dairy" sign visible from Route 355.

Joining the Mayor and Council on the tour were members of the King Farm Farmstead Task Force. The Task Force, co-chaired by John Moser, chair of the Cultural Arts Commission, and Andy Kapust, a resident of King Farm, consisted of two members of the Cultural Arts Commission, Historic District Commission, Recreation and Parks Advisory Board, King Farm residents and one from Peerless Rockville. The group's report to the Mayor and Council envisioned an overall "utilitarian historical arts and recreation center on par with historic (and cultural) facilities such as Wolf Trap and the Olney Theatre Center." Of the nine buildings at the King Farm site, the Task Force recommended keeping five for

adaptive reuse.

Recommendations for the five buildings, which would make up the main site of the "Farmstead Arts and Recreation Center," included a covered picnic area; a 300-seat theatre; and a City Police substation. The report also recommends using the 20,000 square feet of barn space for m Search gallery, studio, museum and offices. A café and concession area were part of the proposals, which also suggest converting the garage to a museum and preservation site that could have use for short-term rental to community-oriented organizations.

One area recommended to stay relatively untouched is the farmhouse, which currently is a residential facility that is in "extraordinary condition," according to the Task Force.

At the worksession, the Mayor and Council discussed the proposal for long-term implementation, although more immediate safety concerns of the other four buildings may need to be addressed sooner. The Mayor and Council also discussed the status of the Mansion, which the Task Force would like to see remain as a residence. There was discussion about the possibility of turning the Mansion into a bed and breakfast if changes in the law would permit it.

There was extensive discussion about how the property might possibly be handled if even a part of it were designated as an historic district. This was an issue that had created a great deal of discussion among the members of the Task Force. The Mayor and Council said they would like to have some alternatives and parameters clearly delineated so they could discuss the various options open to them regarding historic designation.

There was also a broad discussion about various possibilities of uses and control of the property in terms of the incorporation of a public-private partnership, or the possibility of the area being designated as an arts and entertainment district. Staff were asked to look into nearby venues for theatre or other cultural events in the vicinity in terms of how a facility such as the Farmstead might be used and what the competition might be.

Since the costs of any renovation of any of the larger buildings would be very expensive, there were suggestions about ways that some of the buildings on the property could be used in the near future such as an area that might be used for a picnic pavilion and playground. Obviously any use of the site would require some clearing of the area and cleaning up of debris.

Re: Adjournment

There being no further business, the meeting adjourned at 12:00 p.m.

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Please e-mail questions or comments to the Web Administrator.

Tab 6

MAYOR AND COUNCIL AGENDA

NO. DEPT.: Recreation and Parks / DATE: ~~June 26, 2013~~

ACTION: Approval of Lease Agreement with Maryland Central Model Railroad Club, Inc., a Non-profit Corporation, for Use of the Garage Building at the King Farm Farmstead.

ACTION STATUS:

FOR THE MEETING OF: 2/9/04

INTRODUCED
PUB. HEARING
INSTRUCTIONS
APPROVED
EFFECTIVE

ROCKVILLE CITY CODE,

CHAPTER
SECTION

☒ CONSENT AGENDA

RECOMMENDATION: Staff recommends approval of the proposed lease agreement with the Maryland Central Model Railroad Club, Inc., a non-profit corporation, for use of the garage building at the King Farm Farmstead, to install and operate a model railroad and provide access to the public.

IMPACT: ☐ Environmental ☒ Fiscal ☐ Neighborhood ☐ Other:

Fiscal: While the amount of rent recommended in the proposed agreement is minimal, the lessee will provide significant improvements to the structure, while maintaining the exterior of the building in its present design. The garage is not used for automobile storage. In addition, this occupancy will be beneficial to the long-term integrity of the garage structure.

BACKGROUND: The Maryland Central Model Railroad Club, Inc. (MCMRC) approached the King Farm Farmstead Task Force approximately one year ago with a proposal to lease the five-car garage building at the King Farm Farmstead. This structure is centrally located on the site, the nearest building to the west of main house. The Farmstead Task Force considered MCMRC's proposal and recommended that this would be an appropriate use of the garage building, as it would provide an attraction for the public, activity at the Farmstead, and a building tenant allowing for renovation of the structure. Ongoing occupancy and use of the garage is considered to be a long-term benefit to the integrity of the structure. The garage is not used for automobile storage. Staff has worked with MCMRC over the past six months to negotiate lease terms acceptable to both parties.

The proposed lease period is ten years. MCMRC intends to install a model railroad system on the first floor of the building, and to create offices, a kitchenette and storage on the second floor. In order to accomplish this, MCMRC will undertake at their expense renovation of the structure.

Such renovations shall include, but not be limited to: maintenance/repairs to interior plumbing; installation of a sewer connection; reconnection/repairs to the electrical systems; insulation of the interior walls and floor; repairs to the existing HVAC system and installation of a supplemental HVAC system as needed; ceiling installation with additional lighting; installation of access doors between rooms on the second floor to meet code requirements; removal of the garage doors and replacement with solid walls while maintaining the present exterior appearance; installation of new doors for public access to the first floor. In addition to obtaining all necessary permits and inspections, all designs affecting the exterior of the building will be presented to the Historic District Commission for their review and approval.

MCMRC will pay $1,200 per year in rent to the City. The club will be credited for their "sweat equity" with the credit being applied to the annual lease cost. The City must concur with the scope and cost of the improvements to be credited prior to their execution. With the City's approval, labor supplied by MCMRC may be credited at a rate of $15 per hour. Materials supplied by MCMRC will be credited at the actual cost expended.

MCMRC agrees that it will open the model railroad for public display on a minimum of twelve days per year. MCMRC will attempt to coordinate public displays in connection with other events the City may sponsor at the park.

MCMRC will agree to hold the City harmless from and against any and all liability in connection with the lease, and will be required to furnish a liability insurance policy with limits of $200,000 per person and $500,000 per occurrence. No subleasing will be allowed without prior consent of the City.

PREPARED BY:

_____
Steve Mader, Superintendent of Parks and Facilities

APPROVE: _____ _____
Burt Hall, Director of Recreation and Parks — Date

APPROVE: _____ _____
Catherine Tuck Parrish, Acting City Manager — Date

LIST OF ATTACHMENTS:
Proposed Lease Agreement

Tab 7

City of Rockville

MEMORANDUM

July 8, 2004

TO: City of Rockville Planning Commission

FROM: Scott Parker, AICP, Planner III

VIA: Bob Spalding, AICP, Chief of Planning

SUBJECT: Recommendation to Mayor and Council: Proposed King Farm Concept Plan Amendment to Change the Land Use Plan to Allow for Senior Housing Uses and to Change the Land Use Designation of the 1.5-acre Farmstead House Within the 5.5-acre Homestead Park From "Park" to "Park/Residential/Office"

BACKGROUND

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3,100,700 square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

The Concept Plan allowed shifting of the office density between the various office development pods. To date, detailed applications have been approved for four office buildings, for a total of approximately 805,992 square feet, including ancillary retail, restaurant and fitness center space. To date, three buildings have been built or are under construction, totaling approximately 560,649 square feet.

The areas that the Concept Plan identifies as office development do not, however, allow for the addition of additional residential units as part of a senior housing use proposal.

There are two requests associated with the Concept Plan amendment. The first is a request by King Farm Associates is related to the incorporation of senior housing uses into the King Farm development. The second request, as outlined below, is by request of the City, and is related to a change in land use designation for the 1.5-acre King Farm farmstead house.

KING FARM PROPOSAL

King Farm Associates has applied for CPD1995-0002B, an amendment to their approved Concept Plan. The subject of the request is to seek approval from the Mayor and Council, after Planning Commission recommendation, to amend the Concept Plan to allow for a senior housing component within the Irvington Centre office development area, in lieu of approximately 1.25 million square feet of office development. The applicant has stated that the senior housing uses would equate to approximately 1.25 million square feet of office in the form of 500 to 600 residential units.

The proposed land uses for this amendment will include three components. The first will be independent senior living. The second will be assisted living, and the third will be that of nursing home uses. Currently, the existing CPD section of the Ordinance allows for the first two components of the proposal, but not the nursing home uses. This component of the proposal is the subject of a text amendment (TXT2004-00211) that is currently being evaluated concurrently by staff and the Mayor and Council. The Planning Commission reviewed the Text Amendment at their meeting of June 23, 2004.

The Concept Plan amendment will be in the form of a change in a defined area of the concept plan's land use plan within Irvington Centre, which is currently designated as "office." The new designation will be "office," with a note on the land use plan exhibit that will state "alternate location for a square footage of 1.2 million square feet of independent living, assisted living and/or nursing home uses, and related recreational and common use facilities" (see attachment).

TRANSPORTATION

King Farm's proposal to reduce office square footage by 1.25 million square feet will lead to a reduction in traffic trips for the King Farm. Residential uses generate significantly less traffic than office uses, and a traffic impact statement for this proposal is attached for review.

In addition, the Chief of Planning approved a Transportation Demand Management Program (TDM) after input was provided from the Planning Commission, as required by the Resolution of Approval for King Farm. As part of the TDM, two shuttles are running through King Farm on a regular basis. These shuttles will serve the senior housing development in addition to the office. In addition, the office parcels identified for change through this amendment are near the proposed Corridor Cities Transitway and a proposed stop along the line. This request will not alter the approved TDM program.

CITY REQUEST FOR FARMSTEAD HOME SITE

On June 1, 2004, the Mayor and Council instructed staff to begin steps to sell the 1.5-acre farmstead house in the 5.5-acre farmstead park for office use, following a recommendation by the King Farm Farmstead Task Force. The task force submitted that the farmstead house is

inappropriate for public use, requiring significant resources and alterations to retrofit it. It should be noted that the task force preferred that the house be sold as a private residence.

Maryland Route 355, Piccard Drive and an automobile sales lot border the 5.5–acre farmstead park site of King Farm, at the northern boundary of the CPD. The entire 5.5-acre farmstead has been designated through the concept plan as a "park" use. The farmstead house property encompasses a 1.5-acre portion of the entire 5.5-acre site. The house is currently occupied.

Currently designated as a park in the approved Concept Plan, the city is utilizing the opportunity of the Concept Plan amendment to change the land use designation of the 1.5-acre farmstead house from "park" to "park/residential/office" in order to facilitate the Mayor and Council's goal of being able to utilize or sell the property. The balance of the five-acre park site will be unaffected by this amendment, and ownership of the house and park by the Mayor and Council will be unchanged by this amendment. No amendment to the Concept Plan is needed, however, to change ownership of the property. The property would go through the standard property disposition process, including the opportunity for public comment.

The Mayor and Council discussed changing the zoning of the property to C-T to ensure that office uses are compatible with the historic residential character. Staff notes that the existing O-3 zoning allows office uses, so no change in zoning is required to allow office. Staff recommends that the zoning remain O-3 with limitations in the Concept Plan. These limitations should include a maximum floor area of 5,500 square feet (existing plus 10% to accommodate minor modifications), use of C-T development standards (particularly parking and signage), the ability of shared parking with the park, limitations on fence styles, and scenic easements.

The intent of these limitations is to maintain the relationship between the house, the barns, out buildings, and the surrounding open space. The proposed land use designation also permits residential use of the house.

The Mayor and Council also indicated that they would seek historic designation of the house in order to maintain it's historic residential character. Exterior changes to the house would have to be approved by the HDC. As part of the designation process, the Mayor and Council may want to consider designation of the entire 5.5-acre farmstead to maintain the historic relationship of the site.

RECOMMENDATION, KING FARM PROPOSAL

It is Staff's opinion that the incorporation of a senior housing component within this area of King Farm will complement and enhance the Irvington Centre office development of King Farm, provide a prevalent community need and reduce traffic trips. Staff does recommend, however, that the Resolution specify a range for the number of units. Currently, the proposal is for a one-to-one swap of 1.25 million square feet of office for the same amount of senior housing uses. Staff feels that the proposal needs to be solidified by also providing a maximum number of units

allowed under this change. The applicant has estimated this number at between 500 and 600 units.

RECOMMENDATION, CITY PROPOSAL

With respect to the second item related to the farmstead site, staff supports this part of the amendment as well. Ownership is not changing by virtue of this amendment, but it will give the Mayor and Council the flexibility needed to evaluate further options with the site.

NOTIFICATION:

Notices were sent to approximately 1,275 residences and businesses. As required by the Zoning Ordinance, certified mail was sent to approximately 106 property owners adjacent to the King Farm.

/sep

Attachments:

1. Site Map, Graphic (Senior Housing)
2. Site Map, Aerial (Senior Housing)
3. Land Use Plan (Senior Housing)
4. Traffic Data
5. Site Map 1, Aerial (Farmstead)
6. Site Map 2, Aerial (Farmstead

Tab 8

Boards and Commissions

Recreation and Park Advisory Board

Meeting Minutes

April 27, 2006
Croydon Creek Nature Center

Members Present:

Helen Heneghan Kate Savage Larry Eason

George Sushinsky Bob Taylor Terry Baker

Chip Boylan

Members Absent:

Eric Heckman

Citizens Present:

Katie Grant Susanne Fisher Kahn Hitchcock

Staff Present:

Burt Hall Michelle Bean Rob Orndorff

Robin Ziek

Re: Minutes

The minutes were approved with one minor modification regarding the discussion on the Swim Center.

George Sushinky inquired about the difference between the Enterprise Fund and the General Fund and why the Swim Center was previously in the Enterprise Fund and no longer is. Burt Hall reviewed with the Board the Swim Center's previous history in the General Fund, explaining that the Swim Center was

unable, over many years, to cover the additional costs that go along with an enterprise fund, including General Fund administrative overhead and all capital costs.

Re: 6 Eton Overlook Street Tree Appeal

Katie Grant of 6 Eton Overlook was present to appeal the planting of one of three street trees on the right -of-way in front her home. Two of the three trees have already been planted, and the third tree will be located in a section where the children from the neighborhood currently play at the basketball hoop. She explained that the third tree would also block her view of the area of the court where children play. Rob Orndorff, City Horticulturist, was present to share with the Board that 6 Eton Overlook has two driveway aprons and suggested that one option would be to move the basketball hoop to the unused driveway apron. Ms. Grant responded that the hoop will not stand up there due to the slope.

Rob Orndorff stated that the Master Street Tree Plan on the City's website currently lists Galaxy dogwoods for Eton Overlook street trees, but the neighborhood had the street tree specie changed to Kousa dogwoods. Katie Grant asked if there were originally trees planted there and Rob Orndorff stated that yes prior to her residency there were trees in all three of these locations. Burt Hall asked if she had another location in mind to plant the tree that would work. After discussion, the Board recommended that the third tree be planted, and that Rob Orndorff work with Ms. Grant on an agreement for an alternative location. Ms. Grant agreed to meet with Mr. Orndorff and work this out.

Re: Staff Report

Burt Hall reported on the current job vacancies and recent new hires within the Recreation and Parks Department.

Re: King Farm Park as Local Historic District

Robin Ziek, City Planner II, and Kahn Hitchcock, HDC representative, were present to share with the Board the recent nomination of 16100 Frederick Road - King Farm Farmstead Park as a local historic district. She stated that the process for historic district re-zoning and the dates of future meetings and planning processes has recently been revised. Since 2002 the HDC procedures and guidelines have been following updated Historic Preservation policies approved by the Mayor and Council, which include rules of procedure, revision of HDC chairperson rules to permit multi-year terms, website availability of all HDC materials, training for HDC Commissioners, standardized format of staff reports, use of a consent agenda at meetings, and worksessions with Mayor and Council to provide closer teamwork with Mayor and Council and the HDC.

Some benefits of the HDC are that is assures preservation, public knowledge, and that grant funding may be available for designated buildings and sites.

Chip Boylan inquired about the position of the King Farm Citizens Association on this historic designation. Mr. Hitchcock, who mentioned that he is a King Farm resident, explained that, originally there were two civic associations and it was difficult to have them both working on similar items. Now, there is only one organization with many of the same people from both, serving on one group. Ms. Ziek stated that the King Farm Assembly, as it is now known, voted to support the historic designation of the Farmstead.

Chip Boylan mentioned that he and Helen Heneghan served on the King Farm Farmstead Task Force during 2001 and 2002. He recounted that the Task Force worked cooperatively for eighteen months, formulated recommendations for uses of the various buildings and demolition of others. At the very end of the process, the HDC representatives stated that any decisions on demolition of buildings were under the control of the HDC, since the buildings were more than fifty years old, and that it was unlikely the HDC would follow the Task Force's recommendations. Chip Boylan stated that it was very disappointing to have representatives of three boards plus King Farm citizens take the time to work on these recommendations and have them not treated seriously by the HDC.

Bob Taylor asked if the HDC would consider selling the Main House. Discussion followed as to what it is going to cost to keep it, and what are the benefits of keeping it. Robin Ziek stated that the decision to keep or sell the Main House does not fall under the HDC's jurisdiction. Chip Boylan stated that the Task Force concluded it was too expensive and disruptive to alter the Main House to convert it for public use. Burt Hall stated that the staff still supports the recommendation to sell the house, and added that it would be beneficial for the Main House to be designated historic before it is sold, as this would help to ensure that the house and grounds are not altered in ways that would be unacceptable to the City and community.

Burt explained that various work is ongoing at the Farmstead and that the staff is following the recommendations of the Task Force. Staff is working with the HDC on all decisions as they have jurisdiction due to the fact that the buildings are all more than fifty years of age.

Susanne Fisher, who represented Peerless Rockville on the Task Force, shared with the Board her experience on the importance and value of historic designation, and her perspectives on ownership and internal use of the Farmstead buildings. She stated that the HDC does not have a say in how buildings are used. Burt Hall responded that that the HDC could significantly affect the use of the buildings, by restricting the provision of parking on the site.

Helen Heneghan asked when King Farm was originally sold if there were any discussions as to not selling all of the property as a whole. Chip Boylan stated that in the March 14 letter he is not certain that he saw

a recommendation in the memo. Robin Ziek responded that he was correct; it is more of a memo and not a formal recommendation but will eventually be turned into a staff report with a formal recommendation.

Terry Baker asked how the Task Force was formed. Chip Boylan stated that the Mayor and Council appointed the group.

Chip Boylan stated he is opposed to the Mayor and Council turning over control of this or any City facility to another entity. He explained that improving the Farmstead buildings is going to be complex and expensive and, in his opinion, the Mayor and Council need to have full control over all decisions. The City elected officials should not have another entity telling them how and what to do with the City's property. Robin Ziek stated that the Task Force agreed to have the buildings used essentially like a Wolf Trap facility. Chip Boylan responded that Glenview Mansion has not been designated and the process of making decisions for this building works very well under the Glenview Mansion subcommittee, which is composed of board representatives from Recreation and Parks, HDC, the Cultural Arts Commission and the Docents. Robin Ziek stated that she would consider the decision process for the Farmstead to be a partnership. Terry Baker added that it does not sound like a good partnership when the HDC looks at the recommendations of the majority of the Task Force and states that it will not honor them.

Robin Ziek told the Board that the Planning Commission Public Hearing date is scheduled for May 10th. June 19th is the Mayor and Council Public Hearing. This is a zoning change that will need to go through the Planning Commission and then onto the Mayor and Council.

Helen Heneghan made a motion to oppose placing of entire King Farm Farmstead Park into an Historic District. Terry Baker asked if the Board could just support the Task Force recommendations.

The Board amended the above motion to recommend to the Mayor and Council that the King Farm Main House and appropriate part of land be placed in a local historic district and the balance of the property remain unchanged. This recommendation is in accordance with the King Farm Farmstead Task Force. The motion passed unanimously.

The Board commented that the city staff member from the Community Planning and Development Services Department who presented the proposal to designate the Farmstead as historic was unprofessional in her discussion with the board.

Re: Beavers in Upper Watts Branch Park

Board members were asked to personally visit the site in Upper Watts Branch Park where the beavers have set up their home, prior to the Board meeting. Chip Boylan and Terry Baker stated that they were both amazed at the amount of work that the beavers have done in Upper Watts Branch Park.

Burt Hall explained that there are currently three choices in dealing with the beavers. They could be trapped but then they must be euthanized as beavers cannot be relocated by State law. A second option is to disturb the dams daily which will eventually cause the beavers to move out. The third option is to just leave them alone. Burt Hall explained that he does not support the option to disturb the dam and make the beavers move as they will likely move a short distance within the stream valley and begin cutting down a whole new group of trees.

Larry Eason asked if we knew how many there are. Burt Hall stated that there are four.

Burt Hall asked if there is a point at which the Board feels that the damage to the forest is so extreme that the City must act to stop it?

Chip Boylan stated that we came up with a plan for a coyote policy and we should follow a similar policy with beavers. Burt Hall stated that the City has a standing beaver policy based on tolerance and coexistence. The policy does state that if beaver activity is affecting private property or affecting City infrastructure such as sewer lines, the recommendation is to trap and euthanize them. If these conditions do not exist, however, the policy has no provision for disturbing beavers. George Sushinky stated that the stream valley problem seems to be more of a problem for us than the beavers. Rob Orndorff stated that the beaver activity is part of a natural forest cycle; however in an urban forest we need to determine what are our management objectives.

Bob Taylor recommended that we leave the beavers alone for the time being and continue to monitor their activity. The Board unanimously supported this recommendation.

Re: Coyote Policies and Public Education process

Burt Hall reported that there was an excellent article in the Washington Post regarding coyotes. The City is putting together a public education pamphlet that will be sent to all residents in the Rockville Reports. The other piece is a tool that Vancouver, Canada is currently using to educate elementary school students on coexisting with coyotes. Young children are considered most vulnerable among humans to coyote attacks. The Board stated their support for any educational information that residents can utilize.

Re: Thomas Farm Community Center Design Update

Included as an FYI.

Re: Recreation and Parks Foundation Update

Included as an FYI.

Re: Community Services

Included as an FYI.

Re: Budget Public Hearings

Included as an FYI.

Re: Proposed New Dog Park Location

Residents surrounding Dogwood Park have requested that the City consider a new dog park at Dogwood. The proposed location is below the lower ballfield, between the center field fence and the stream. Several groups of citizens have been using this location informally and suggested it to the staff. Staff is looking into it, along with the R-Dog group. The Board stated their support for consideration of this project.

Re: Millennium Trail Ribbon Cutting and I-270 Bridge Groundbreaking

Terry Baker asked if it would be appropriate to have some sort of reorganization for Betsy Thompson for her tremendous work over ten years on guiding the implementation of the Bikeway Master Plan. Chip Boylan stated his agreement. It was agreed that the Board should present a plaque to Betsy at the May 6 Millennium Trail dedication.

Re: Speed Bump on Monroe Street

Included as FYI.

Re: Subcommittee Reports

Citizen Bicycle Advisory Committee - None

Dog Park – None.

Environmental Issues – None.

Fallsgrove – None.

Glenview Mansion - None.

King Farm - Already done.

Lincoln Park Community Center - None

RedGate - Last Monday the RedGate Advisory Subcommittee made a presentation at the Mayor and Council Budget Public Hearing. Joe Jordan, chair of the RedGate committee, went before the Mayor and Council. George Sushinky's shared with the Board his interpretation of the worksession with the Mayor and Council and RedGate's financial situation.

Swim Center – Terry Baker reported that the Swim Center Advisory Subcommittee met last week. They discussed that there is not enough money to do both the meeting room and fitness room projects, due to inflation. One way this will be addressed is to construct the project in a single phase instead of two phases. Burt Hall stated that there may be some additional FY08 POS funds for this project.

TCRC – None.

Town Center Park – None.

Youth Sports – None.

Re: Monthly Divisional Reports

Included as FYI.

Re: Old Business/New Business

Bob Taylor reported that in Rockcrest Park, near the Broadwood Drive side, there is a trash can near the bike path. People break glass throwing bottles into the trash can and the glass ends up on the bike path. He asked for the staff to look at this and consider moving the trash can.

Re: Adjournment

The meeting was adjourned at 9:46 p.m. The next meeting is scheduled for Thursday, May 25 at RedGate beginning at 7 p.m.

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Tab 9

City of Rockville

MEMORANDUM

October 16, 2007

TO: Scott Ullery, City Manager

FROM: Burt Hall, Director of Recreation and Parks

VIA: Catherine Tuck Parrish, Deputy City Manager

SUBJECT: Lease of Farmstead House by King Farm Assembly – Terms (preliminary)

Maria Broadbent and I met with representatives from the King Farm Assembly (KFA) on October 11, 2007 to further discuss KFA's interest in leasing or purchasing the King Farm Farmstead main house for use as their office headquarters. KFA was represented by President Andy Gordon, Board member Brian Pierce and Property Manager Monica Kasper.

After a recent tour of the house by the full KFA Board and the King Farm in-house architect, the Board confirmed their interest in continuing to pursue leasing the house and establishing their offices at the Farmstead. The house would be used for the Property Manager's office, to house offices for various groups that are affiliated with KFA and to host meetings and other events. Mr. Gordon stated that KFA would want a lease with a minimum term of ten years, possibly longer, which I believe is also in the City's best interest. The yearly amount KFA would pay to the City for the lease was discussed preliminarily and would need to be finalized as part of further negotiations, and approved by the Mayor and Council. KFA also expressed interest in exploring a "lease-purchase" deal.

KFA is willing to consider funding several improvements to the house, such as constructing an ADA accessible entrance (at the rear of the house), converting the first floor bathroom to comply with ADA, possibly creating a second bathroom so there are separate facilities for men and women and installing A/C on the first floor. They may propose to add or remove some existing walls on the first floor to better accommodate their uses. It would be staff's recommendation that the lease terms require KFA to take responsibility for all operating costs, including routine upkeep and maintenance of the house and grounds (approximately one acre immediately surrounding the house), payment of utilities, snow removal, HVAC maintenance/repairs, etc. The City would retain responsibilities for maintaining the basic structure of the house, the roof, major equipment replacement, etc. The details of these responsibilities would be worked out and agreed upon in the lease document.

KFA also requested that access to the house be created from Grand Champion Drive, which borders the Farmstead on the west (back) side, and that some on-site parking be provided. The master plan for improvements to the Farmstead calls for a small parking lot (20-24 spaces) to be constructed in the southwest corner of the property. The parking lot would be designed with wide islands and planted with non-bearing fruit trees, to resemble an orchard. A berm has already been constructed to screen this parking area from the adjacent houses across Grand Champion Drive. If KFA leases the house, staff recommends that the City construct the parking lot and improve the pathway/driveway that connects the lot to the main house. This would provide the requested
access to the house for King Farm residents.

Based on our conversation, KFA is going to have their in-house architect perform a space-use analysis, to include an examination of the various code issues (building, fire, ADA, etc.) that would need to be addressed for the office use. The architect will also generate a cost estimate for the improvements that would be required.

CPDS staff informs me that, in the draft Zoning Ordinance, the Farmstead is designated as park land. It is included in the draft Ordinance as a Planned Development Zone. If the City were to lease the house and grounds, an application would need to be made to the Mayor and Council to amend the comprehensive plan to change the use. A public hearing would be required. More details on the zoning issues will be provided if this agreement continues to gather momentum.

KFA intends to inform King Farm residents, via the King Farm Chronicle, of their examination of the feasibility of renting the house for their offices. It would therefore be appropriate to share this memorandum with the Mayor and Council. Any reactions from the Mayor and Council would of course be most welcomed.

cc: Maria Broadbent, Neighborhood Resources Coordinator
Andy Gordon, President, King Farm Assembly
Deanne Mellander, Planner III
Steve Mader, Superintendent of Parks and Facilities
Rob Orndorff, Horticulturist

Maria Broadbent/RKV
10/12/2007 09:59 AM

To Burt Hall/RKV@RKV
cc
bcc
Subject King Farm homestead house

Burt,
Here is what I found out from Deane Mellander:

The King Farm homestead house is now designated as park land. The property is included in the draft Zoning Ordinance as a Planned Development Zone.

If the City were to lease the property an application would need to be made to the Mayor and Council to amend the comprehensive plan to change the use. This would require a public hearing.

If the City intends to sell the property, a change needs to be made to the draft Zoning Ordinance before it is adopted. Dean recommends changing it to Mixed Use Corridor District Zone, the same zone recommended for the adjacent King Pontiac property.

Maria T. Broadbent
Neighborhood Resources Coordinator

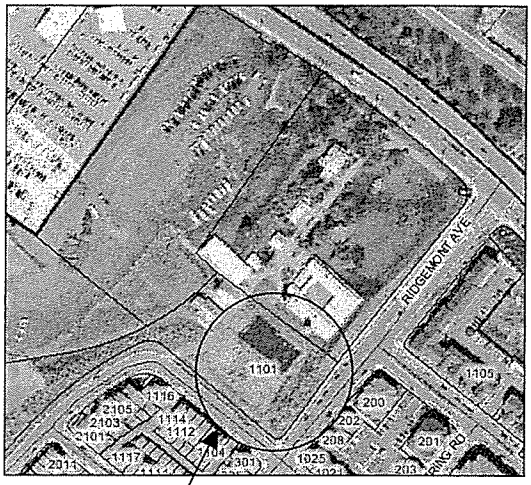
City of Rockville
City Manager's Office
Neighborhood Resources Program
111 Maryland Ave.
Rockville, MD 20850

Phone: 240-314-8345
E-mail: mbroadbent@rockvillemd.gov

Tab 10

CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
October 16, 2008
MEETING NO. 09-2008

APPLICATION:	HDC2009-00446
ADDRESS:	1101 Grand Champion Dr.
ACCEPTED:	September 12, 2008
45 DAY LIMIT:	November 14, 2008
OWNER:	City of Rockville
REQUEST:	Construct Parking Lot in SW Corner
STAFF:	Jeff Winstel



Subject Area

Application Summary

The applicant is requesting recommendations regarding four proposed designs for a 23 space parking lot located in the southwest corner of the King Farm farmstead, and to provide an access road to the rear of the property (Grand Champion Drive) from the end of the existing driveway, which will be widened to 20', overlaid or repaired. In addition, the project includes the construction of a bio-retention area and an infiltration trench off the existing driveway. The parking lot will be constructed of porous asphalt, and the extension of the driveway (access road) to Grand Champion Drive will be conventional asphalt paving. The parking lot will be planted with deciduous trees, ornamental trees and evergreens. The ornamental trees will be non fruit-bearing trees, creating a sense of a small orchard near the main house. This project will be re-submitted with more detail for a Certificate of Approval at a future date.

Staff recommends approval, given the following findings:

The proposed Option A (See Attachment) meets the City of Rockville Technical Guidelines #8: Off-street parking, as follows:

- The lot is located at the back of the site;
- Live planting material will be used to screen the site;
- Run-off will be minimized through the use of porous asphalt material;
- The lot is set an adequate distance from the historic structure to limit visual and traffic impacts;
- Landscaping shall be provided in character with the historic nature of the district.

The plan meets Secretary of the Interior's Standards for Rehabilitation #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

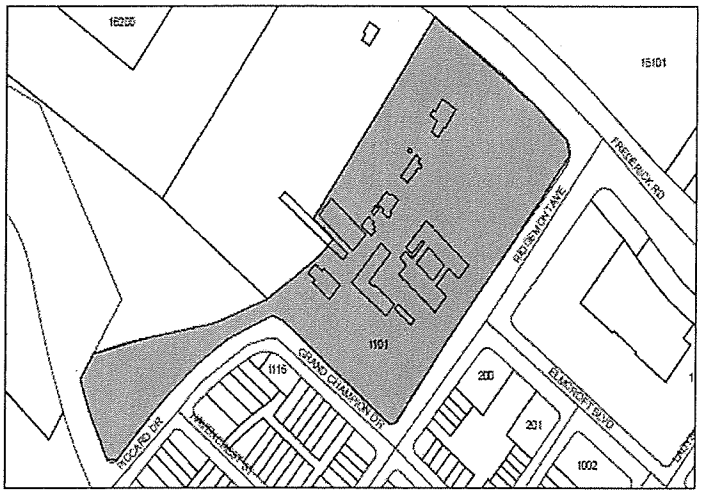
BACKGROUND

Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.

- ✓ **Contributing**
- ☐ **Non-Contributing**

Significance:

The King Farm Farmstead Park is a remnant of the 122-acre farm known to the King Family as the Irvington Farm. The Park preserves the original setting of the house and associated farm buildings on eight acres of land. Irvington Farm was part of the largest dairy operations in the county (500 cows milked daily), and accommodated 100 dairy cows on site. Although some farm buildings have been demolished, the remaining buildings are a significant grouping that contributes to an understanding of the 20th century farming industry in the immediate vicinity of Rockville. The extant buildings are: the 1914 house, the dairy barn complex, a garage with a 2nd floor apartment, a farm shed renovated as a 1 ½ story dwelling, a small 1-story farm worker house, a large English barn and the hay draying shed. The property also includes the probable location of a 19th century bank barn, which was destroyed by lightning in 1932.



Site plan for the King Farm Farmstead Park Historic District

Background History:

The small remnant of Irvington Farm which is preserved as the King Farm Farmstead Park is representative of both the 19th century Graff Farmstead (122 acres), and the 20th century King Farm. Located at the original Graff Farm site, these 8 acres also serve to illustrate the much

larger King Farm, which included the Graff Farm as well as three other separate, but contiguous, farms purchased at different times from 1925 – 1942 by William Lawson King. King was involved in many aspects of Montgomery County agriculture, business and politics and was recognized for his various contributions. The property also has strong association with 20th century dairy farming, an important economic sector in Montgomery County at that time. The existing farm buildings are all 20th century structures, including the new family home built in 1914 by James W. Graff, the garage and smokehouse in 1925, and the dairy barn in 1932.

The proposed parking would be located on the site of the 1932 gambrel roof barn with a long calf barn addition (c. 1940) attached to the rear and forming an L-shaped footprint. This building was recommended for razing in the 2002 memo from the King Farm Task Force. Although the MHT Inventory form for the property, "Irvington Farm" states, "There is a high potential for archaeological remains of the multiple outbuildings associated with the long-term farming operations at this site, as well as remnants of 18th and 19th century occupations at this site", subsequent grading and investigations has led to a re-characterization of the farm site as having little potential for archeological artifacts.

Previous Requests:

BLD2007-12894: Renovation of Hay Barn
HDC 2006-00375: Reconstruction of existing structure and reconstruction of a replica in order to use the Structure as a Picnic Shelter

Property Area: **Eight Acres**
Structure Area: **40' x 74' (2,960 sf.)**
Zone: O-3 HD

The purpose of the O-3 Zone is to provide an open, attractive environment for certain low intensity office and industrial park uses. However, King farm was approved as a Comprehensive Planned development (CPD) Special Development Procedure in 1996. The development is regulated by development standards and uses outlined in the CPD Concept Plan approval for the mixed-use community

City of Rockville Permits Required:

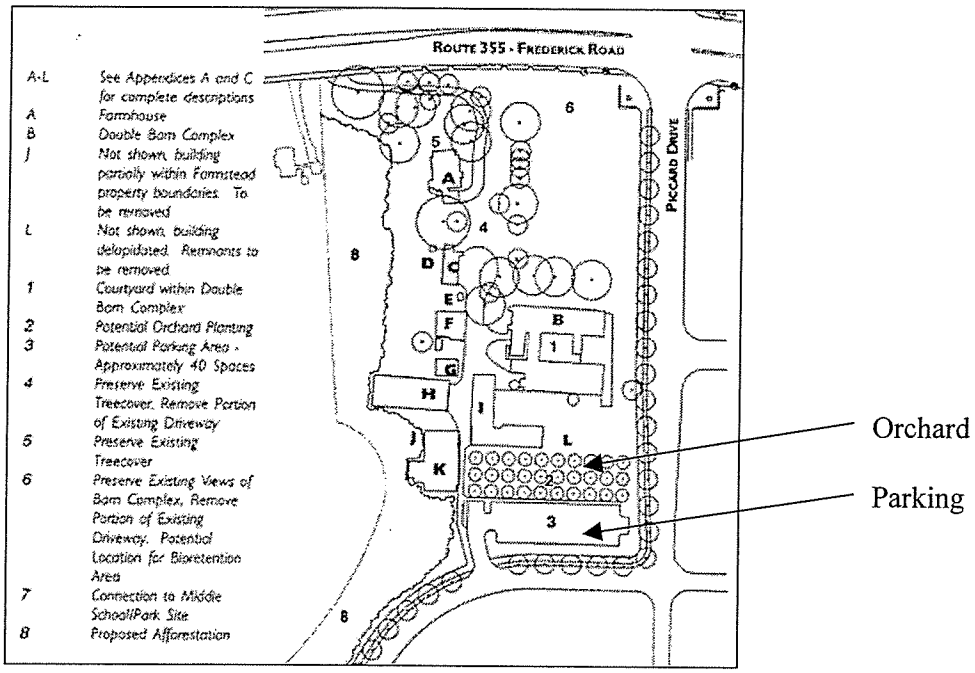
Detailed application approval (site plan per draft Zoning Ordinance)
Storm water permit
Grading permit

DISCUSSION OF THE PROPOSED PROJECT:
The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.

The 2002 Master Plan for the King Farm Farmstead Park Historic District recommends a parking lot that will accommodate 13-30 vehicles. Currently, the primary users are members of the Community Garden Club. The City of Rockville Recreation and Parks Department prefers alternative "A" of the four alternatives presented by the engineering/planning firm A. Morton

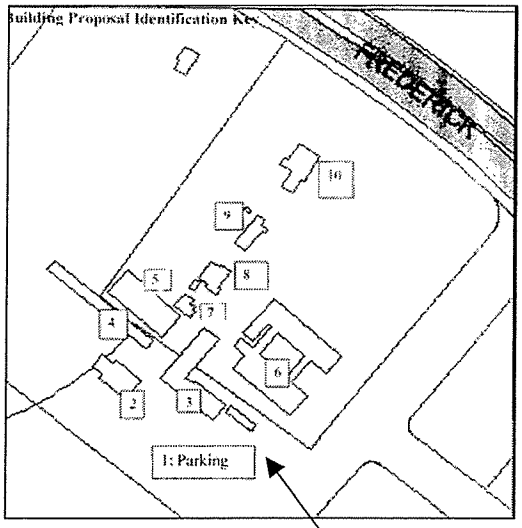
Thomas and Associates, Inc. (See Attachment) The project will also include the paving and widening of an existing gravel driveway with pervious asphalt.

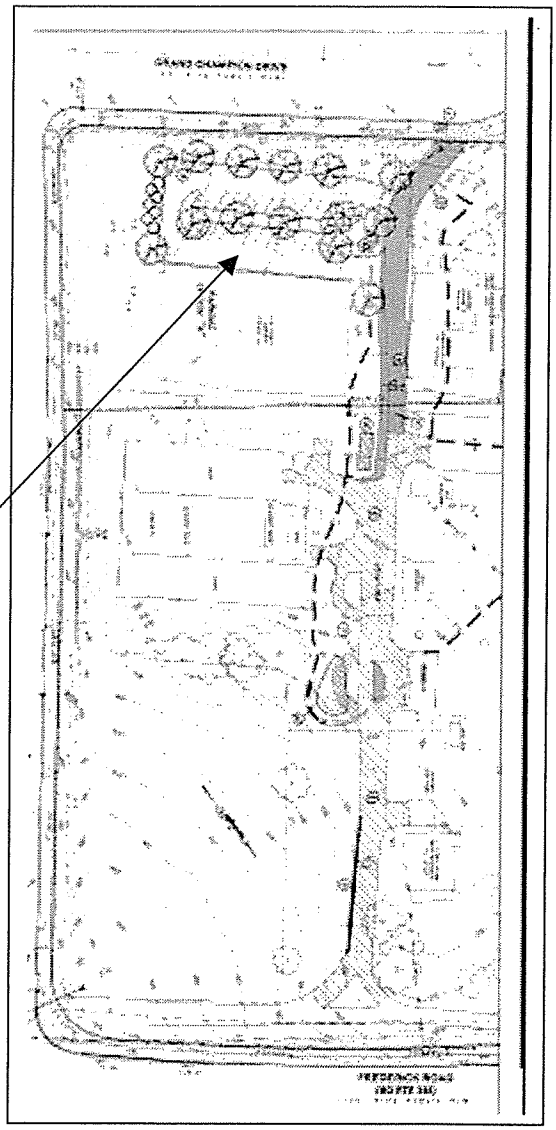
The 1999 King Farm Parks Master Plan for the farmstead site states, "Depending upon the use/s selected for the Farmstead site, parking may be required. Because of spatial constraints, an area that would accommodate no more than 40 spaces is recommended. After much discussion with the City, it has been determined that the southernmost corner of the site, along Piccard Drive is the only desirable location for parking."



1999 Recommended Site Plan

In 2001, Mayor and Council created the King Farm Task Force. The task force was charged with making recommendations for site improvements/ modifications and building utilization. Site improvements for Area 1 include the utilization of the area for handicapped parking. The site plan from the 2002 recommendations is shown below, next to the current alternatives for parking lot locations at the site.



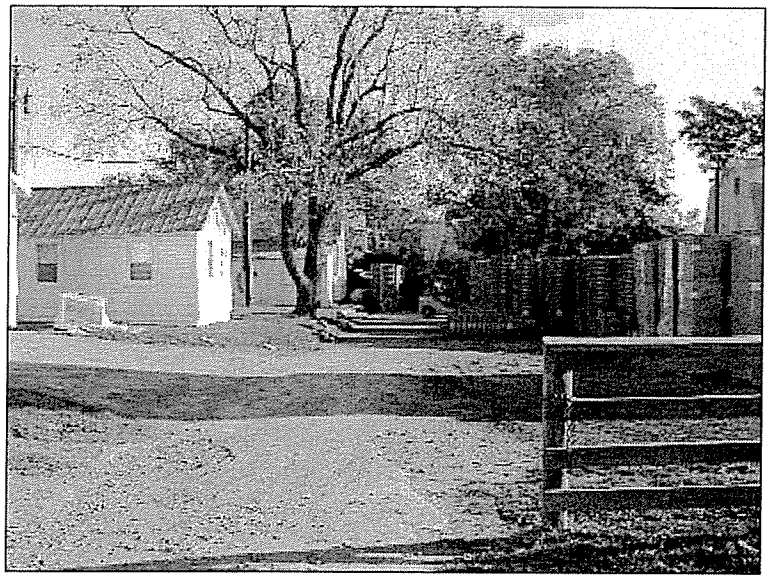


Above: 2002 memo site plan
Right: 2008 preferred alternative site plan

VIEWS OF EXISTING RESOURCE:

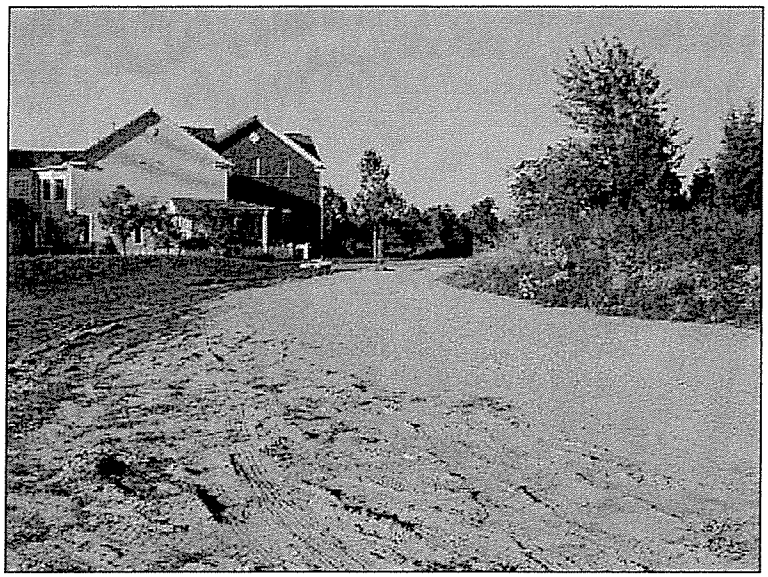
North

Existing drive between House and Garage, looking east

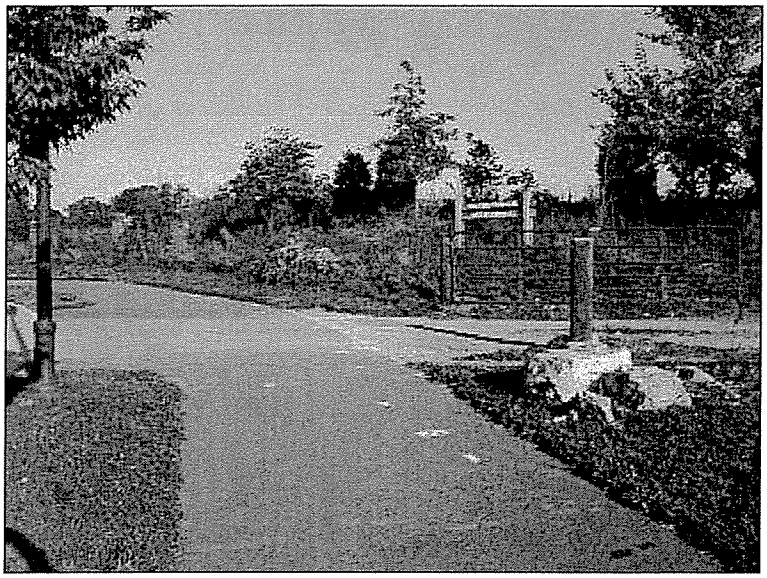


Existing Drive, facing east

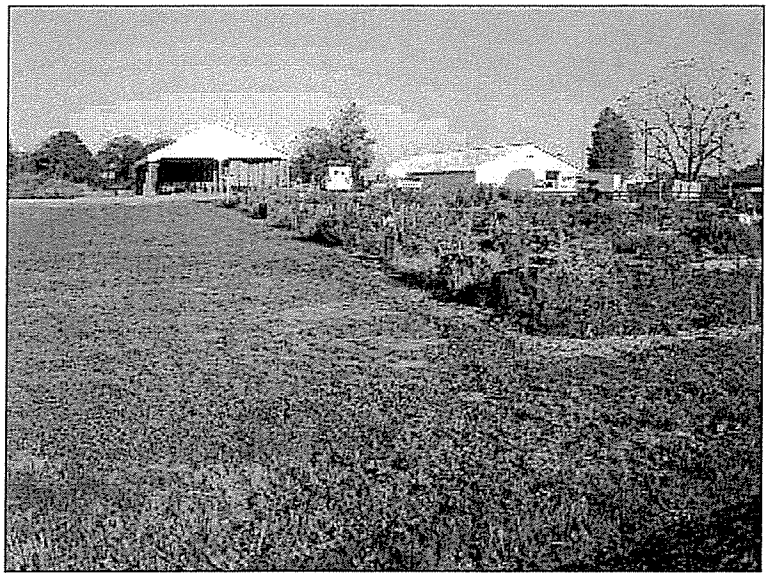
Existing Drive, facing west



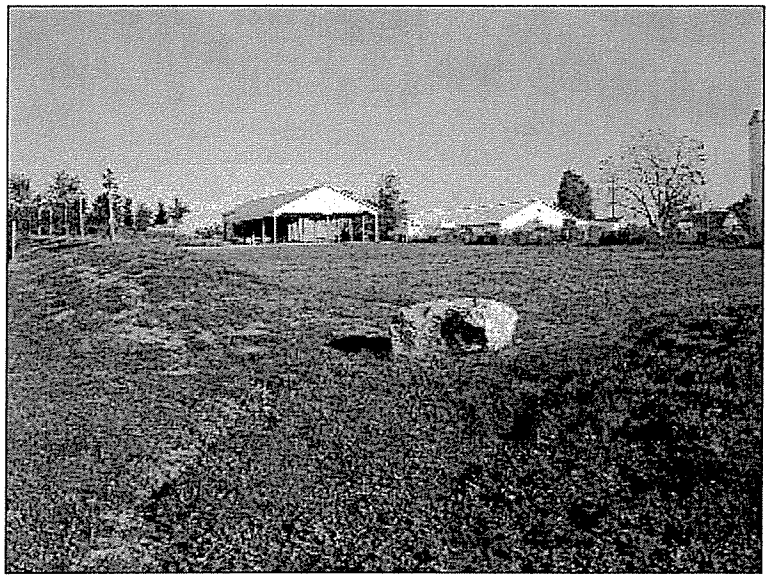
Existing drive to Grand Champion Drive, facing west



Existing bike path at intersection of farm drive and Grand Champion Drive, facing north



Location of the proposed parking lot and existing community garden, facing northeast



Location of proposed parking lot from the northeast corner of Ridgemont Avenue and Grand Champion Drive, facing northeast

MATERIALS:

The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.

The parking lot and access road will be paved with permeable asphalt to decrease potential impervious area run-off contributions.

COMPLIANCE WITH GUIDELINES:
The proposed Option A meets the City of Rockville Technical Guidelines #8 Off-street parking as follows:

- The lot is located at the back of the site,
- Live planting material will be used to screen the site,
- Run-off will be minimized through the use of porous asphalt material,
- The lot is set an adequate distance from the historic structure to limit visual and traffic impacts
- Landscaping shall be provided in character with the historic nature of the district.

The plan meets Secretary of the Interior's standards for Rehabilitation #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.

Attachments:

Certificate of Approval application with site plan for proposed parking lot and driveway improvements.

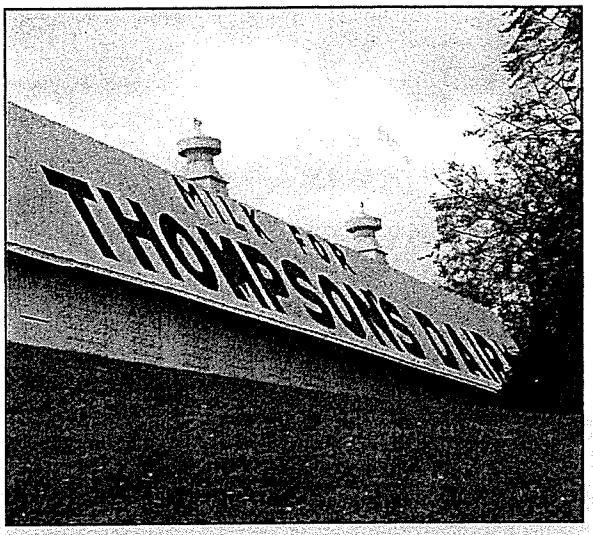
2002 King Farm Task Force Memo

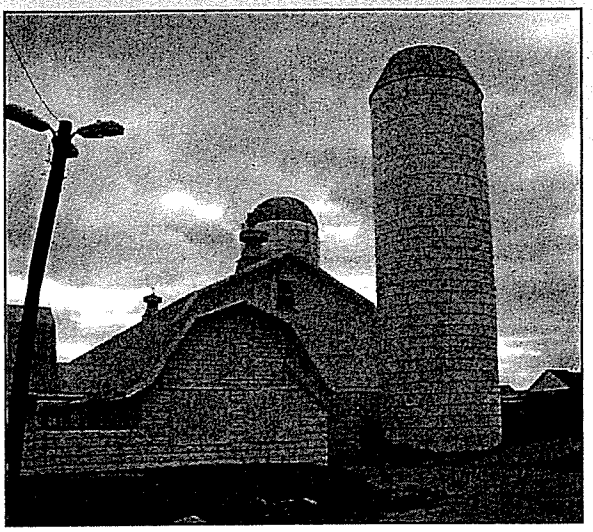
City of Rockville Technical Guidelines for Exterior Alterations 8: Off-Street Parking

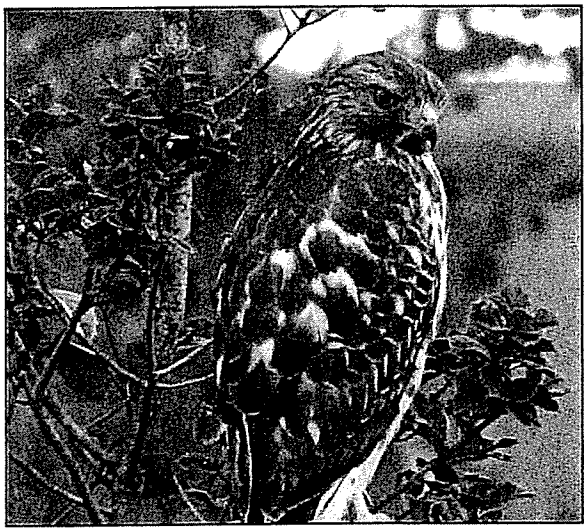
Tab 11

KCI
TECHNOLOGIES

Phase 1 Letter Report for the Site Utility Water and Sewer System for the King Farm Farmstead







Prepared For
City of Rockville
Department of Recreation and Parks

Prepared By
KCI Environmental Engineering Division

November 29, 2007

Sea copy
Jan. 8, 2008

KCI TECHNOLOGIES

ENGINEERS · PLANNERS · SCIENTISTS · CONSTRUCTION MANAGERS

14502 Greenview Drive, Suite 100 • Laurel, MD 20708 • 410-792-8086 • (Fax) 410-792-7419

November 29, 2007

Mr. Rob Orndorff, Horticulturalist
City of Rockville
Department of Recreation and Parks
111 Maryland Avenue
Rockville, MD 20850-2364

Subject: King Farm Farmstead Water and Sewer Master Plan
PO Number 1009070210
KCI Job No. 01032289.01

Dear Mr. Orndorff:

Pursuant to your purchase order for engineering and design services, KCI Technologies, Inc. (KCI) is pleased to submit this Phase 1 Letter Report for the Site Utility water and sewer system for the King Farm Farmstead.

The report has been prepared based on information received from the City of Rockville, site visits conducted by KCI on September 4 and November 11, 2007, review of preliminary concepts with City staff and discussions with WSSC staff.

Based on this investigation, engineering work and comments received from City staff, KCI estimated building occupancy, obtained relevant information from WSSC concerning existing infrastructure and hydraulic grades, dimensioned the site utility connections, laid out the water and sewer connection alignments, investigated existing data concerning subsurface conditions, performed a material takeoff, estimated the probable construction cost of the project and prepared a preliminary project schedule for construction.

We have concluded that the probable cost of the project, including WSSC system development and connection fees is approximately $329,086. We anticipate that the construction could be completed in about 3 months from notice to proceed.

KCI also evaluated alternatives to conventional water and sewer connections and discussed these with WSSC and MDE staff. We have concluded that while these alternatives may be attractive as part of an overall LEEDS building strategy, they are probably not economically attractive.

1. Background

The existing farmstead is the remnant of a large dairy farming operation that once occupied over 500 acres. The majority of this land has been developed and is mostly occupied by the King Farm subdivision project consisting of about 3800 homes. A remainder of approximately 5 to 7 acres has been conserved and planning is underway for use as a community center, theatre, arts center and as an example of a historic farming operation. This portion of the overall farm is the subject of this engineering investigation.

It is occupied by typical farm structures including large dairy barns, hay drying barn converted to sheltered picnic area, tenant houses, horse or implements barn, and garage/tenant apartment. The original farmhouse is well preserved but will not be part of the farmstead complex. Instead this will be treated as a private residence and either sold or leased.

Two wells exist on the property and are operational. One of these serves the main house and the other a community garden. The garden well is posted as non-potable water. Water and sewer are provided to the adjacent King Farm subdivision by WSSC. The existing farmhouse (the Manse, Building #10) is connected to a trunk sewer that runs parallel to MD 355 (Frederick Avenue) in a southeasterly direction. To the south-west of the site water service is provided to the King Farm subdivision. A major WSSC water storage tank is not too far to the west of the site. At least one of the tenant houses is connected to the sewer system. At least two other cleanouts are visible in the direction of the SHC line that runs easterly from the back corner of the main house to the trunk sewer near the intersection of Frederick Road and Ridgemont Avenue.

Upon review of the surrounding WSSC public utilities and the layout of the site, the existing 10" water main in Ridgemont Avenue would be the preferred connection point for the Farmstead. This connection point is the closest to the Dairy Barns which would be the largest water user on the property. A fire hydrant would also be considered on site to provide further protection of the wood structures. The size of the water main connection is based on water demands presented in the following sections, along with estimated fire flow. The determination of the required size and type of connection to the public system is presented in the following sections.

The farmhouse (the Manse) will have its own water house connection (WHC) so as to facilitate future management as a separate property. However, a shared connection agreement would be another viable alternative that would slightly reduce connection costs. As requested by the City, the service connection will be to the existing water main located along Frederick Road as this is the closest location and it will not require crossing the rest of the park. Furthermore this would eliminate the need to establish an easement across the park property if the farmhouse is separated from the site.

For sewer connections several alternatives have been investigated, taking into account that the connection can be shared as described above for water.

2. Sources of Data

This report is based on data received from the City of Rockville including:

- Site Enhancement and Utilization Report, dated 11-26-02
- Evaluation of Significance, dated 03-09-06
- Various plans including: Site Plan, Phase 2-B, W & S Extension 1, 2 & 3 of 3, 221NW8-W,WSSC Water, Untitled Concept Sketch. These plans were received on September 7, 2007.

In addition, KCI staff visited the site on September 4, 2007 to discuss the general project objectives and again on November 7, 2007 to observe existing building structures. A preliminary concept plan was reviewed with City staff on November 7, 2007.

3. Site Enhancement and Utilization Report

The Site Enhancement and Utilization Report, together with personal communications from City staff during our site visits have been the primary sources of information regarding future uses of the site and its buildings. The site enhancement report is a high level document which does not enter into specific details regarding the estimated occupancy, provisions of service, interior finishes or partitions, etc. Not all building dimensions are shown in this report so an effort has been made to estimate building footprint square footage through the Google Earth measurement tool. Where building size is cited in the report it agrees well with the approximate measurements taken from Google Earth imagery.

The Site Enhancement and Utilization Report identifies the following buildings for conversion, restoration or improvements:

- Building #2: Already converted to open sided picnic pavilion
- Building #5: Convert to "Black Box" theatre
- Building #6: Barn to convert to gallery, studios, arts and crafts, exhibit, museum, café and concession
- Building #7: Convert for non-public use, possible police substation or public restroom
- Building #8: Raze partially, strip to original building
- Building #9: Garage to be upgraded for museum and preservation site, or short term rental to community groups

During site visits Building #7 was also included as a structure for potential future use and therefore water and sewer service have been considered for this building as well. Inclusion of this building would not have any significant impact on the sizing or cost of the water and sewer utilities.

The original farm house (Building #10, the "Manse") is considered a separate property not to be incorporated into any public utilization of the site. A sewer house connection already exists for the Manse, however in its current alignment it crosses an open field that would form part of the future park complex. In order to avoid future disputes or liabilities associated with utilities alignment across public property the City requested that a new sewer house connection be considered running entirely on what might reasonably be expected to remain as part of the house parcel. The Manse is also currently served with potable water by an existing well. A higher level of security would be available by connecting to the public water service and this is also included. Finally, although fire sprinkling would probably not be required under existing codes, the City requested that a larger water house connection be considered so as to facilitate future fire sprinkler service if needed or desired for future uses.

The reported or measured building sizes are shown in the table below:

Table 1: Summary of Building Sizes

Building	Size (ft^2)
#2: Pole Barn, Hay Drying Shed (Picnic Pavilion)	2,800
#5 Horse Barn (Black box theatre)	5,175
#6 Dairy Barn Complex (Gallery, exhibit, café, arts and crafts, studios)	19,920
#7 Tenant House (Community group)	875
#8 Farm Shed/Tenant House (Public restrooms)	625
#9 Garage w/ apartment (Museum preservation, storage)	1,152
#10 The Manse (Private use)	2,016

It should be noted that the Site Enhancement and Utilization Report is not a park master plan and does not enter into details concerning access, parking, electrical power , telecommunications or gas extensions, the means for restoring the buildings or estimated number of visitors to the park.

4. Evaluation of Significance

This report discusses in considerable detail the history of the site as a whole, each building and its construction, and finally, makes recommendations regarding their significance and value for preservation. The structures are in general of frame construction with some notable exceptions. The dairy barn complex is built mostly of precast concrete block simulating stone. The gambrel roof trusses are "stick built" and the gambrel gable ends are sided with wood.

All structures are vulnerable to fire due to the nature of the materials used in their construction and in fact, signs of a previous fire are visible in the Building # 5 (future

'black box theatre"). Considerable effort will be required to restore all buildings to a condition such that occupancy will be viable.

With regard to archeological remains, it is noted that a high potential exists for resources related to past farming. Further evaluation or inventory is beyond the scope of this water and sewer utility study. Our construction cost estimate does not include any additional costs that might be associated with finding or preserving cultural artifacts during the water and sewer infrastructure construction.

5. Water Demand and Sanitary Wastewater Flow

While a park master plan has not yet been prepared, the potential uses of each building have been identified. Further, the City intends that future uses of each building or the site as a whole not be constrained by the water and sewer utilities, so a conservative approach has been adopted to estimate the potential number of visitors and thereby, the recommended plumbing facilities to be provided. This is essentially based on the building square footage and an assumed visitor density during peak occupancy of all the buildings. Based on these estimates, peak occupancy of close to 700 persons has been calculated, as shown in Table 2 below. As noted previously, only about 30 parking spaces will be provided on site, so remaining visitors will either park at the nearby ball fields; arrive on foot or by public transit.

The occupancy of each building is summarized below.

Table 2: Estimated Occupancy

Building	Building Size (ft2)	Estimated Occupancy	Use
#2: Pole Barn, Hay Drying Shed	2,800	112	Picnic
#5 Horse Barn	5,175	345	Theatre
#6 Dairy Barn Complex	19,920	199	Gallery
#7 Tenant House	875	10	Office
#8 Farm Shed/Tenant House	625	0	Restroom
#9 Garage w/ apartment	1,152	10	Office
Total		**676**	

It must be noted that the occupancy estimated above is only valid for sizing the water and wastewater facilities. Fire egress requirements would assume a higher potential density for assembly spaces and thereby for dimensioning the required means of evacuation. Fire egress must be carefully considered in the architectural design of any renovation work to be performed and is beyond the scope of this report.

The required capacity of the water and sewer utilities has been calculated based on the expected occupancy and following guidelines of the International Building Code (Table 2902.1). The resulting plumbing fixtures have been distributed among the various buildings as follow.

Table 3: Distribution of Required Minimum Plumbing Facilities

Building	Water Closet	Urinal	Lavatory	Drinking Fountain	Utility Sink	Hose Bibb
#2: Pole Barn Picnic Pavilion	0	0	0	0	0	1
#5 Horse Barn Black Box Theatre	0	0	0	0	0	1
#6 Dairy Barn Gallery, Studio, Exhibit, Museum, Café, Concession, Meeting, Storage	9	3	6	2	2	3
#7 Tenant House, Office	2	0	2	1	1	1
#8 Tenant House Restroom Facilities	8	2	4	2	1	2
#9 Garage Office, Museum Preservation	2	0	2	1	1	1
Total	**21**	**5**	**14**	**6**	**5**	**9**

Conversion of the plumbing fixtures to WSSC "Fixture Units" yields a total of 172.5 fixture units. Given the uncertainties of potential future use of the buildings we would recommend some additional allowance above the recommended minimum plumbing facilities. It would be reasonable to design based on an anticipated fixture unit count of close to 200. The following table shows additional services provided beyond strict compliance with the minimums:

Table 4: Recommended Plumbing Facilities

Building	Water Closet	Urinal	Lavatory	Drinking Fountain	Utility Sink	Hose Bibb
#2: Pole Barn Picnic Pavilion	0	0	0	0	0	1
#5 Horse Barn Black Box Theatre	0	0	0	0	0	2
#6 Dairy Barn Gallery, Studio, Exhibit, Museum, Café, Concession, Meeting, Storage	12	4	8	3	4	4
#7 Tenant House, Office	2	0	2	1	1	1
#8 Tenant House Restroom Facilities	8	2	4	2	1	2
#9 Garage Office, Museum Preservation	2	0	2	1	1	1
Total	**24**	**6**	**16**	**7**	**7**	**11**

The plumbing "fixture units" method is used to estimate flow rates. This method takes into account the intermittent nature of flow from plumbing fixtures. WSSC fixture unit values have been used and give a total of slightly over 200 fixture units summing all the plumbing fixtures recommended. The corresponding peak flow rate is approximately 90 gallons per minute (gpm) or 129,600 gallons per day (gpd).

6. Fire Sprinkler Demand

Building uses are mostly considered in the "Assembly" use class with some of the smaller buildings being dedicated to administrative needs and office space, thereby classifying as "business" uses. Under NFPA code requirements, the sprinkler flow rate density (given in gallons per minute per square foot) varies depending on the size of the area to be protected and the hazard class as related to the anticipated use. Given the combustible nature of all building structures, we recommend a conservative approach to assure a high level of fire protection. While all spaces could theoretically be classified as "Light Hazard", some potential uses also include artisan workshops or museum preservation or performance spaces where combustible materials may be used or stored and potential ignition sources may be present. For these buildings we have estimated fire sprinkler demands using the "Ordinary 1 Hazard" class. We would strongly recommend that consideration also be given to passive fire protection in the architectural renovation of all buildings and also note the calculation of sprinkler demand must be performed based on a real interior layout of each of the buildings. The estimate provided is only for determining the size of the required utility connection. It is not a fire protection plan in itself.

The table below summarizes the fire sprinkler demands estimated for each of the buildings provided with fire sprinkler systems. Note that neither the open picnic pavilion (open sided structure) nor the Manse is included.

Table 5: Fire Sprinkler Demands

Building	Building Size (ft2)	Fire Flow Low (gpm)	Fire Flow High (gpm)	Low Hazard Class	High Hazard Class
#5 Horse Barn (Note 1) (Note 2)	5,175	280	400	Light Hazard	Ordinary 1 Hazard
#6 Dairy Barn Complex	19,920	280	400	Light Hazard	Ordinary 1 Hazard
#7 Tenant House	875	88	n/a	Light Hazard	n/a
#8 Farm Shed/Tenant House	625	63	n/a	Light Hazard	n/a
#9 Garage w/ apartment	1,152	115	n/a	Light Hazard	n/a

Based on this estimate, fire sprinkler demands vary from a low of 63 gpm for the smallest building to a high of 400 gpm for the largest buildings. The sprinkler flows might be reduced by providing passive fire resistant barrier walls and ceilings so that smaller floor areas can be protected. For example, partitioning the artisan workshops on the ground floor of the dairy barns could mimic the existing stall layout and reduce the required protected floor area for each. The upper open floor of the dairy barns, if protected from the workshops below by a fire resistant ceiling, could then be protected based on a lower hazard class. These details must be carefully considered in building renovation, which is outside of KCI's current scope.

7. Capacity

The required capacity of the water and sewer utilities has been calculated based on the expected occupancy (as noted above, a conservative estimate) and following guidelines of the International Building Code. As noted, flows are estimated based on fixture unit counts. For the recommended facilities with a total fixture unit count of slightly over 200, a peak instantaneous flow rate of 90 gpm (129,600 gpd) has been estimated.

As discussed previously, based on the type of construction and the size of the buildings, placement of a fire hydrant onsite would be advisable along with fire sprinkler service. Accordingly, these fire demands and estimated water service requirements would require a minimum of a 6" service connection. Given these conditions and according to standard engineering practices, an 8" water main connection would most likely meet the anticipated water demands for the site. Therefore, the connection for the park would be an 8" main up to the site fire hydrant, and then reduced to a 6" service for the building plumbing and fire sprinkler connections.

For the water supply, this flow is delivered through an 8" connection up to the onsite fire hydrant and then through a 6" connection from which each of the buildings is served. The maximum velocity in the 6" pipe for peak domestic supply is 1.0 feet per second, well within the accepted velocity limits for domestic flow. For the maximum fire sprinkler flow of 400 gpm the velocity in the 6" pipe is 4.45 feet per second. This is an acceptable velocity for fire flow. The 8" pipe segment could provide a flow of about 1600 gpm at a maximum velocity of 10 feet per second. The 8" connection therefore provides for continuous fire sprinkler flow of 400 gpm and an additional hose stream flow of 1200 gpm for firefighting from the on-site fire hydrant without exceeding maximum velocity limitations. The actual flow provided depends on the hydraulic gradient and pressure losses from the point of connection to point of application.

The site lies within WSSC's 660A water pressure zone. According to WSSC's list of high and low hydraulic grades, sheet 221NW08 shows a high hydraulic grade of 685' and a low hydraulic grade of 621'. The fire hydrant ground elevation is shown as 518' on existing topography. Therefore the minimum static pressure available at the fire hydrant is over 100' water column (over 40 psi). During detailed design, the head loss will be calculated along with the system pressure to ensure it does not drop below the minimum requirement of 20 psi.

Sanitary flow is based on the peak instantaneous water demand of 129,600 gpd. The capacity of an 8" sanitary sewer at the minimum slope of 0.5% and flowing half full is about 0.5 mgd. Due to the site topography it is likely that the pipe slope will be greater than the minimum of 0.5 %, increasing the capacity significantly. Therefore, no capacity limitations are expected with the sanitary drainage pipe. However it is not recommended to use a smaller pipe for the sewer service connection. Based on direction provided by the owner, it should be noted that full kitchen facilities are not planned at the park complex.

At most a "catering" type kitchen (warming only, not full food preparation) would be provided. Therefore, no grease trap has been considered.

8. Building Connection Alignments

Service connections for water and sewer to each building will be provided as directed by the City of Rockville, in line with anticipated uses. The services to be provided for each building are summarized below.

Table 6: Services provided to each building

Building	Water Service	Sewer Service	Sprinkler
#2: Pole Barn, Hay Drying Shed	no[1]	no	no
#5 Horse Barn	no	no	yes
#6 Dairy Barn Complex	yes	yes	yes
#7 Tenant House	yes	yes	yes
#8 Farm Shed/Tenant House	yes	yes	yes
#9 Garage w/ apartment	yes	yes	yes
#10 The Manse	yes	yes	no

[1] An external hose bibb has been considered near the picnic pavilion to assist in cleanup but there is no plumbing connection per se to the building.

A preliminary size has been determined for each connection based on the fixture units and fire sprinkler flows. A preliminary alignment has also been developed to show tie-in points to the WSSC water and sewer mains. The service connections are extended to about 5 feet from the building foundation. Connection from this point to interior plumbing is considered a plumbing connection. Currently the disposition of interior plumbing facilities for each of the buildings to be served is unknown. The city should verify the location of interior plumbing before the detail design phase of the service connections.

The preliminary layout for the water and sewer connections is presented on Attachment 1, Preliminary Layout.

9. Subsurface Conditions

A desktop study of subsurface conditions has been conducted to identify potential obstacles to conventional trench construction techniques for installing the water and sewer service connections. Data has been drawn from the USDA web based soil mapping database at http://websoilsurvey.nrcs.usda.gov/app/.

The major soil group at the site is the Glenelg silt loam at 3 to 8% slopes, soil mapping unit 2B as shown below.

Figure 1: Soil Map

As may be noted above, almost all excavation and pipe installation will be in the Glenelg silt loam, with only a small amount of excavation and pipe installation required in the Gaila silt loam (mapping unit 1C).

The soils report notes the "depth to restrictive layer" for these soil classes as greater than 2 meters (about 80 inches or 6.7 feet). Restrictive layer is defined as a nearly continuous soil layer that impedes root development. Examples include bedrock, cemented, or frozen layers. For all practical purposes, it may be reasonably deducted that there is no bedrock or cemented layer within 6 to 8 feet of the surface. The water and sewer utilities will generally be installed at a minimum depth (approximately 4 to 6 feet of soil cover) which is above this depth. However, isolated boulders, outcrops or large cobbles could be encountered at practically any depth. A seismic refractive soil survey along the pipe alignments can be performed to verify that no bedrock would be encountered in normal excavation.

With regard to soils limitations for shallow trench excavation it should be noted that the Glenelg silt loam at 3 to 8% is "somewhat limited" with a negative rating of 0.1. The limitation is related to the tendency of trench walls to collapse, indicating that trench

excavation deeper than stipulated depths should be protected against cave-in. The limitation for Gaila silt loam is more severe (rated at 1.0). This would apply to the utility connections for the Manse which are smaller pipes and most likely run at shallower depths.

The depth to water table is expected to be over 80 inches for all soil classes on the site so trench dewatering should not be necessary.

Based on the information available, no impediments to conventional trenching techniques are anticipated. Trenches deeper than 4 feet can be protected by a variety of measures including sloping back or benching excavation, shoring and sheeting, or shielding (trench box).

10. Material Takeoff

A preliminary material takeoff (MTO) has been prepared to enable the preparation of a concept level cost estimate. The preliminary MTO is based on the alignment as presented on Figure 1. Measurements from this plan are only approximate and will require further refinement once the alignment is approved and surveyed.

Some alternatives are shown for routing sanitary sewer connections on site. As confirmed by WSSC, the point of connection does not affect the System Development charges. Assuming that the site will be subdivided to permit separate sale or management of the Manse, it is still possible to have shared connections on-site. This would be accomplished through execution of a shared connection agreement. A sample agreement has been requested from WSSC.

For material takeoff and cost estimated purposes, the sanitary sewer connections have been considered separately, corresponding to Alternative 2 (serving Farmstead Park) and Alternative 4 serving the Manse. No alternatives for shared water connection have been considered. Essentially there would be little foreseeable economic benefit since the pipes are approximately the same length.

See Attachment 2 for the preliminary MTO.

11. Concept Level Cost Estimate

The concept level cost estimate is based on the preliminary material takeoff as mentioned above and typical construction costs for conventional water and sewer construction. A contingency level of 25% is considered at this stage given the preliminary nature of the alignments, the accuracy of the base plan data and subsurface conditions anticipated from

the general soils report. The estimated construction cost is shown in Attachment 2, MTO and Construction Cost Estimate.

The estimated construction cost of the water and sewer connections, assuming separate connections for the farmstead park and the Manse, is about $280,700. To this sum the WSSC charges must be added. These charges include System Development, inspection, and connection fees. The WSSC charges are estimated at about $48, 400 based on the fixture unit counts as described above and standards for residential connection for the Manse. No front foot benefit assessment has been included since it is not clear whether this may have already been paid. The WSSC charge derivation is shown on Attachment 3, WSSC Charges. The project execution cost including WSSC charges is thus estimated at $329,086.

12. Construction Schedule

A preliminary construction schedule has been prepared to assist in programming the work to be accomplished. As noted in previous comments, no impediments are anticipated in performing the work using conventional construction techniques. A cultural artifacts investigation has not been performed as part of this project. As noted in the reference documents, no deposits of special significance are anticipated to be found. Therefore, the construction period is estimated as 12 weeks from mobilization upon bid award to demobilization. However, if significant cultural artifacts are found this could affect the construction schedule.

Refer to Attachment 4, Preliminary Construction Schedule for further details.

We will be pleased to meet with you to further discuss any questions or comments you may have related to this Phase 1 report and based on the same we will move forward on Phase 2 detail design.

Sincerely,

Michael Sevener, P.E.
Senior Project Manager

Mr. Sevener's Direct Dial Number: 301.317.7582
Fax Number: 410.792.7419

cc: T. Wolfe, P.E., BCEE

Attachments

/mas

Table 1: Farmstead Park Water

Item	Description	Unit	Quantity	Unit Price	Total Price
1	Water service 8" DIP	LF	280	150	$ 42,000
2	Water service 6" DIP	LF	380	110	$ 41,800
3	Water service 2" Type K copper	LF	100	40	$ 4,000
4	Water service 1" Type K copper	LF	50	35	$ 1,750
5	6" Gate Valve & box	each	4	2000	$ 8,000
6	2" Corporation cock	each	3	120	$ 360
7	1" Corporation cock	each	1	50	$ 50
8	Fire Hydrant	each	1	3000	$ 3,000
9	8" FM Detector Check and Meter Vault	each	1	10000	$ 10,000
10	10" x 8" Tee DIP	each	1	1600	$ 1,600
11	8" x 6" Tee DIP	each	1	1200	$ 1,200
12	8" x 6" Reducer DIP	each	2	600	$ 1,200
13	6" x 6" Tee DIP	each	2	800	$ 1,600
14	6" 90 Ell DIP	each	1	600	$ 600
15	Pavement and sidewalk restoration	SY	10	125	$ 1,250
	Total				$ 118,410

Table 2: Farmstead Park Sewer

Item	Description	Unit	Quantity	Unit Price	Total Price
1	8" PVC sewer	LF	540	100	$ 54,000
2	6" PVC sewer	LF	60	80	$ 4,800
3	4" PVC sewer	LF	160	70	$ 11,200
4	8" PVC Cleanout	each	3	250	$ 750
5	6" PVC Cleanout	each	2	200	$ 400
6	4" PVC Cleanout	each	3	180	$ 540
7	Connect to WSSC MH	each	1	800	$ 800
8	Manhole Standard	each	4	3000	$ 12,000
9	Pavement and sidewalk restoration	SY	10	125	$ 1,250
	Total				$ 85,740

Table 3: The Manse Water

Item	Description	Unit	Quantity	Unit Price	Total Price
1	Water service 2" Type K copper	LF	130	40	$ 5,200
2	Corporation cock 2"	each	1	120	$ 120
	Total				$ 5,320

Table 4: The Manse Sewer

Item	Description	Unit	Quantity	Unit Price	Total Price
1	4" PVC sewer	LF	130	70	$ 9,100
2	4" PVC Cleanout	each	1	180	$ 180
3	Connect to WSSC sewer	each	1	800	$ 800
	Total				$ 10,080

Table 5: Summary Construction Cost

Farmstead Park Water		$ 118,410
Farmstead Park Sewer		$ 85,740
The Manse Water		$ 5,320
The Manse Sewer		$ 10,080
Soil Erosion and Sediment Control	LS	$ 5,000
Subtotal		$ 224,550
Contingency	25%	$ 56,138
Total Construction Cost		$ 280,688
WSSC Charges		$ 48,398
Project cost		$ 329,086

Attachment 3

WSSC Charges

Table 1: Farmstead Park Charges

Table 2: The Manse Charges

Table 1: WSSC Charges Farmstead Park[1]

Code	Fixture Description	Water Supply FU	SDC Water Charge	Drainage FU	SDC Sewer Charge	SDC Combined Charge
18	Drinking Fountain	0.25	$ 22.00	0.5	$ 58.00	$ 80.00
73	Fire Sprinkler Connection					
9X	Hose Bibb (Wall Hydrant)	3	$ 264.00			$ 264.00
4	Instant Hot					
4A	Sink - Hand	1	$ 88.00	1	$ 115.00	$ 203.00
20	Sink - Lavatory Common	1	$ 88.00	1	$ 115.00	$ 203.00
JS	Sink - Mop or Service (1-1/2" trap)	2	$ 176.00	2	$ 230.00	$ 406.00
12	Urinal	3	$ 264.00	4	$ 460.00	$ 724.00
U4	Water Closet - Flush Tank (Public)	2	$ 176.00	6	$ 690.00	$ 866.00
U5	Water Closet - Flush Valve (Public)	5	$ 440.00	6	$ 690.00	$ 1,130.00

Units	Fixture Description	Water Supply FU	SDC Water Charge	Drainage FU	SDC Sewer Charge	SDC Combined Charge
24	Water Closet	120	$ 10,560.00	144	$ 16,560.00	$ 27,120.00
6	Urinal	18	$ 1,584.00	24	$ 2,760.00	$ 4,344.00
16	Lavatory	16	$ 1,408.00	16	$ 1,840.00	$ 3,248.00
7	Drinking Fountain	1.75	$ 154.00	3.5	$ 406.00	$ 560.00
7	Utility Sink	14	$ 1,232.00	14	$ 1,610.00	$ 2,842.00
11	Hose Bibb	33	$ 2,904.00	0	$ -	$ 2,904.00
	Total	**202.75**	**$ 17,842.00**	**201.5**	**$ 23,176.00**	**$ 41,018.00**

[1] Source: SDCResolution_20071776.pdf, Appendix B 2007 WSSC Plumbing and Fuel Gas Code

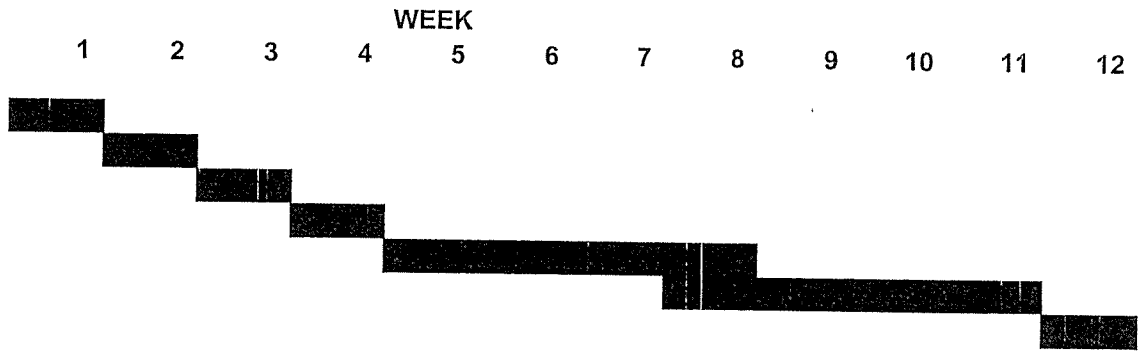
Table 2: WSSC Charges for the Manse

Water	
2 inch	$ 450.00
Sewer	
4 & 6 inch	$ 500.00
Inspection Fees	
Converting from well	$ 125.00
Sewer/septic hookup	$ 65.00
System Development Charges	
Housing w/ 3 - 4 toilets	$ 5,090.00
Connection abandonment county road	$ 1,150.00
Front Foot Benefit Assessment	unknown
Subtotal	**$ 7,380.00**

Attachment 4

Preliminary Construction Schedule

Preliminary Construction Schedule



Tab 12

City of Rockville

MEMORANDUM

February 18, 2008

TO: Catherine Tuck Parrish, Deputy City Manager

FROM: Steve Mader, Superintendent of Parks and Facilities

VIA: Burt Hall, Director of Recreation and Parks

SUBJECT: Community Garden Plots at King Farm Farmstead

In April of 2006, the Recreation and Parks Department entered into an agreement to support the Rockville Community Garden Committee (RCGC) by providing a 75- x 150-foot parcel of land located at the King Farm Farmstead Park for use as a community vegetable garden. In addition to the use of parkland, the City agreed to complete the initial tilling of the area, install the electric hookup to the well and provide wood chips for pathways.

RCGC agreed to administer all reservations and assignments of garden plots, remove all trash and debris, purchase soil amendments, respond to complaints and remove all equipment by November 15 of each year. The City agreed to support the RCGC with the understanding that it may be necessary in the future, based on the evolving needs of the King Farm Farmstead Park, to reduce the size of the plots, relocate the plots, and/or suspend or discontinue the community garden program. These agreements were memorialized in the attached letter.

To date this program and the City's relationship with RCGC have been outstanding. RCGC has provided a valuable resource to the community. They have held events at the site such as a spring seed exchange, the site has been kept clean and organized, and the City has received many compliments and no complaints concerning the garden club use. The City continues to support RCGC's efforts by providing wood chips, leaf mulch and maintenance of the water source.

Most recently RCGC, through Carl Henn, has requested the City consider increasing the size of the garden plots. The Department continues to support the idea of garden plots; however, at this time staff does not believe it would be appropriate to make a change at the King Farm Farmstead site for the following reasons:

- Currently, a water and sewer system is under design that will have the potential to serve the seven buildings located on the site. There is currently no public water and a limited sewer system. The initial concept design for the water/sewer installation identifies the garden area and adjacent vacant space as possible locations to bring in pipes. Staff is working on a design to reduce impacts to the garden area but because of topography this area will likely need to be disturbed to some extent.

  The design process has been initiated for construction of the new access road and parking lot. The original Farmstead master plan identified the need for a small parking lot within the property in the southwest corner between the gardens and the adjacent neighborhood street (Grand Champion). The parking lot concept includes islands with trees with the intent to create the appearance of a fruit orchard. The lot would provide required handicap parking and support the use of the new picnic shelter, which will begin rental operations this spring. A three-car parking area has been installed adjacent to the shelter. It is intended as an off-load area and additional handicapped parking. The shelter can serve 50-75 people. The intent is to provide off-street parking for park picnic users, thereby minimizing impacts to adjacent neighbors.

  The new access road will run east-west from Grand Champion to the main house. The location of the current access road may not be suitable because it is located opposite a row of houses. Therefore, it may have to be relocated, which again could negatively impact the proposed new garden plots.

- Additional space at the City's Woottons Mill garden plot site is available.

The Department continues to support the efforts of RCGC as demonstrated by the inclusion of additional garden plots in the design of Fallsgrove Park. However, as a result of the current improvement projects at the King Farm Farmstead Park, staff does not support expanding the Farmstead gardens *at this time*. Once the improvement project designs are finalized, the Department will be willing to reconsider providing the requested additional space for garden plots.

Attachment

SM:td
Cc: Linda Moran, Council Support Specialist
Rob Orndorff, Horticulturist

Tab 13

City of Rockville

MEMORANDUM

January 21, 2009

TO: Scott Ullery, City Manager

FROM: Rob Orndorff, Horticulturist

VIA: Steve Mader, Superintendent of Parks and Facilities
Burt Hall, Director of Recreation and Parks

SUBJECT: Update for Mayor and Council Regarding the Proposed Parking Lot for King Farm Farmstead

The proposed parking area would accommodate the following uses of the Farmstead:

- The King Farm Community Garden, which has 39 plots, estimated the number of cars per day would be 16.7 (based on each owner visiting their garden plot a minimum of three times per week).

- Bikes for the World, which has one employee working three days per week (one vehicle), six scheduled activities per year that involves four vehicles and two large events that would require parking for an estimated 16.6 vehicles.

- Montgomery County Model Railroad Club hosts weekly meetings that involves10 to 15 vehicles.

- The rentable picnic shelter designed to accommodate 48 people would require parking for an estimated 16 vehicles per visit.

The current location can support approximately 28 spaces. Designs for 28, 27, 22 and 14 space parking areas have been prepared, which includes a design for an access road off of Grand Champion Drive.

Parking exists at Mattie J. T. Stepanek Park, which is 1100 feet from the site that requires crossing Pleasant Road. Parking on Grand Champion Drive and Ridgemont Avenue is available, but there is pressure from the community to restrict parking due to commuter use.

The access road and four parking lot options have been designed and presented for review to the City's Development Review Committee, the Historic District Commission and the King Farm Citizens Assembly (KFCA). The Development Review Committee does not consider any of the four design options sufficient to support the future uses of the King Farm Farmstead, which includes a community center. The Historic District Commission supports the design that provides 22 spaces (photocopy of letter attached). The KFCA wants additional land purchased adjacent to the property to be used for parking to avoid impacting the garden plots (photocopy of letter attached). They realize this may not be possible and support the design that provides 28 spaces. The KFCA also requests minimum disturbance and a barrier planting for the garden plot area, which can be achieved.

Funding for the construction of the parking lot is currently in the 2010 Capital Improvement Project Budget. The estimated cost of the 22-space parking lot and access road improvements is $170,000.

RO:td
Attachments (2)

H:\King Farm\Farmstead\Proposed Parking Lot.mem.draft.doc

City of Rockville
11 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

Community Planning and
Development Services
240-314-8200
TTY 240-314-8137
FAX 240-314-8210

Historic Preservation Office
240-314-8230

Inspection Services Division
240-314-8240

Long Range Planning
Division
240-314-8200

Planning Division
240-314-8220

Revitalization/Housing Division
240-314-8200

October 17, 2008

Mr. Rob Orndorff
City of Rockville
14625 Rothgeb Drive
Rockville, MD 20850

Dear Mr. Orndorff:

In response to your request for a Courtesy Review, The Historic District Commission (HDC) has recommended the Recreation and Parks Department proceed further design of with Option "A", Schematic Development Plan prepared by A. Morton Thomas and Associates Inc., for the King Farm Farmstead Park parking lot and driveway improvements. This recommendation includes the request that the final design take into consideration the existing landscape character of the farmstead. If possible the parking lot should avoid hard edge curbs and landscaping beds that characterize suburban shopping mall parking lots. The HDC also requests consideration of using the pervious asphalt for the driveway as well as the parking lot.

Formal application for a Certificate of Approval is needed before proceeding with construction. Your attention is directed to Section 25-236 of the City of Rockville Zoning and Planning Ordinance, which specifies that this Certificate of Approval becomes void if the work has not commenced within two (2) years of the date of approval. For good cause shown, the HDC may grant two one-year time extensions.

Please contact Inspection Services Division (ISD) at 240-314-8240 to inquire about other City permits that may be required for the above work. We look forward to working with you as you develop final designs for the King Farm Farmstead Park parking lot and driveway improvements.

Sincerely,

Jeff Winstel, AICP
Historic Preservation Planner

cc: Susan Swift, Director, Community Planning and Development Services
Jim Wasilak, Chief of Planning
Historic District Commission

RECEIVED
2008
Parks & Facilities

MAYOR
Susan R. Hoffmann

COUNCIL
John B. Britton
Piotr Gajewski
Phyllis Marcuccio
Anne M. Robbins

MANAGER
Scott Ullery

CITY CLERK
Claire F. Funkhouser

CITY ATTORNEY
Paul T. Glasgow

KING FARM

January 9, 2009

Mr. Burt Hall
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Dear Burt:
In response to the City of Rockville – Recreation and Parks' (the "City") – request for input from the King Farm Citizen's Assembly (the "Assembly") regarding the parking lot project for the King Farm "Farmstead" Park; we respectively submit our recommendation for your consideration.
After reviewing the plans submitted by the City (containing options "A thru D") the Assembly would like to propose the following:

- First, we recommend the City undergo a study to determine the possibility of acquiring additional land to the north of the picnic shelter for the parking lot. This recommendation is made, as our initial reaction on having a parking lot next to the community garden may cause many disruptions to the gardeners during construction, may cause run-off from the parking lot into the garden and may cause disruptions to the residents living adjacent to the parking area. Due to these reasons, among other issues that we can expand upon if needed, we request the parking lot be moved from the current proposed site.

- The Assembly understands our first option may not be a plausible alternative; therefore we will also be making a recommendation based on the options provided by the city. After careful review and obtaining feedback from our community garden leadership we would like to recommend **OPTION "C"**, with some minor adjustments. The Assembly feels Option "C" provides the necessary parking while maintaining a large enough buffer from the edge of the parking lot to the west end of the community garden. However, in addition to our recommendation of this option the Assembly would like to request the addition of some type of "barrier planting" be placed between the garden and the parking lot to allow for a greater sense of separation.

Our recommendations on the parking lot are based on the information provided to the Assembly by the City, as reported on the Schematic Development Plan dated 08-19-2008. Additionally, we understand these are the first of a series of architectural drawings that will be required prior to the final site plan and request of the City to be involved as these plans are finalized.

We are always looking to work with the City regarding any future plans within King Farm; including those plans on the long term master plan. If the City would like for the Assembly to elaborate on our recommendations or requires additional information or feedback please feel free to contact me at president@kingfarm.org or call the management office at 301-987-0122.

We thank the City for allowing us this opportunity to respond and look forward to additional information regarding this project.

Sincerely,

Christopher M. Swann
President
King Farm Citizens Assembly

KING FARM

January 9, 2009

Mr. Burt Hall
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Dear Burt:

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Tab 14

Mayor and Council

For the meeting on: September 13, 2010
Department: Recreation and Parks
Responsible staff: Burt Hall, Director of Recreation and Parks
phone: (240) 314 - 8602
bhall@rockvillemd.gov

Subject
Request for Information (RFI) for Adaptive Reuse of King Farm Farmstead

Recommendation
Staff recommends Mayor and Council approve direction to staff to advertise the RFI for Adaptive Reuse of the King Farm Farmstead

Discussion
Attached is a proposed RFI for adaptive reuse of the King Farm Farmstead. It contains:
- Background Information on the site and buildings
- Purpose for the RFI
- Program Goals and Policy Standards
- Specifications for Responses.

Other attachments are included with detailed square footage of buildings, a site map and an area map.
Additional information will be posted on the City's website at the link:
http://rockvillemd.gov/government/commissions/HDC/histories/KingFarmMHT.pdf

Advertisement of the RFI
It is recommended to advertise the RFI beginning in September, for a minimum of sixty days.

Reaching a regional and potentially a national audience of respondents for this RFI will be challenging, as there is not a list of potential responders that falls into a neat category or categories. Staff researched other jurisdictions and other governments and found that the National Park Service actively seeks leases and partnerships for use of Federally owned properties. Theirs is a good model as they are also seeking to advertise lease properties widely. The Park Service requires that leasing opportunities be advertised "by publication at least twice in local and/or regional newspapers or general circulation and/or through publication in the Commerce Business Daily (U.S. Commerce Department publication)." RFP's are advertised for a minimum of sixty days. Staff recommends a similar advertising strategy for this RFI, including:

- Notices in the Washington Post
- Notices in the Wall Street Journal
- Electronic Advertising: City website, e-MarylandMarketplace
- Preservation Magazine
- Maryland Historic Trust "What's New" Website

In addition, staff contacted the National Council for Public-Private Partnerships, the mission of which is "to advocate and facilitate the formation of public-private partnerships at the federal, state and local levels, where appropriate, and to raise the awareness of governments and businesses of the means by which their cooperation can cost effectively provide the public with

quality goods, services and facilities." This organization has offices in Arlington, VA. City staff and NCPPP staff have discussed the King Farm Farmstead project and ways in which the NCPPP may be of assistance.

Other attachments to this memorandum include the following documents:

- Information about National Council for Public-Private Partnerships
- Leasing of Properties in Park Areas (National Park Service)

Mayor and Council History

The Mayor and Council received a draft copy of the proposed RFI in their information packet (July 23, 2010 delivery). The Mayor and Council directed staff at their August 2, 2010 meeting to place this item on their agenda in September for formal direction to staff.

Public Notification and Engagement

Recreation and Parks staff presented the proposed RFI to King Farm residents at the King Farm Assembly neighborhood meeting on August 18, 2010. All comments from attendees were supportive. The King Farm Assembly asked that the City keep them informed and share the results of the process.

Next Steps

With the approval of the Mayor and Council staff will proceed with advertising the RFI and receiving expressions of interest.

Attachments

Attach A KF Farmstead RFI for Adaptive Reuse.pdf

Attach B - KF Farmstead - Site Map.pdf

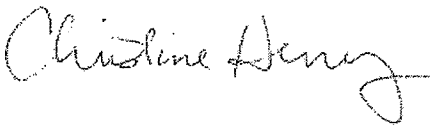
Attach C - KF Farmstead - Area Map.pdf

Attach D - KF Farmstead - Existing Buildings Descriptions.pdf

Attach E - National Council for Public-Private Partnerships.pdf

Attach F - Nat. Park Service - Leasing of Properties in Park Areas.pdf

Department Head:



Burt Hall, Director of Recreation and Parks
Approved on: 08/31/2010

City Manager:

Scott Ullery, City Manager
Approved on: 09/05/2010

City of Rockville
Department of Recreation and Parks

ADAPTIVE RE-USE
OF
KING FARM FARMSTEAD PARK
REQUEST FOR INFORMATION

KEY INFORMATION SUMMARY SHEET

RFI Issue Date:	September X, 2010
RFI Issuing Office:	City of Rockville Purchasing Division
Purchasing Manager:	Eileen Morris 111 Maryland Avenue Rockville, Maryland 20850
Phone Number: E-mail Address:	240-314-8432 emorris@rockvillemd.gov
Submit Inquiries to:	Burt Hall, Director of Recreation and Parks 111 Maryland Avenue Rockville, Maryland 20850
Phone Number: E-mail Address:	240-314-8602 bhall@rockvillemd.gov
Inquiry Period Closes:	September XX, 2010
Submit Responses to:	emorris@rockvillemd.gov
Response Due Date:	October XX, 2010, at 10:00 a.m. local time
Responses Delivered to:	City of Rockville Purchasing Division 111 Maryland Avenue Rockville, MD, 20850

DISCLAIMER

This RFI is issued solely for information and planning purposes and does not constitute a solicitation. Responses to this notice are not offers and cannot be accepted by the City of Rockville Purchasing Office to form a binding contract.

This document is being provided to all individuals, corporations, not-for-profit organizations and any other interested parties.

Respondents are solely responsible for all expenses associated with responding to this RFI.

Responses to this RFI are subject to Freedom of Information Act (FOIA) requests.

The City reserves the right to use the information provided by responders in developing a subsequent Request for Proposal for Management and Operation Services.

Responses to this RFI will not be returned.

1. Introduction

The City of Rockville Department of Recreation and Parks (the "City") requests expressions of interest, information and comments (RFI) from interested individuals, corporations and not-for-profit organizations and any other interested parties ("Respondents") for the purpose of informing the ongoing development of policy directives for the long-term future use of the King Farm Farmstead Park ("Farmstead"), located at 16100 Frederick Avenue, Rockville, MD, 20850. Potential lessees/managers of the Farmstead and its facilities, and/or parties interested in exploring a public-private partnership for use of this property are invited to respond to this RFI.

2. Background Information

The City of Rockville, Maryland, an incorporated municipality in the State of Maryland, located twelve miles northwest of the nation's capital, owns and operates the King Farm Farmstead Park. The City acquired the 6.96 acre site in the mid-1990s at the time of the sale and development of the former King (Irvington) Farm. The land was donated to the City of Rockville by the developers of King Farm, a 430-acre mixed-use project, utilizing New Urbanism design concepts, and composed of approximately 3,200 dwelling units, 2.2 million square feet of commercial/ office space and 120,000 square feet of retail. The Farmstead is part of the overall 92-acre public King Farm park system that includes two additional active parks and 43 acres of stream valley/forest parkland. Maryland Rt. 355 (Frederick Road) is adjacent to the site on the east side. Residential lots are located to the west and south of the site. The Shady Grove Metrorail Station is a five-minute walk on the other side of Rt. 355.

The Farmstead, formerly the home of the Lawson King family, contains a collection of historic buildings associated with the King (Irvington) Farm. The farmhouse, the dairy barn complex, and associated outbuildings form a collection of agricultural resources that convey the importance of dairy farming in Montgomery County during the twentieth century. The Farmstead's location, just down slope from the highest hill at King Farm, makes the dairy complex highly visible from several places within King Farm. See Attachment A for a more detailed description of the buildings, including square footage. Attachment B is a site map of the Farmstead. Attachment C is a site map showing the Farmstead in relation to the King Farm development and adjacent road and transportation system.

The Farmstead property has several current, ongoing uses. The hay drying shed has been converted to a picnic shelter available for drop-in and reserved use. Adjacent to the picnic shelter is a forty-plot community vegetable garden. The storage barn and one of the small tenant houses are in use by the Bikes for the World organization. The dairy barns are being used for City storage. The stand-alone garage is leased to a model train club. The main house and second tenant house are both vacant at this time. Pending the identification of an alternate, long-term use or uses, any or all of these current uses may be terminated.

The site is served by well water. There is limited land available for construction of parking, although the nearby, City-owned Stepanek Park has ample parking available. It may be possible to lease or purchase adjacent property to the north of the site for parking or other related uses.

3. Purpose

The City is engaged in policy discussions regarding the future of the Farmstead. To further inform this policymaking process, the Mayor and Council has directed the preparation of this RFI to provide the City with information on individuals, corporations and not-for-profit organizations that may be interested in leasing the property or exploring a public-private partnership with the City that will facilitate improvements to the site and its buildings, and the establishment of a suitable long-term plan for adaptive reuse.

4. Program Goals and Policy Standards

The Farmstead is a designated, local Historic District. The intent of the City is to explore and promote appropriate adaptive reuses with the related goal to preserve the historical integrity of the overall site and exterior appearance of the various buildings. Historically compatible alterations to the exterior of the buildings and the site are permissible with the approval of the Rockville Historic Preservation Commission. Proposed adaptive reuses will also be evaluated for compatibility with adjacent and nearby residential properties.

5. RFI Response

Respondents shall submit one (1) original and five (5) copies of answers to and/or comments on the list below, marked **RFI #XX-10 – ADAPTIVE RE-USE OF KING FARM FARMSTEAD PARK.** It must be submitted to and received no later than **10:00 A.M., XXXDAY, October XX, 2010** by the Purchasing Division, 111 Maryland Ave., Rockville, MD 20850; Attn: Purchasing Manager.

A. Provide a brief description of your company or organization.

B. Provide the name of the contact person from your company or organization who will respond to questions or requests from the City for additional information.

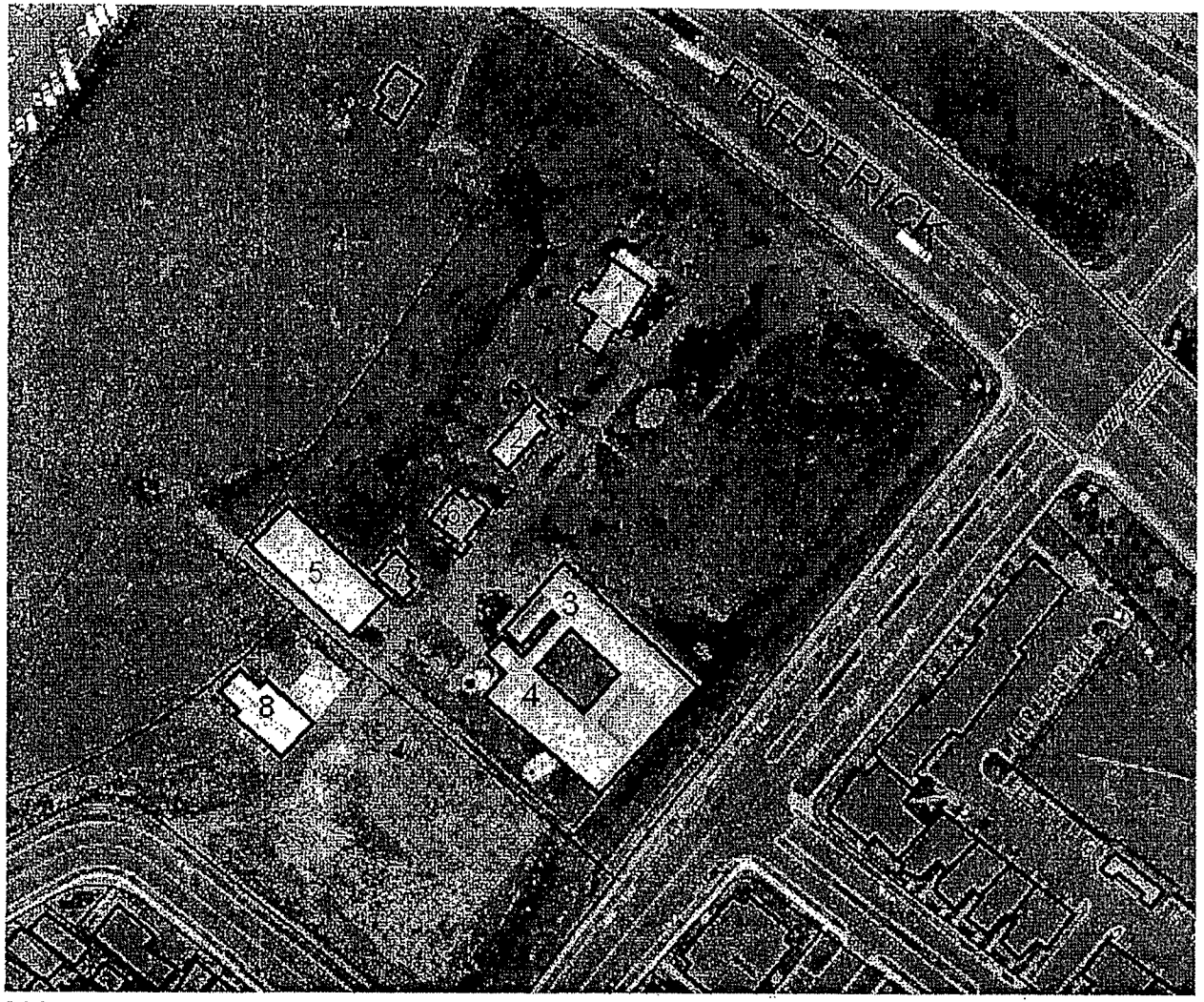
C. Provide an overview of the services your company or organization provides, including:
   1. Nature of the business or not-for-profit activities
   2. Vision, Objectives
   3. Size
   4. Location(s)
   5. Number of employees
   6. General description of the company's or organization's customers
   7. Financial status of the company
   8. Relationship to any larger entity

D. Provide an Overview of the Proposed Uses of the Farmstead, including:
   1. General description of proposed lease terms, or in the case of a public-private partnership, describe what your company or organization would contribute
   2. Description of the proposed use or uses of each building
   3. Description of the proposed use or uses of the grounds
   4. Days and hours of use
   5. Estimated number of daily vehicle and pedestrian trips generated
   6. Number of parking spaces required
   7. Impacts to and synergies with adjacent residential community
   8. Describe how the proposed use will adequately ensure the preservation and protection of this historic property
   9. Describe how the proposed use may be accommodated in an environmentally enhancing manner
   10. Describe the extent to which continued public access to the Farmstead will or will not be compatible with the proposed use
   11. Description of any specialized needs
   12. Any other information that would improve the City's understanding of your proposal

Attachment B

King Farm Farmstead - 6.96 Acres

Map of Buildings - Total Building Square Footage - 28,784



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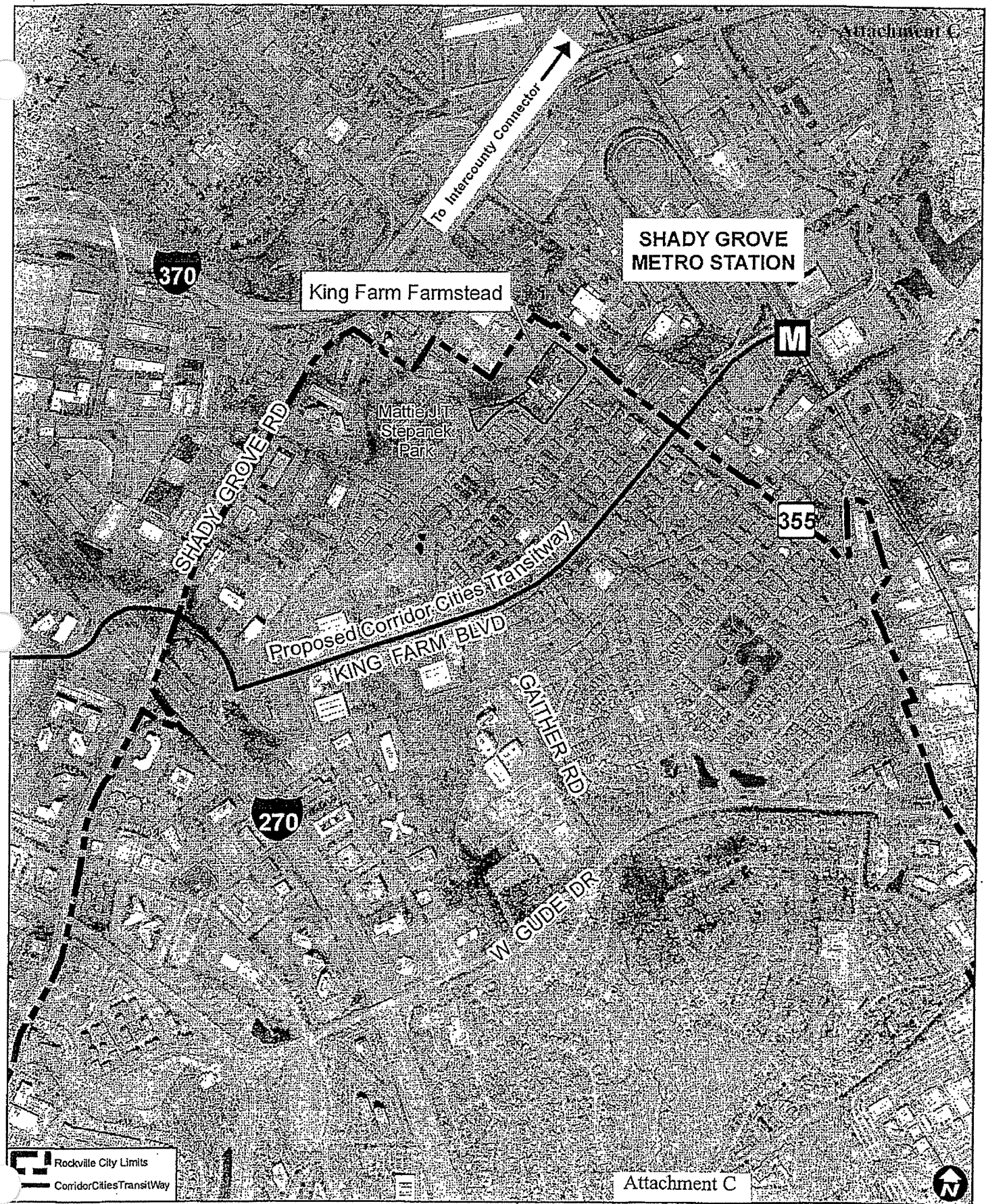
Attachment B



City of Rockville Maryland

Department of Information & Technology
GIS Division
111 Maryland Avenue • Rockville, Maryland 20850-2364
Phone 240.314.8160 • Fax 240.314.8179

King Farm Farmstead and Vicinity

SCALE	1 inch = 1,250 feet
DATE	19 July 2010
CREATED BY	MDW

City of Rockville
Department of Recreation and Parks

KING FARM FARMSTEAD PARK

Existing Buildings

Building #1 – Main House – 5,000 Sq. Ft.
Two-story farmhouse with basement
Main Floor – foyer, center hall, living room, dining room, kitchen, study, bathroom, mud room
Second Floor – 5 bedrooms, bathroom
Basement – laundry room, rec room, storage
Walk-up attic

Building #2 – Stand-alone Garage – 2,020 Sq. Ft.
Two-story, with space for 4 vehicles on main floor,
Residential apartment on 2nd floor

Buildings # 3 and #4 – "Wisconsin" Dairy Barn Complex – 6,300 Sq. Ft. Each
Two-story with milking stations on main floor
Second story is open and was used for hay storage

Building #5 – Storage (Horse) Barn – 5,244 Sq. Ft.
Open barn with storage bins and corrals

Building #6 – Tenant House – 875 Sq. Ft.
Small House with kitchen, living room, bedrooms

Building #7 – Tenant House – 515 Sq. Ft.
Small House with kitchen, living room, bedrooms

Building #8 – Picnic Shelter (Former Hay Drying Shed) – 2,530 Sq. Ft.
Picnic shelter with grills, tables – accommodates 50 people

ABOUT NCPPP

The National Council for Public-Private Partnerships is a non-profit, non-partisan organization founded in 1985. The Council is a forum for the brightest ideas and innovators in the partnership arena. Its growing list of public and private sector members, with experience in a wide variety of public-private partnership arrangements, and its diverse training and public education programs represent vital core resources for partnering nationwide. The Council's members bring an unmatched dedication to providing the most productive and cost-effective public services.

Every activity of the Council is geared to enhancing the partnership process from networking events, such as conferences and issue forums, to sharply focused opportunities, such as Committees, Institutes, the Speakers' Bureau and the Web Site. The benefits of the Council membership are bounded only by the energy of its members, which is vast.

Across the country, governments are being challenged to operate more efficiently and cost-effectively and are turning to an accepted tool for serving public needs. In addition to the resources available to its members, the Council has access to expert consultants providing accurate, timely information to the general public. It advocates partnering, where appropriate, at the federal, state and local levels through formal and informal presentations.

MISSION The mission of The National Council for Public-Private Partnerships is to advocate and facilitate the formation of public-private partnerships at the federal, state and local levels, where appropriate, and to raise the awareness of governments and businesses of the means by which their cooperation can cost effectively provide the public with quality goods, services and facilities.

OBJECTIVES

1. To serve as an advocate of public-private partnerships.
2. To provide complete, objective, timely and useful information on the utilization of public-private partnerships to provide services and facilities to the general public.
3. To facilitate communications between public- and private-sector members with respect to issues related to the implementation of public-private partnerships.
4. To conduct educational, training and other activities on public-private partnerships.
5. To provide input to the public dialogue in support of the use of public-private partnerships and removal of impediments to their implementation.
6. To facilitate an international dialogue on public-private partnerships in support of the foregoing objectives.

KEY VALUES

1. Full and open participation by public and private members and encouragement of frank communication between the public and private sectors.
2. Assistance to both the public and private sectors in public-private partnership analysis and implementation.
3. Promotion of member teamwork in fulfilling the Council's mission and achieving its objectives as a non-profit, non-partisan organization

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Leadership of the NCPPP is divided into two main groups: the Executive Committee and the Board of Directors.

The Academic Advisory Committee serves as a resource to Council members and assists in the development of informational resources on public-private partnerships.

By-Laws

FAQ

Annual Reports beginning in 2000 are available online. The Annual Reports highlight the main activities of the Council, discuss Council Institutes, outline the NCPPP Award winners and list the leadership for that year.

The National Council for Public-Private Partnerships | 2000 14th Street North, Suite 480 | Arlington, VA 22201
Phone: 703.469.2233 | Fax: 703.469.2236 | ncppp@ncppp.org

36 CFR Part 18

PART 18--LEASING OF PROPERTIES IN PARK AREAS— Table of Contents

Sec.
18.1 What is the authority and purpose for this part?
18.2 What definitions do you need to know to understand this part?
18.3 What property may be leased?
18.4 What determinations must the Director make before leasing property?
18.5 May property be leased without receiving fair market value rent?
18.6 Are there limitations on the use of property leased under this part?
18.7 How are lease proposals solicited and selected if the Director issues a Request for Bids?
18.8 How are lease proposals solicited and selected if the Director issues a Request for Proposals?
18.9 When may the Director lease property without issuing a request for bids or a request for proposals?
18.10 How long can the term of a lease be?
18.11 What general provisions must a lease contain?
18.12 What specific provisions must a lease contain?

Authority: 16 U.S.C. 1 et seq., particularly 16 U.S.C. 1a-2(k), and, 16 U.S.C. 470h-3.

Source: 66 FR 66759, Dec. 27, 2001, unless otherwise noted.

Sec. 18.1 What is the authority and purpose for this part?

16 U.S.C. 1 et seq., particularly 16 U.S.C. 1a-2(k), and, 16 U.S.C. 470h-3 are the authorities for this part. These authorities allow the Director (or delegated officials) to lease certain federally owned or administered property located within the boundaries of park areas. All leases to be entered into by the Director under these authorities are subject to the requirements of this part, except that, proposed leases that were solicited pursuant to this part prior to January 28, 2002, may be executed in accordance with the terms of the solicitation.

Sec. 18.2 What definitions do you need to know to understand this part?

In addition to the definitions contained in 36 CFR Part 1, the following definitions apply to this part:

(a) Associated property means land and/or structures (e.g., parking lots, retaining walls, walkways, infrastructure facilities, farm fields)related to a building or buildings and their functional use and occupancy.

(b) Building means an enclosed structure located within the boundaries of a park area and constructed with walls and a roof to serve a residential, industrial, commercial, agricultural or other human use.

(c) Commercial use authorization means a written authorization to provide services to park area visitors issued by the Director pursuant to Section 418 of Public Law 105-391 and implementing regulations.

(d) Concession contract has the meaning stated in 36 CFR part 51.

(e) Fair market value rent means the most probable rent, as of a specific date, in cash or in terms equivalent to cash, for which the property to be leased, under the terms and conditions of the lease,

should rent for its highest and best permitted use after reasonable exposure in a competitive market under all conditions requisite to a fair leasing opportunity, with the lesser and the lessee each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. Determinations of fair market value rent under this part are to be made taking into account the considerations stated in Sec. 18.5.

(f) Historic building means a building or buildings located within the boundaries of a park area if the building is part of a pre-historic or historic district or site included on, or eligible for inclusion on, the National Register of Historic Places.

(g) Historic land means land located within the boundaries of an historic property.

(h) Historic property means building(s) and land located within the boundaries of a park area if the building(s) and land are part of a pre-historic or historic district or site included on, or eligible for inclusion on, the National Register of Historic Places.

(i) Land means unimproved real property.

(j) Lease means a written contract entered into under the authority of this part through which use and possession of property is granted to a person for a specified period of time.

(k) Non-historic building is a building (or buildings) and its associated property located within the boundaries of a park area but not part of a pre-historic or historic district or site included on, or eligible for inclusion on, the National Register of Historic Places.

(l) Non-historic land means land located within the boundaries of a park area that is not associated property and is not part of a pre-historic or historic district or site included on, or eligible for inclusion on, the National Register of Historic Places.

(m) Non-historic property means building(s) and/or land that are located within the boundaries of a park area but are not part of a pre-historic or historic district or site included on, or eligible for inclusion on, the National Register of Historic Places.

(n) Park area means a unit of the national park system.

(o) Property means both historic and non-historic property that is located within the boundaries of a park area and is federally owned or administered.

(p) Request for bids refers to the lease bid process described in Sec. 18.7.

(q) Request for proposals refers to the lease proposal process described in Sec. 18.8.

(r) Responsive bid or proposal means a timely submitted bid or proposal that meets the material requirements of a request for bids or a request for proposals.

Sec. 18.3 What property may be leased?

(a) In general. The Director may lease any property (except non-historic land) under this part if the Director makes the determinations required by Sec. 18.4.

(b) Non-historic land. Non-historic land may not be leased under this part. Certain non-historic land is eligible for leasing under 36 CFR part 17.

Sec. 18.4 What determinations must the Director make before leasing property?

Before leasing property in a park area under this part, the Director must determine that:

(a) The lease will not result in degradation of the purposes and values of the park area;

(b) The lease will not deprive the park area of property necessary for appropriate park protection, interpretation, visitor enjoyment, or administration of the park area;

(c) The lease contains such terms and conditions as will assure the leased property will be used for activity and in a manner that are consistent with the purposes established by law for the park area in which the property is located;

(d) The lease is compatible with the programs of the National Park Service;

(e) The lease is for rent at least equal to the fair market value rent of the leased property as described in Sec. 18.5;

(f) The proposed activities under the lease are not subject to authorization through a concession contract, commercial use authorization or similar instrument; and

(g) If the lease is to include historic property, the lease will adequately insure the preservation of the historic property.

Sec. 18.5 May property be leased without receiving fair market value rent?

Property may be leased under this part only if the lease requires payment of rent to the government equal to or higher than the property's fair market value rent. The determination of fair market value rent shall take into account:

(a) Any restrictions on the use of the property or terms of the lease that limit the value and/or the highest and best use of the property; and

(b) Any requirements under the lease for the lessee to restore, rehabilitate or otherwise improve the leased property.

Sec. 18.6 Are there limitations on the use of property leased under this part?

(a) A lease issued under this part may authorize the use of the leased property for any lawful purpose, subject to the determinations required by Sec. 18.4 and the limitations on activities set forth in paragraph (b) of this section.

(b) Unless otherwise authorized by law, a lease issued under this part may not authorize the lessee to engage in activities that are subject to authorization through a concession contract, commercial use authorization or similar instrument. Proposed lease activities are subject to authorization under a concession contract if the Director determines in accordance with 36 CFR part 51 and park area planning documents and related guidelines and policies that the proposed activities meet applicable requirements for issuance of a concession contract. Proposed activities are subject to authorization under a commercial use authorization if the Director determines in accordance with park area planning documents and related guidelines and policies that the proposed activities meet applicable requirements for issuance of a commercial use authorization.

Sec. 18.7 How are lease proposals solicited and selected if the Director issues a Request for Bids?

(a) If the amount of the rent is the only criterion for award of a lease, the Director may solicit bids through issuance of a request for bids as described in this section. If historic property is to be leased under the authority of this section, the Director must comply with 36 CFR part 800 (commenting procedures of the Advisory Council on Historic Preservation) at an appropriate time during the leasing process.

(b) A request for bids under this section shall be advertised by public notice published at least twice in local and/or national newspapers of general circulation. The notice shall provide at least a thirty (30) day period from the last date of publication for the submission of sealed bids. The notice will provide necessary information to prospective bidders. It may specify a minimum rent and/or require

submission of a rent deposit or advance rent payment. Bids will be considered only if timely received at the place designated in the request. Bids must be in the form specified by the Director, or, if no form is specified, a bid must be in writing, signed by the bidder or authorized representative, state the amount of the bid, and refer to the applicable public notice. If the notice requires submission of a rent deposit or advance rent payment, the bids must include the required funds in the form of a certified check, post office money order, bank drafts, or cashier's checks made out to the United States of America. The bid (and payment where applicable) must be enclosed in a sealed envelope upon which the bidder shall write: ``Bid on lease of property of the National Park Service'' and shall note the date the bids are to be opened.

(c) Bids will be opened publicly by the Director at a time and place specified in the public notice. Bidders or their representatives may attend the bid opening. The bidder submitting a responsive bid offering the highest rent will be selected for award of the lease (subject to a determination of financial capability by the Director). A responsive bid is a bid that meets the material terms and conditions of the request for bids. The Director shall accept no bid in an amount less than the fair market rental value as determined by the Director. If two or more bids are equal, a drawing shall make the lease award by lot limited to the equal responsive bids received.

(d) When a property is to be leased through a request for bids, the bidder that is declared by the Director to be the high bidder shall be bound by his bid and this part to execute the offered lease, unless the bid is rejected. If the declared high bidder fails to enter into the lease for any reason, the Director may choose to enter into the lease with the next highest bidder (if that bidder offered to pay at least the fair market rent value). The Director may reject any and all bids in his discretion and resolicit or cancel a lease solicitation under this part at any time without liability to any person.

Sec. 18.8 How are lease proposals solicited and selected if the Director issues a Request for Proposals?

(a) When the award of a lease is to be based on selection criteria in addition to or other than the amount of the rent, the Director must, subject to Sec. 18.9, solicit proposals for the lease through issuance of a public Request for Proposals (RFP).

(b) An RFP may be preceded by issuance of a public Request for Qualifications (RFQ). The purpose of an RFQ is to select a ``short list'' of potential offerors that meet minimum management, financial and other qualifications necessary for submission of a proposal in response to an RFP. If the Director issues an RFQ, only persons determined as qualified by the Director under the terms of the RFQ shall be eligible to submit a proposal under the related RFP.

(c) The Director must provide public notice of the leasing opportunity by publication at least twice in local and/or national newspapers of general circulation and/or through publication in the Commerce Business Daily. The public notice shall contain general information about the leasing opportunity and advise interested persons how to obtain a copy of the RFP (or RFQ where applicable). The RFP (and RFQ where applicable) shall contain appropriate information about the property proposed for lease, including limitations on the uses of the property to be leased, information concerning the leasing process, information and materials that must be contained in a proposal, the time and place for submission of proposals, terms and conditions of the lease, and the criteria under which the Director will evaluate proposals. The RFP may state the fair market value rent as the minimum acceptable rent if determined by the Director at that time. The RFP (and RFQ where applicable) must allow at least sixty (60) days for submission of proposals (or qualifications under an RFQ) unless a shorter period of time is determined to be sufficient in the circumstances of a particular solicitation.

(d) The Director may determine that a proposal is non-responsive and not consider it further. A non-responsive proposal is a proposal that was not timely submitted or fails to meet the material terms and conditions of the RFP. After the submission of offers and prior to the selection of the best overall proposal, the Director may request from any offeror additional information or written clarification of a proposal, provided that proposals may not be amended after the submission date unless all offerors that submitted responsive proposals are given an opportunity to amend their proposals. The Director may choose to reject all proposals received at any time and resolicit or cancel a solicitation under this part without liability to any person.

(e) (1) The criteria to be used in selection of the best proposal are:

(i) The compatibility of the proposal's intended use of the leased property with respect to preservation, protection, and visitor enjoyment of the park;

(ii) The financial capability of the offeror to carry out the terms of the lease;

(iii) The experience of the offeror demonstrating the managerial capability to carry out the terms of the lease;

(iv) The ability and commitment of the offeror to conduct its activities in the park area in an environmentally enhancing manner through, among other programs and actions, energy conservation, waste reduction, and recycling; and

(v) Any other criteria the RFP may specify.

(2) If the property to be leased is an historic property, the compatibility of the proposal with the historic qualities of the property shall be an additional selection criterion. If the RFP requires proposals to include the amount of rent offered, the amount of rent offered also shall be an additional selection criterion.

(f) The Director will evaluate all responsive proposals received. The responsive proposal determined by the Director to best meet on an overall basis the evaluation criteria will be selected for negotiation of the lease. If two or more responsive proposals are determined by the Director to be substantially equal under the evaluation criteria, the Director shall provide an opportunity for those proposals to be amended by their offerors as necessary for the Director to select the best amended proposal. In such circumstances, the Director will provide each offeror that submitted a substantially equal proposal appropriate information as to how their proposals may be amended in order to enhance the possibility of selection as the best amended proposal. If two or more proposals remain as substantially equal after amendment, the Director will select for negotiation of the lease from among these proposals the proposal that the Director determines on an overall basis will be most beneficial to effective management of the park area.

(g) The Director will provide the offeror that submitted the best overall responsive proposal as determined by the Director a specified period of time to negotiate the final terms of the lease (and may enter into a letter of intent to negotiate in this connection). The final terms of the lease must be consistent with the requirements of the RFP. If the negotiations do not result in an executed lease within the specified time period, the Director, in his discretion, may extend the negotiation period, terminate negotiations and negotiate with the offeror that submitted the next best responsive proposal, or, cancel the solicitation.

(h) RFPs may state that the amount of rent to be paid will be negotiated subsequently with the offeror that submitted the best proposal, initially or as amended. The Director may execute a lease only if the Director determines that it requires the lessee to pay at least the fair market value rent of the leased property.

(i) The Director may execute a lease that includes historic property only after complying with 36 CFR part 800 (commenting procedures of the Advisory Council on Historic Preservation).

Sec. 18.9 When may the Director lease property without issuing a request for bids or a request for proposals?

The Director, except as provided in this section, may not lease property without issuing a request for bids or a request for proposals in compliance with Sec. 18.7 or Sec. 18.8. The Director under this part may enter into leases with non-profit organizations (recognized as such by the Internal Revenue Service) or units of government without complying with Sec. Sec. 18.7 or 18.8 if the Director determines that the non-profit or governmental use of the property will contribute to the purposes and programs of the park area. All other requirements of this part are applicable to leases entered into or to be entered into under authority of this section. The Director may enter into leases under this part with a term of sixty (60) days or less without complying with Sec. Sec. 18.7 or 18.8 if the Director determines that to do so is in the best interests of the administration of the park area. If historic land is to be leased under the authority of this section, the Director must comply with 36 CFR part 800 (commenting procedures of the Advisory Council on Historic Preservation) before entering into the lease.

Sec. 18.10 How long can the term of a lease be?

All leases entered into under this part shall have as short a term as possible, taking into account the financial obligations of the lessee and other factors related to determining an appropriate lease term. No lease shall have a term of more than 60 years. Leases entered under the authority of this part may not be extended, except that, leases with an initial term of one (1) year or more may be extended once for a period not to exceed one (1) additional year if the Director determines that an extension is necessary because of circumstances beyond the Director's control.

Sec. 18.11 What general provisions must a lease contain?

All leases entered into under this part must contain terms and conditions that are determined necessary by the Director to assure use of the leased property in a manner consistent with the purposes of the applicable park area as established by law, and where applicable, to assure the preservation of historic property.

Sec. 18.12 What specific provisions must a lease contain?

All leases entered into under this part must contain:

(a) A termination for cause or default provision;

(b) Appropriate provisions requiring the lessee to maintain the leased property in good condition throughout the term of the lease;

(c) Appropriate provisions stating that subletting of a portion of the leased property and assignment of a lease, if permissible under the terms of the lease, must be subject to the Director's written approval. Such subleases and assignments shall be approved only of the Director determines, among other relevant matters, that the proposed sub-lessee or assignee is financially and managerially capable of carrying out the terms of the lease. Assignment of a lease for the purpose of effectuating an encumbrance to the lease or the leased property is subject to approval pursuant to the requirements of paragraph (l) of this section;

(d) Appropriate provisions requiring the lessee to secure and maintain from responsible companies liability insurance sufficient to cover losses connected with or occasioned by the use and activities authorized by the lease. Types and amounts of insurance coverage will be specified in writing and periodically reviewed by the Director;

(e) Appropriate provisions, unless the Director determines otherwise in the circumstances of a particular lease, requiring the lessee to obtain from responsible companies casualty insurance (including flood insurance if applicable) in an amount sufficient to protect the interests of the lessee and the government. In the event of casualty, the lessee shall be required to repair or replace damaged or destroyed property unless otherwise determined by the Director;

(f) Appropriate provisions requiring the lessee to save, hold harmless, and indemnify the United States of America and its agents and employees for all losses, damages, or judgments and expenses resulting from personal injury, death or property damage of any nature arising out of the lessee's activities under the lease, and/or the activities of the lessee's employees, subcontractors, sub-lessees, or agents. No lease entered into this part may contain provisions intended to provide indemnification or other assurances to the lessee regarding the conduct or activities of the Director concerning the lease or the administration of the applicable park area. Leases may contain appropriate provisions that commit the Director to accept responsibility for tortious actions of government officials to the extent authorized by the Federal Torts Claim Act or as otherwise expressly authorized by law;

(g) Appropriate provisions requiring the lessee to pay for use of all utilities used by the lessee and to pay all taxes and assessments imposed by federal, state, or local agencies applicable to the leased property or to lessee activities;

(h) Appropriate provisions stating that the lessee has no rights of renewal of the lease or to the award of a new lease upon lease termination or expiration and that the lease is subject to cancellation by

the Director in the exercise of the sovereign authority of the United States to the extent provided by applicable law;

(i) Appropriate provisions stating that the lessee may not construct new buildings or structures on leased property, provided that, a lease may contain appropriate provisions that authorize the lessee to construct, subject to the prior written approval of the Director, minor additions, buildings and/or structures determined by the Director to be necessary for support of the authorized activities of the lessee and otherwise to be consistent with the protection and purposes of the park area. Approval by the Director of new construction may only be granted if the Director makes the determinations required by Sec. 18.4;

(j) Appropriate provisions requiring that:

(1) Any improvements to or demolition of leased property to be made by the lessee may be undertaken only with written approval from the Director;

(2) That any improvements to or demolition of historic property may only be approved if the Director determines that the improvements or demolition complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR part 68); and

(3) Any improvements made by a lessee shall be the property of the United States;

(k) Appropriate provisions that describe and limit the type of activities that may be conducted by the lessee on the leased property. The types of activities described in a lease may be modified from time to time with the approval of the Director through an amendment to the lease. The Director may approve modified activities only if the determinations required by Sec. 18.4 remain valid under the proposed modified activities and the proposed activities are otherwise determined appropriate by the Director;

(l) Appropriate provisions, unless the Director determines not to permit pledges or encumbrances in the circumstances of a particular lease, authorizing the lessee to pledge or encumber the lease as security, provided that any pledge or encumbrance of the lease and the proposed holder of the pledge or encumbrance must be approved in writing in advance by the Director and that a pledge or encumbrance may only grant the holder the right, in the event of a foreclosure, to assume the responsibilities of the lessee under the lease or to select a new lessee subject to the approval of the Director. Pledges or encumbrances may not grant the holder the right to alter or amend in any manner the terms of the lease;

(m) Appropriate provisions stating that fulfillment of any obligations of the government under the lease is subject to the availability of appropriated funds. No lease issued under authority of this part shall entitle the lessee to claim benefits under the Uniform Relocation Assistance Act of 1970 (Public Law 91-646) and all leases entered into under the authority of this part shall require the lessee to waive any such benefits; and

(n) Appropriate provisions granting the Director and the Comptroller General access to the records of the lessee as necessary for lease administration purposes and/or as provided by applicable law.

Tab 15

City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

REQUEST FOR INFORMATION #19-11
ADAPTIVE RE-USE
OF
KING FARM FARMSTEAD PARK

KEY INFORMATION SUMMARY SHEET

RFI Issue Date:	October 1, 2010
RFI Issuing Office:	City of Rockville Purchasing Division
Purchasing Manager:	Eileen Morris 111 Maryland Avenue Rockville, Maryland 20850
Phone Number: E-mail Address:	240-314-8432 emorris@rockvillemd.gov
Submit Inquiries to:	Burt Hall, Director of Recreation and Parks 111 Maryland Avenue Rockville, Maryland 20850
Phone Number: E-mail Address:	240-314-8602 bhall@rockvillemd.gov
Inquiry Period Closes:	November 19, 2010
Response Due Date:	December 8, 2010 at 10:00AM local time
Responses Delivered to:	City of Rockville Purchasing Division 111 Maryland Avenue Rockville, MD, 20850

DISCLAIMER

This RFI is issued solely for information and planning purposes and does not constitute a Request for Proposals, Request for Qualification or Invitation to Bid. Responses to this notice are not offers and cannot be accepted by the City of Rockville (the "City") to form a binding contract. The City shall not be responsible for any costs incurred by any respondent to this RFI in furnishing any information, ideas or data in response to this RFI.

Responses to this RFI are subject to Freedom of Information Act (FOIA) requests.

Further, this RFI shall not be construed as a commitment in any manner whatsoever by the City to enter into any contract, lease, or any other arrangement that might be suggested by interested parties, nor will the City pay for the information submitted in response to this RFI. The City intends to use the information provided in response to this RFI to determine, in its sole discretion, the potential options deemed appropriate and in the best interest of the City.

The City reserves the right to use the information provided by responders in developing a subsequent Request for Proposal for Management and Operation Services.

Failure to respond to this RFI does not exclude any interested party from future consideration for opportunities which may be solicited by the City through later procurement methods (Request for Proposals, Request for Qualifications, etc.). Interested parties submitting proposed ideas are advised that any information provided shall be deemed furnished with unlimited rights to the City assuming no liability for the disclosure, use, or reproduction of such information or ideas or data, etc.

No proprietary information should be submitted. Respondents are further advised that the City is under no obligation to acknowledge receipt of the information received, or to provide feedback of any kind whatsoever to respondents to this RFI with respect to information submitted under this RFI. It is also emphasized that the requested information, ideas, data, etc. are for preliminary planning purposes only and do not constitute in any manner whatsoever any commitment, implied or otherwise, that there would be any solicitation of any respondent for any procurement, related to or arising out of this RFI at any time in the future.

Responses to this RFI will not be returned.

1. Introduction

The City of Rockville (the "City") requests expressions of interest, information and comments (RFI) from interested individuals, corporations and not-for-profit organizations and any other interested parties ("Respondents") for the purpose of informing the ongoing development of policy directives for the long-term future use of the King Farm Farmstead Park ("Farmstead"), located at 16100 Frederick Avenue, Rockville, MD, 20850. Potential lessees/managers of the Farmstead and its facilities, and/or parties interested in exploring a public-private partnership for use of this property are invited to respond to this RFI.

2. Background Information

The City, an incorporated municipality in the State of Maryland, located twelve (12) miles northwest of the nation's capital, owns and operates the King Farm Farmstead Park. The City acquired the 6.96 acre site in the mid-1990s at the time of the sale and development of the former King (Irvington) Farm. The land was donated to the City by the developers of King Farm, a 430-acre mixed-use project, utilizing New Urbanism design concepts, and composed of approximately 3,200 dwelling units, 2.2 million square feet of commercial/ office space and 120,000 square feet of retail. The Farmstead is part of the overall 92-acre public King Farm park system that includes two additional active parks and 43 acres of stream valley/forest parkland. Maryland Rt. 355 (Frederick Road) is adjacent to the site on the east side. Residential lots are located to the west and south of the site. The Shady Grove Metrorail Station is a five-minute walk on the other side of Rt. 355. Additional information relating to the City and the King Farm Farmstead Park can be found on the City's website at: http://www.rockvillemd.gov/

The Farmstead, formerly the home of the Lawson King family, contains a collection of historic buildings associated with the King (Irvington) Farm. The farmhouse, the dairy barn complex, and associated outbuildings form a collection of agricultural resources that convey the importance of dairy farming in Montgomery County during the twentieth century. The Farmstead's location, just down slope from the highest hill at King Farm, makes the dairy complex highly visible from several places within King Farm. See Attachment A for a more detailed description of the buildings, including square footage. Attachment B is a site map of the Farmstead. Attachment C is a site map showing the Farmstead in relation to the King Farm development and adjacent road and transportation system.

The Farmstead property has several current, ongoing uses. The hay drying shed has been converted to a picnic shelter available for drop-in and reserved use. Adjacent to the picnic shelter is a forty-plot community vegetable garden. The storage barn and one of the small tenant houses are in use by the Bikes for the World organization. The dairy barns are being used for City storage. The stand-alone garage is leased to a model train club. The main house and second tenant house are both vacant at this time. Pending the identification of an alternate, long-term use or uses, any or all of these current uses may be terminated.

The site is served by well water. There is limited land available for construction of parking, although the nearby, City-owned Stepanek Park has ample parking available. It may be possible to lease or purchase adjacent property to the north of the site for parking or other related uses.

3. Purpose

The City is engaged in policy discussions regarding the future of the Farmstead. To further inform this policymaking process, the Mayor and Council has directed the preparation of this RFI to provide the City with information on individuals, corporations and not-for-profit organizations that may be interested in leasing the property or exploring a public-private partnership with the City that will facilitate improvements to the site and its buildings, and the establishment of a suitable long-term plan for adaptive reuse.

4. Program Goals and Policy Standards

The Farmstead is a designated, local Historic District. The intent of the City is to explore and promote appropriate adaptive reuses with the related goal to preserve the historical integrity of the overall site and exterior appearance of the various buildings. Historically compatible alterations to the exterior of the buildings and the site are permissible with the approval of the Rockville Historic Preservation Commission. Proposed adaptive reuses will also be evaluated for compatibility with adjacent and nearby residential properties.

5. RFI Response

Respondents shall submit one (1) original and five (5) copies marked RFI #19-11 – ADAPTIVE RE-USE OF KING FARM FARMSTEAD PARK no later than **10:00 A.M., Wednesday, December 8, 2010** to City of Rockville, City Hall, 111 Maryland Ave., Rockville, MD 20850; Attention: Purchasing Manager.

A. Provide a brief description of your company or organization on company letterhead.

B. Provide the name of the contact person from your company or organization who will respond to questions or requests from the City for additional information.

C. Provide an overview of the services your company or organization provides, including:

1. Nature of the business or not-for-profit activities
2. Vision, Objectives
3. Size
4. Location(s)
5. Number of employees
6. General description of the company's or organization's customers
7. Financial status of the company
8. Relationship to any larger entity

D. Provide an Overview of the Proposed Uses of the Farmstead, including:

1. General description of proposed lease terms, or in the case of a public-private partnership, describe what your company or organization would contribute
2. Description of the proposed use or uses of each building
3. Description of the proposed use or uses of the grounds
4. Days and hours of use
5. Estimated number of daily vehicle and pedestrian trips generated
6. Number of parking spaces required
7. Impacts to and synergies with adjacent residential community
8. Describe how the proposed use will adequately ensure the preservation and protection of this historic property
9. Describe how the proposed use may be accommodated in an environmentally enhancing manner
10. Describe the extent to which continued public access to the Farmstead will or will not be compatible with the proposed use
11. Description of any specialized needs
12. Any other information that would improve the City's understanding of your proposal

City of Rockville
Department of Recreation and Parks

KING FARM FARMSTEAD PARK

Existing Buildings

Building #1 – Main House – 5,000 Sq. Ft.
Two-story farmhouse with basement
Main Floor – foyer, center hall, living room, dining room, kitchen, study, bathroom, mud room
Second Floor – 5 bedrooms, bathroom
Basement – laundry room, rec room, storage
Walk-up attic

Building #2 – Stand-alone Garage – 2,020 Sq. Ft.
Two-story, with space for 4 vehicles on main floor,
Residential apartment on 2nd floor

Buildings # 3 and #4 – "Wisconsin" Dairy Barn Complex – 6,300 Sq. Ft. Each
Two-story with milking stations on main floor
Second story is open and was used for hay storage

Building #5 – Storage (Horse) Barn – 5,244 Sq. Ft.
Open barn with storage bins and corrals

Building #6 – Tenant House – 875 Sq. Ft.
Small House with kitchen, living room, bedrooms

Building #7 – Tenant House – 515 Sq. Ft.
Small House with kitchen, living room, bedrooms

Building #8 – Picnic Shelter (Former Hay Drying Shed) – 2,530 Sq. Ft.
Picnic shelter with grills, tables – accommodates 50 people

ABOUT NCPPP

The National Council for Public-Private Partnerships is a non-profit, non-partisan organization founded in 1985. The Council is a forum for the brightest ideas and innovators in the partnership arena. Its growing list of public and private sector members, with experience in a wide variety of public-private partnership arrangements, and its diverse training and public education programs represent vital core resources for partnering nationwide. The Council's members bring an unmatched dedication to providing the most productive and cost-effective public services.

Every activity of the Council is geared to enhancing the partnership process from networking events, such as conferences and issue forums, to sharply focused opportunities, such as Committees, Institutes, the Speakers' Bureau and the Web Site. The benefits of the Council membership are bounded only by the energy of its members, which is vast.

Across the country, governments are being challenged to operate more efficiently and cost-effectively and are turning to an accepted tool for serving public needs. In addition to the resources available to its members, the Council has access to expert consultants providing accurate, timely information to the general public. It advocates partnering, where appropriate, at the federal, state and local levels through formal and informal presentations.

MISSION The mission of The National Council for Public-Private Partnerships is to advocate and facilitate the formation of public-private partnerships at the federal, state and local levels, where appropriate, and to raise the awareness of governments and businesses of the means by which their cooperation can cost effectively provide the public with quality goods, services and facilities.

OBJECTIVES

1. To serve as an advocate of public-private partnerships.
2. To provide complete, objective, timely and useful information on the utilization of public-private partnerships to provide services and facilities to the general public.
3. To facilitate communications between public- and private-sector members with respect to issues related to the implementation of public-private partnerships.
4. To conduct educational, training and other activities on public-private partnerships.
5. To provide input to the public dialogue in support of the use of public-private partnerships and removal of impediments to their implementation.
6. To facilitate an international dialogue on public-private partnerships in support of the foregoing objectives.

KEY VALUES

1. Full and open participation by public and private members and encouragement of frank communication between the public and private sectors.
2. Assistance to both the public and private sectors in public-private partnership analysis and implementation.
3. Promotion of member teamwork in fulfilling the Council's mission and achieving its objectives as a non-profit, non-partisan organization

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Leadership of the NCPPP is divided into two main groups: the Executive Committee and the Board of Directors.

The Academic Advisory Committee serves as a resource to Council members and assists in the development of informational resources on public-private partnerships.

By-Laws

FAQ

Annual Reports beginning in 2000 are available online. The Annual Reports highlight the main activities of the Council, discuss Council Institutes, outline the NCPPP Award winners and list the leadership for that year.

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The National Council for Public-Private Partnerships | 2000 14th Street North, Suite 480 | Arlington, VA 22201
Phone: 703.469.2233 | Fax: 703.469.2236 | ncppp@ncppp.org

March 9, 2006

TO: Historic Preservation Commission

FROM: Robin D. Ziek, Historic Preservation Planner

SUBJECT: Evaluation of Significance to Rockville of 16100 Frederick Road
King Farm Park

DESCRIPTION: Parcel A (5 acres) King Farm, Bailey's Commons North
P. No. 20357
Parcel B (remainder of environmental setting)

OWNER: City of Rockville

STAFF RECOMMENDATION: Based on an assessment of the history and architecture of the site, Staff finds that this property meets the adopted Rockville criteria for a local historic district. The recommended environmental setting is the remnant of the farm property that extends from Frederick Road to Piccard Drive, and from Ridgemont Avenue to the west survey line of Parcel A extended. The total acreage will be seven to eight acres of land, to be determined with an engineering survey and to be recorded as a plat.

Architectural Significance: The property exemplifies the 20th century dairy farms in Montgomery County. The collection of farm buildings illustrates this once important industry in the Rockville area. Of particular interest is the large scale Dairy barn, with its complex and unified design that incorporates architectural detailing such as cast stone concrete block and decorative wood trim in a utilitarian structure. However, all of the buildings played a role and illustrate the farm as an industry, with a design layout along the north-south axis of the farm lane.

Cultural and Social Significance: From its inception until ca. 1960, Rockville was surrounded by farmland. The King Farm was one of the largest farming operations in the county, and William Lawson King exemplifies the high farming standards that were required to meet the challenges of producing food in a sanitary and healthy environment. In addition, Mr. King made multiple contributions to the county and city through his involvement in local governmental, civic and social institutions, as well as a variety of business ventures.

Archeological resources: Because of the lengthy occupation at this site in the historical period, there is a high potential for resources related to eighteenth – twentieth century farming, including the potential for identifying variations in status amongst the residents of the property who contributed to the successful farming industry at this site. In addition, there is a low potential for pre-historic remains, as one site has been identified and determined to be in too disturbed a condition to warrant further sturdy.

D. Represents a significant and distinguishable entity whose components may lack individual distinction.

As a multi-site historic district, some of the buildings have more architectural significance than others. However, the collection of farm structures is significant to illustrate the variety of buildings required in a large dairy farming operation, and each building has its significance within the group.

E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

Yes. The King Farm family house and dairy barn with its large sign advertising "Thompson's Dairy" has been a landmark along Frederick Road throughout the 20th century. The area has been redeveloped from farmland to suburbia, with the King Farm as a steady presence in the area.

III. Structural Integrity: There is a high level of integrity overall.

☐ "Substantially Altered" (basic shape, original façade plan, windows and doors have been obscured or changed.)

☑ **Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.**

☑ **Original or near original condition (all changes reversible)**

☑ **Outbuildings present and recognizable**

☑ **Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)**

If the site is found to meet one or more criteria and possesses sufficient integrity, it is eligible to be recommended to the Mayor and Council as a potential historic district or landmark site. Determine the level of site significance and list the applicable criteria for the recommendation.

IV. Level of site significance: (Check those that apply)

Local: *Yes* *I B, C, D; II A, C, D, E*
State: *Yes* *I B, C, D; II A, C, D*
National:

ATTACHMENT A

KING FARM FARMSTEAD PARK

Existing Buildings

Building #1 – Main House – 5,000 Sq. Ft.
Two-story farmhouse with basement
Main Floor – foyer, center hall, living room, dining room, kitchen, study, bathroom, mud room
Second Floor – 5 bedrooms, bathroom
Basement – laundry room, rec room, storage
Walk-up attic

Building #2 – Stand-alone Garage - Sq. Ft.
Two-story, with space for 4 vehicles on main floor,
Residential apartment on 2nd floor

Buildings # 3 and #4 – "Wisconsin" Dairy Barn Complex – 6,300 Sq. Ft. Each
Two-story with milking stations on main floor
Second story is open and was used for hay storage

Building #5 – Storage Barn - Sq. Ft.
Open barn with storage bins and corrals

Building #6 – Tenant House – 875 Sq. Ft.
Small House with kitchen, living room, bedrooms

Building #7 – Tenant House – 515 Sq. Ft.
Small House with kitchen, living room, bedrooms

Building #8 – Picnic Shelter (Former Hay Drying Shed) - Sq. Ft.
Picnic shelter with grills, tables – accommodates X people

INSERT ATTACHED B&C HERE
FORMAT PAGE NUMBERING IN FINAL PDF

Tab 16

City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

REQUEST FOR INFORMATION #19-11 (re-bid)
ADAPTIVE RE-USE
OF
KING FARM FARMSTEAD PARK

KEY INFORMATION SUMMARY SHEET

RFI Issue Date:	December 20, 2010
RFI Issuing Office:	City of Rockville Purchasing Division
Purchasing Manager:	Eileen Morris 111 Maryland Avenue Rockville, Maryland 20850
Phone Number: E-mail Address:	240-314-8432 emorris@rockvillemd.gov
Submit Inquiries to:	Burt Hall, Director of Recreation and Parks 111 Maryland Avenue Rockville, Maryland 20850
Phone Number: E-mail Address:	240-314-8602 bhall@rockvillemd.gov
Response Due Date:	January 31, 2011, 10:00AM local time
Responses Delivered to:	City of Rockville Purchasing Division 111 Maryland Avenue Rockville, MD, 20850

DISCLAIMER

This RFI is issued solely for information and planning purposes and does not constitute a Request for Proposals, Request for Qualification or Invitation to Bid. Responses to this notice are not offers and cannot be accepted by the City of Rockville (the "City") to form a binding contract. The City shall not be responsible for any costs incurred by any respondent to this RFI in furnishing any information, ideas or data in response to this RFI.

Responses to this RFI are subject to Freedom of Information Act (FOIA) requests.

Further, this RFI shall not be construed as a commitment in any manner whatsoever by the City to enter into any contract, lease, or any other arrangement that might be suggested by interested parties, nor will the City pay for the information submitted in response to this RFI. The City intends to use the information provided in response to this RFI to determine, in its sole discretion, the potential options deemed appropriate and in the best interest of the City.

The City reserves the right to use the information provided by responders in developing a subsequent Request for Proposal for Management and Operation Services, or public private partnerships, or other arrangements for use of the King Farm Farmstead.

Failure to respond to this RFI does not exclude any interested party from future consideration for opportunities which may be solicited by the City through later procurement methods (Request for Proposals, Request for Qualifications, etc.). Interested parties submitting proposed ideas are advised that any information provided shall be deemed furnished with unlimited rights to the City assuming no liability for the disclosure, use, or reproduction of such information or ideas or data, etc.

No proprietary information should be submitted. Respondents are further advised that the City is under no obligation to acknowledge receipt of the information received, or to provide feedback of any kind whatsoever to respondents to this RFI with respect to information submitted under this RFI. It is also emphasized that the requested information, ideas, data, etc. are for preliminary planning purposes only and do not constitute in any manner whatsoever any commitment, implied or otherwise, that there would be any solicitation of any respondent for any procurement, related to or arising out of this RFI at any time in the future.

Responses to this RFI will not be returned.

1. Introduction

The City of Rockville (the "City") requests expressions of interest, information and comments (RFI) from interested individuals, corporations and not-for-profit organizations and any other interested parties ("Respondents") for the purpose of informing the ongoing development of policy directives for the long-term future use of the King Farm Farmstead Park ("Farmstead"), located at 16100 Frederick Avenue, Rockville, MD, 20850. Potential lessees/managers of the Farmstead and its facilities, and/or parties interested in exploring a public-private partnership for use of this property are invited to respond to this RFI.

2. Background Information

The City, an incorporated municipality in the State of Maryland, located twelve (12) miles northwest of the nation's capital, owns and operates the King Farm Farmstead Park. The City acquired the 6.96 acre site in the mid-1990s at the time of the sale and development of the former King (Irvington) Farm. The land was donated to the City by the developers of King Farm, a 430-acre mixed-use project, utilizing New Urbanism design concepts, and composed of approximately 3,200 dwelling units, 2.2 million square feet of commercial/ office space and 120,000 square feet of retail. The Farmstead is part of the overall 92-acre public King Farm park system that includes two additional active parks and 43 acres of stream valley/forest parkland. Maryland Rt. 355 (Frederick Road) is adjacent to the site on the east side. Residential lots are located to the west and south of the site. The Shady Grove Metrorail Station is a five-minute walk on the other side of Rt. 355. Additional information relating to the City and the King Farm Farmstead Park can be found on the City's website at: http://www.rockvillemd.gov/parks-facilities/kingfarmsite.htm

The Farmstead, formerly the home of the Lawson King family, contains a collection of historic buildings associated with the King (Irvington) Farm. The farmhouse, the dairy barn complex, and associated outbuildings form a collection of agricultural resources that convey the importance of dairy farming in Montgomery County during the twentieth century. The Farmstead's location, just down slope from the highest hill at King Farm, makes the dairy complex highly visible from several places within King Farm. See Attachment A for a more detailed description of the buildings, including square footage. Attachment B is a site map of the Farmstead. Attachment C is a site map showing the Farmstead in relation to the King Farm development and adjacent road and transportation system.

The Farmstead property has several current, ongoing uses. The hay drying shed has been converted to a picnic shelter available for drop-in and reserved use. Adjacent to the picnic shelter is a forty-plot community vegetable garden. The storage barn and one of the small tenant houses are in use by the Bikes for the World organization. The dairy barns are being used for City storage. The stand-alone garage is leased to a model train club. The main house and second tenant house are both vacant at this time. Pending the identification of an alternate, long-term use or uses, any or all of these current uses may be terminated.

The site is served by well water. There is limited land available for construction of parking, although the nearby, City-owned Stepanek Park has ample parking available. It may be possible to lease or purchase adjacent property to the north of the site for parking or other related uses.

3. Purpose

The City is engaged in policy discussions regarding the future of the Farmstead. To further inform this policymaking process, the Mayor and Council has directed the preparation of this RFI to provide the City with information on individuals, corporations and not-for-profit organizations that may be interested in leasing the property or exploring a public-private partnership with the City that will facilitate improvements to the site and its buildings, and the establishment of a suitable long-term plan for adaptive reuse.

4. Program Goals and Policy Standards

The Farmstead is a designated, local Historic District. The intent of the City is to explore and promote appropriate adaptive reuses with the related goal to preserve the historical integrity of the overall site and exterior appearance of the various buildings. Historically compatible alterations to the exterior of the buildings and the site are permissible with the approval of the Rockville Historic Preservation Commission. Proposed adaptive reuses will also be evaluated for compatibility with adjacent and nearby residential properties.

A staff report on the historic designation of the Farmstead site, with photos can be found at: http://www.rockvillemd.gov/government/commissions/hdc/2006/King-Farm-Homestead-Park.pdf

5. RFI Response

Respondents shall submit one (1) original and three (3) copies marked RFI #19-11 – ADAPTIVE RE-USE OF KING FARM FARMSTEAD PARK no later than **10:00 A.M., Monday, January 31, 2011** to City of Rockville, City Hall, 111 Maryland Ave., Rockville, MD 20850; Attention: Purchasing Manager.

A. Provide a brief description of your company or organization on company letterhead.

B. Provide the name of the contact person from your company or organization who will respond to questions or requests from the City for additional information.

C. Provide an overview of the services your company or organization provides, including:

1. Nature of the business or not-for-profit activities
2. Vision, Objectives
3. Size
4. Location(s)
5. Number of employees
6. General description of the company's or organization's customers
7. Financial status of the company
8. Relationship to any larger entity

D. Provide an Overview of the Proposed Uses of the Farmstead, including:

1. General description of proposed lease terms, or in the case of a public-private partnership, describe what your company or organization would contribute
2. Description of the proposed use or uses of each building
3. Description of the proposed use or uses of the grounds
4. Days and hours of use
5. Estimated number of daily vehicle and pedestrian trips generated
6. Number of parking spaces required
7. Impacts to and synergies with adjacent residential community
8. Describe how the proposed use will adequately ensure the preservation and protection of this historic property
9. Describe how the proposed use may be accommodated in an environmentally enhancing manner
10. Describe the extent to which continued public access to the Farmstead will or will not be compatible with the proposed use
11. Description of any specialized needs
12. Any other information that would improve the City's understanding of your proposal

ATTACHMENT A

KING FARM FARMSTEAD PARK

Existing Buildings

Building #1 – Main House – 5,000 Sq. Ft.
Two-story farmhouse with basement
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Walk-up attic

Building #2 – Stand-alone Garage - 2,020 Sq. Ft.
Two-story, with space for 4 vehicles on main floor,
Residential apartment on 2nd floor

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Two-story with milking stations on main floor
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Building #5 – Storage ("Horse") Barn - 5,244 Sq. Ft.
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Building #8 – Picnic Shelter (Former Hay Drying Shed) - 2,530 Sq. Ft.
Picnic shelter with grills, tables – accommodates 50 people

Tab 17

City of Rockville

MEMORANDUM

May 4, 2011

TO: Scott Ullery, City Manager

FROM: Burt Hall, Director of Recreation and Parks

SUBJECT: King Farm Farmstead RFI – Responses

This memo provides a brief overview of the three proposals received in response to the RFI for Adaptive Re-Use of the King Farm Farmstead. The proposals were submitted by

- Habitat for Humanity (HFH)
- Bikes for the World (BFW)
- GrowingSOUL

The HFH and BFW proposals were submitted jointly. The two organizations envision working together to implement their concept, and to recruit other non-profits.

None of the three proposals is a formal lease proposal.

Copies of the three submissions are attached. Based on guidance provided by the City Attorney and by the Contract Officer, the City may consider and respond to these proposals without issuing a formal RFP. There are other legal issues that will need to be considered with regard to leasing the Farmstead Park for the purposes envisioned.

City staff is working on a proposed method to evaluate the proposals and to develop a recommendation for the Mayor and Council's consideration regarding a potential lease of the Farmstead. An important part of this process will be to inform the King Farm Assembly and King Farm neighborhood residents of these proposals and obtain input.

Synopsis of Proposals

Habitat for Humanity

Overall Concept: Turn the Farmstead Park into a "non-profit center or campus," The first two organizations would be HFH and BFW; they propose to invite at least one other non-profit, and possibly more.

TO: Scott Ullery, City Manager
King Farm Farmstead RFI – Responses
May 4, 2011

- HFH would use both of the big dairy barns for storage of construction supplies used in their home building and renovation program; they currently have to turn away donations due to lack of storage space.
- HFH is interested in "possibly converting the main house into offices for their organization" - 17 people; 13 HFH staff, plus 4 AmeriCorps members. Work would be done with in-house HFH forces and volunteers.
- Proposed lease terms: In exchange for usage*, HFH would renovate and bring the occupied properties (both dairy barns + main house) up to code.
- Renovations would be made in accordance with historical requirements (Farmstead Park is a local historic district).
- Use would be generally 9 a.m. to 5 p.m. M-F, with access to the barns on weekends.
- Expanded parking would be necessary to support the office use of the house - HFH proposes up to 30 spaces. - [may be excessive]
- No effect on the community garden or the picnic shelter.

*There is no mention of payment of rent. If this proposal is seriously considered, staff proposes determining what an appropriate facility rent would be and providing HFH with a rent credit based on the calculated value of their building renovations and improvements. When the credit amount is used up, they would begin paying rent. This would have to be negotiated along with other lease terms.

Bikes for the World

BFW is currently set up and working at the Farmstead Park, using the "horse barn" on the north side of the property for bike storage and repairs, and one of the small tenant houses for their office and additional shop space. They are not paying rent per se, but are participating in the City's program to collect used bikes, repair them, and distribute them to needy Rockville children, along with helmets. They also offer Student Service Learning credit to student volunteers who work on bikes. Other than covering utilities for the two buildings, the City is not financially supporting BFW's use of the Farmstead. With City representatives in attendance, BFW recently celebrated the donation of its 50,000th bicycle.

- BFW supports and wants to participate in the "non-profit campus" concept.
- BFW would lend their assistance to HFH in improving the other Farmstead buildings.
- BFW proposes to continue use of the horse barn and tenant house; they want to expand their use of the horse barn by performing some renovations and improvements, including adding a rear egress door.
- BFW proposes to establish a "community bike shop," that would provide sales, repair, and training services to cyclists in general. They propose to set this up in the other small tenant house.
- BFW's uses would be on both weekdays and weekends.
- BFW proposes construction of additional parking in the southeast corner of the Farmstead, adjacent to Rt. 355.

TO: Scott Ullery, City Manager
King Farm Farmstead RFI – Responses
May 4, 2011

GrowingSoul (GS)

Overall Concept: GrowingSoul's proposal envisions "this facility to become a regional and international training center for sustainable urban agriculture for both adults and children." GS is described as a local 501(c)(3) non-profit organization, in cooperation with CS2 Investments, LLC. The venture is also in collaboration with Growing Power, Inc. and its founder, Will Allen, a former Rockville resident, as well as a number of other local non-profits: Manna Food Center, Interfaith Works, Project Change and Montgomery Victory Gardens.

- GS proposes to use all Farmstead buildings and much of the grounds.
- GS states their ultimate goal of their proposed venture is "to create and perpetuate a sustainable food system in Rockville (and the greater County), which maximizes local food production, provides great access to affordable, healthy food for all citizens, creates sustainable "green" jobs for the local economy and teaches citizens to become the rural and urban farmers of tomorrow."
- CS2 Investments would use their business and commercial real estate experience to restore, preserve and maintain the various buildings.
- GS would offer education in "living classrooms," offer an on-line buyers club for their products, set up booths at County farmers markets and a mobile farmers market.
- The ways GS would work with the other non-profits listed above is described in their white paper.
- A preliminary look at proposed uses of the various Farmstead buildings is described as well.
- The GS white paper does not address lease terms, payment of rent, parking requirements, number of staff and visitors. These details will be provided as GS further develops its proposal.

Attachments:

cc: Recreation and Park Advisory Board
Jenny Kimball, Assistant City Manager
Steve Mader, Superintendent of Parks and Facilities

Tab 18

Mayor and Council

For the meeting on: July 11, 2011
Department: Recreation and Parks
Responsible staff: Burt Hall, Director of Recreation and Parks
phone: (240) 314 - 8602
bhall@rockvillemd.gov

Subject

Presentation of Proposals for Adaptive Re-Use of the King Farm Farmstead Park and buildings by, Habitat for Humanities of Montgomery County, Bikes for the World, and GrowingSOUL

Recommendation

Staff recommends the Mayor and Council receive the presentations, followed by a discussion of the merits of the proposals. Staff recommends the Mayor and Council provide direction to the presenters and the staff as to need for additional information, and which proposal or proposals to pursue further.

Discussion

Three proposals were received in response to the Request for Information (RFI) for Adaptive Re-Use of the King Farm Farmstead, issued October 1, 2010. These proposals were submitted after the original closing date for submittals (December 8, 2010), during the extension period. The proposals were submitted by

- Habitat for Humanity -Montgomery County, Maryland, Inc. (HFH)
- Bikes for the World (BFW)
- GrowingSOUL - Sustainable Opportunities for Universal Learning (GS)

The HFH and BFW proposals were submitted jointly. The two organizations envision working together to implement their concept, and to recruit other non-profits to locate at the Farmstead.

Copies of the three submissions are attached. The HFH and GS proposals have been substantially updated since this information was last provided to the Mayor and Council.

NOTE: Any changes to the exterior of the buildings or the Farmstead grounds will require Historic District Commission review and approval, as the property is in a local Historic District.

Based on guidance provided by the City Attorney and by the Contract Officer, the City may consider and respond to these proposals without issuing a formal RFP. There are other legal issues that will need to be considered with regard to leasing the Farmstead Park for the purposes envisioned.

An important next step in this process will be to schedule presentations of the proposals to the King Farm Assembly and King Farm neighborhood residents, including a question and answer session and opportunity for input. Copies of the information (memo and proposals) provided to the Mayor and Council in mid-May were distributed to the King Farm Assembly at their May 18, 2011 meeting. The updated proposal materials will be forwarded to the King Farm Assembly.

Financial Considerations

In preliminary discussions with HFH regarding their proposal, and how rent would be applied, staff has proposed to negotiate a fair and reasonable rental amount, and for the City to provide "rent

credit" to HFH based on the fair market value of the proposed capital improvements to the buildings they would occupy. The specifics of this arrangement would be negotiated if the City chooses to move forward with HFH's proposal.

BFW is currently using two buildings at the Farmstead. The "horse barn" on the north side of the property houses their bike repair and storage facility, and they are using one of the small, adjacent tenant houses for their office and for some repair work. BFW currently pays no rent, but does provide valuable services to City residents in support of the "Terrific Bike Program" (free bikes for Rockville youth who participate) and by providing Student Service Learning volunteer opportunities. BFW has informed City staff that their organization is not in a position to pay rent but could provide additional in-kind services in support of facility upgrades and other initiatives.

The GS proposal contains specific financial proposals in regards to a proposed, initial City investment in the Farmstead infrastructure, and rental payments.

Synopsis of Proposals

Habitat for Humanity - Montgomery County, MD, Inc. (Attachment A)
HFH proposes to turn the Farmstead Park into a "non-profit center or campus." The first two organizations would be HFH and BFW; they propose to invite at least one other non-profit, and possibly more.

- HFH proposes to use one of the big dairy barns for offices, meeting space, and storage of construction supplies used in their home building and renovation program. They currently have to turn away donations due to lack of storage space. Storage would be used for donated materials obtained for re-sale by HFH's fundraising partner, "ReStore."
- HFH is no longer proposing to use the main house or any other Farmstead facility. They propose to convert some of the space in one of the dairy barns for office uses. There are currently 14 HFH staff, supplemented by 4 AmeriCorps members. Renovation work would be done with in-house HFH forces and volunteers.
- HFH proposes that the garage, additional tenant house, second dairy barn and the main house would be occupied by additional non-profits, (although these are not specifically identified). The community garden and picnic shelter would remain under their current uses.
- Proposed lease terms: In exchange for rent credit, HFH would renovate and bring the occupied properties (one or both dairy barns) up to code for proposed uses. Once the rent credit is exhausted City staff proposes HFH begin paying rent.
- Renovations would be made in accordance with historical requirements.
- Use would be generally 9 a.m. to 5 p.m. M-F, with access to the barns on weekends.
- HFH proposes no expansion of parking to support its uses. If additional non-profits occupied other Farmstead buildings, this would likely increase parking requirements.
- HFH may or may not take on responsibilities for maintenance of the grounds; i.e., to be negotiated.
- HFH does not foresee any negative impacts to the surrounding community.

Bikes for the World (Attachment B)
BFW is currently set up and working at the Farmstead Park, using the "horse barn" on the north side of the property for bike storage and repairs, and one of the small tenant houses for their office and additional shop space. They are not paying rent per se, but are participating in the City's program to collect used bikes, repair them, and distribute them to needy Rockville children, along with helmets. They also offer Student Service Learning credit to student volunteers who repair bikes and other associated tasks. Other than paying minimal utilities for the two buildings, the City is not financially supporting BFW's use of the Farmstead. [With City representatives in attendance, BFW recently celebrated the donation of its 50,000th bicycle.]

- BFW supports and wants to participate in the "non-profit campus" concept.
- BFW would lend their assistance to HFH in improving the other Farmstead buildings.
- BFW proposes to continue use of the horse barn and tenant house; they want to expand their use of the horse barn by performing some renovations and improvements, including adding a rear egress door. This would allow them to fully occupy the existing barn square footage.
- BFW proposes to establish a "community bike shop" that would provide sales, repair, and training services to cyclists in general. They propose to set this up in the second small tenant house.
- BFW's uses would be on both weekdays and weekends.
- BFW proposes construction of additional parking in the southeast corner of the Farmstead, adjacent to Rt. 355.
- BFW has informed City staff they are not in a position to pay formal rent.

GrowingSoul (GS) - **S**ustainable **O**pportunities for **U**niversal **L**earning (Attachment C)
GrowingSoul's proposal envisions re-using the Farmstead "in a way that closely aligns with its

original agricultural uses," including restoring and preserving the historic integrity of the property. GS is described as a "non-profit program of Project Change, a [...] youth empowerment organization focusing on community building and quality student service learning." The Farmstead would become "the headquarters for growing our international "Sustainable Opportunities for Universal Learning (SOUL) Center."

A principal partner on the financial side is CS2 Investments, LLC. The venture is also in collaboration with Growing Power, Inc. and its founder, Will Allen, a former Rockville resident, as well as a number of other local businesses and non-profits: Manna Food Center, Interfaith Works, Project Change, Montgomery Victory Gardens, plus Pepco, Whole Foods, local restaurants, and more.

- GS focuses on promoting "a sustainable food system that benefits the health of individuals, communities and our planet," and demonstrating and teaching "strategies necessary to create a zero-waste food cycle."
- GS's activities include composting, compost sharing, increasing amount of "waste rescued," and increasing number of residents and farmers using sustainable practices.
- GS states their ultimate goal of their proposed venture is "to create and perpetuate a sustainable food system in Rockville (and the greater County), which maximizes local food production, provides great access to affordable, healthy food for all citizens, creates sustainable "green" jobs for the local economy and teaches citizens to become the rural and urban farmers of tomorrow."
- GS proposes to use all Farmstead buildings and much of the grounds, 7 days/week year round. They would renovate the buildings over a period of years.
- CS2 Investments would use their business and commercial real estate experience to restore, preserve and maintain the various buildings, and understand the requirements of the local historic district.
- GS would offer education in "living classrooms," offer an on-line buyers club for their products, set up booths at County farmers markets and a mobile farmers market.
- The ways GS would work with the other non-profits listed above is described in their proposal.
- A preliminary look at proposed uses of and renovations to the various Farmstead buildings is described, as well as uses of the Farmstead grounds.
- GS believes existing parking on the Farmstead site is adequate, with supplemental parking for the public being provided at nearby Mattie Stepanek Park.
- The GS proposal requests an initial 10-year lease with two, 5-year options. They further propose that the City, at its cost, install water/sewer/electric service to each Farmstead building (approximate cost of $400,000-$500,000). Once water/sewer service is installed, GS would begin paying rent ($1200/mo). They also propose to pay to the City 6% of their gross revenues annually. (See pp 10-11 of attached proposal).

Mayor and Council History

Councilmember Pierzchala proposed issuing an RFI for adaptive re-uses of the King Farm Farmstead in early summer 2010, and received concurrence of the full Mayor and Council. The Mayor and Council received a draft copy of the proposed RFI in their information packet (July 23, 2010 delivery). The Mayor and Council directed staff at their August 2, 2010 meeting to place this item on their agenda in September for formal direction to staff. At their September 13, 2010 meeting the Mayor and Council approved the staff recommendation to advertise the proposed RFI.

Public Notification and Engagement

After public discussion at Mayor and Council meetings, as described above, the RFI for Adaptive Re-Uses of King Farm Farmstead was issued in October 2010. It was advertised in e-Maryland Marketplace, on the City's website, and in the Washington Post (National Edition) and the Wall Street Journal (National Edition), as well as in Preservation Magazine. Copies of the RFI responses (staff memo and proposals) were distributed to the King Farm Assembly at their May 18, 2011 meeting.

Boards and Commissions Review

The Recreation and Park Advisory Board reviewed the proposed RFI and has also reviewed and provided comments on the three proposals received. It was the opinion of the Board that all three proposals should be given further consideration.

Next Steps

Inform the King Farm Assembly and King Farm neighborhood residents of these proposals and obtain input. Based on direction from the Mayor and Council, continue to work with one or more of the three organizations to finalize an agreement for adaptive re-use of the Farmstead.

Attachments

Attachment A: Habitat for Humanities - Montgomery County, MD, Inc.

ATTACH A KF Farmstead Adaptive Re-Use - HFH Proposal.pdf

Attachment B: Bikes for the World

ATTACH B KF Farmstead Adaptive Re-Use - BFW Proposal.pdf

Attachment C: GrowingSOUL

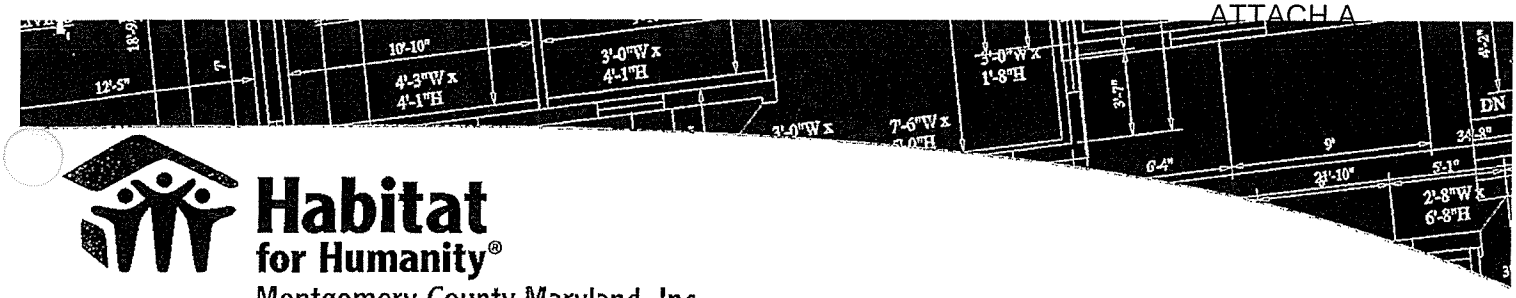
ATTACH C Response to RFI for Farmstead property submitted to City updated 062211.pdf

Department Head:

Burt Hall, Director of Recreation and Parks
Approved on: 06/29/2011

City Manager:

Scott Ullery, City Manager
Approved on: 06/29/2011



Habitat for Humanity®
Montgomery County, Maryland, Inc.
Building families, communities, and hope

June 13, 2011

Burt Hall
Director of Recreation and Parks
111 Maryland Avenue, Rockville, MD 20850

Ref: Request for Information #19-11 – Adaptive Re-Use of King Farm Farmstead Park

Dear Mr. Hall:

I would like to thank you for your consideration of our response to the Request for Information concerning the Adaptive Re-Use of the King Farm Farmstead Park. Habitat for Humanity of Montgomery County, Maryland, Inc. (HFH-MC) remains very interested in using the King Farm Farmstead property as a local non-profit campus in conjunction with Bikes for the World.

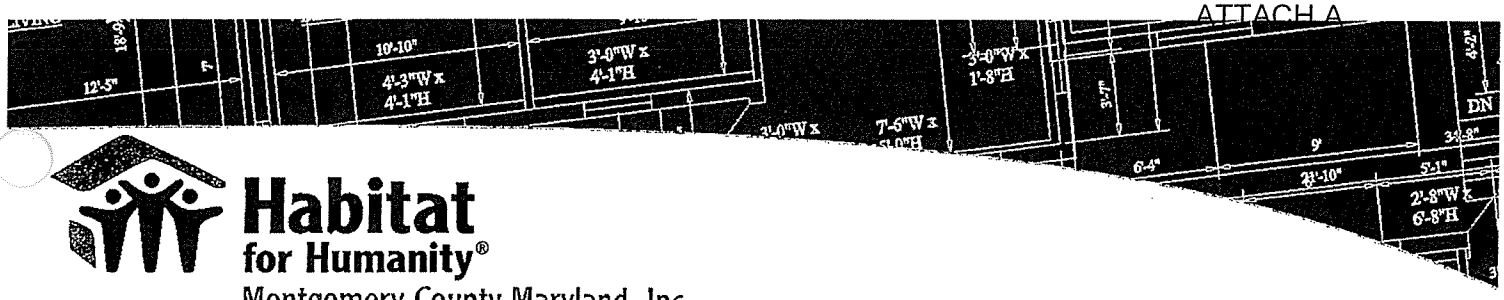
I would also like to express our more immediate interest in using one of the Dairy Barns. We are interested in using the Dairy Barn as storage for our ReStore and construction departments. Further down the road we are interested in converting the top level of that Dairy Barn into office space for our affiliate. HFH-MC is forced to turn away dozens of donations each week as we are currently experiencing space constraints. Extra storage space would allow HFH-MC to dramatically increase our ability to accept donations of furniture, building supplies, appliances, and home furnishings and keep these reusable materials out of our local landfills, while raising additional funds to support our programs. Additionally, our office lease expires about 3 years and we are looking for a more permanent and less expensive space.

We understand that the RFI review process will likely be a lengthy one, as well as the process of deciding on an ultimate usage for the property. Please feel free to contact me with any questions or for additional information at John.Paukstis@habitat-mc.org or by phone at (301)990-0014x11.

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,

John Paukstis
Executive Director



Habitat for Humanity®
Montgomery County, Maryland, Inc.
Building families, communities, and hope

June 13, 2011

Burt Hall
Director of Recreation and Parks
111 Maryland Avenue, Rockville, MD 20850

Ref: Request for Information #19-11 – Adaptive Re-Use of King Farm Farmstead Park

Dear Mr. Hall:

My name is John Paukstis, I am the Executive Director of Habitat for Humanity of Montgomery County, Maryland, Inc. (HFH-MC) and I am writing in response to the request for information for the adaptive reuse of the King Farm Farmstead Park. HFH-MC is a local affiliate of Habitat for Humanity International (HFHI) and we qualify as a 501(c)3 organization under the ruling for HFHI. Our local affiliate was founded in 1982 by a small group of volunteers dedicated to creating affordable homeownership opportunities for families with limited income. Two years and hundreds of volunteer hours later, HFH-MC completed its first home in Sandy Spring, MD. Our organization has grown dramatically since our beginnings and now has a staff of 14, supplemented by 4 AmeriCorps members, and is governed by a Board of Directors.

HFH-MC is a community organization that strives to meet the changing needs of the community in which we are based. In order to do so we have grown our program portfolio to include rehabs, weatherization, and ReStore in addition to our more traditional new construction projects. Rehabs allow us to address the foreclosure and distressed property issue in our community as we purchase vacant, distressed homes, rehabilitate them, and sell them to low-income families. Our weatherization program involves weatherizing the homes of existing low-income homeowners, thus dramatically reducing their energy costs while promoting sustainability. Our ReStore is a fundraising arm that takes in donations of new and gently used goods and resells them at discounted prices to the community; all proceeds help us run our affiliate. Not only do we provide low-cost home furnishings and building supplies to the community, but we divert tons of waste from local landfills. All projects are completed almost entirely by volunteers from the community.

Our organization has toured the King Farm Farmstead Park and is very interested in helping to turn the park into a non-profit center for the City of Rockville. We are interested in converting one of the Dairy Barns into offices on the top floor and storage for our ReStore and Construction Department on the ground level. We appreciate the historical nature of this property and as a builder we will be able

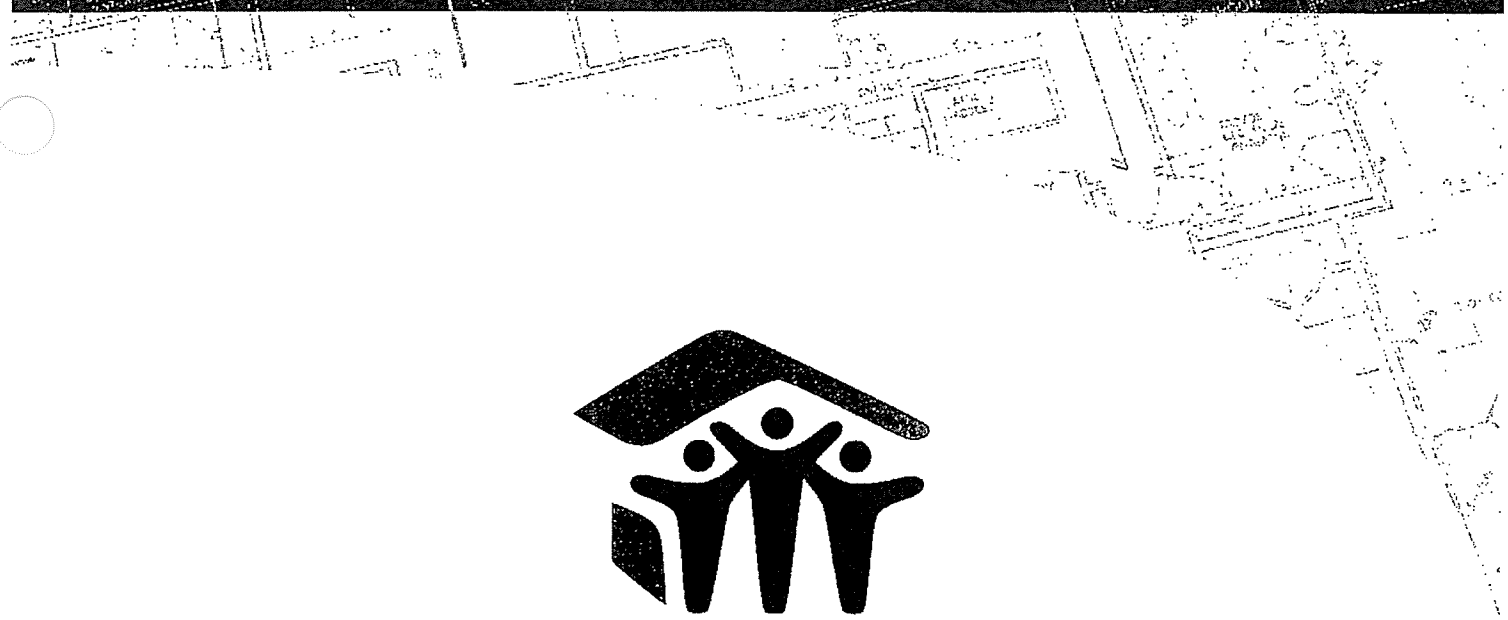
to make changes and perform upkeep on the property that complies with historical values while improving the property as a whole.

We strongly believe that HFH-MC and other non-profits will be good neighbors and a wonderful addition to the King Farm community. Our organization has served 93 families so far and has engaged thousands of community volunteers in the fight against poverty housing. We are dedicated to improving neighborhoods and creating sustainable communities.

Thank you for your time and consideration. I look forward to hearing from you.

Sincerely,

John Paukstis
Executive Director
Habitat for Humanity of Montgomery County, Maryland, Inc.



Habitat for Humanity®
Montgomery County, Maryland, Inc.

9110 Gaither Road

Gaithersburg, Maryland 20877

(301)990-0014

June 13, 2011

RFI #19-11

Adaptive Re-Use of King Farm Farmstead Park

Contact Information:
John Paukstis
Executive Director
Habitat for Humanity of Montgomery County, Maryland, Inc.
9110 Gaither Road
Gaithersburg, MD 20877
Ph (301)990-0014
Fax (301)990-7536
John.paukstis@habitat-mc.org
www.habitat-mc.org

Over view of the services provided by our organization:

c.1) Nature of the non-profit's activities: Habitat for Humanity of Montgomery County transforms lives by building simple, decent homes for those in need and by uniting everyone around the cause of affordable housing. HFH-MC is a community based organization that strives to meet the changing needs of the community in which we are based. We create affordable housing opportunities through four main programs: new construction, rehabilitations, weatherization, and ReStore. Rehabs allow us to address the foreclosure and distressed property issue in our community as we purchase vacant, foreclosed homes, rehabilitate them, and sell them to low-income families. Our weatherization program involves weatherizing the homes of existing low-income homeowners, thus dramatically reducing their energy costs while promoting sustainability. Our ReStore is a fundraising arm that takes in donations of new and gently used goods and resells them at severely discounted prices to the community; all proceeds help us run our affiliate. Not only do we provide low-cost home furnishings and building supplies to the community, but we divert tons of waste from local landfills.

c.2) Vision, Objectives: Our vision is a world in which everyone has a decent place to live. Our objective is to achieve this mission by providing low-income residents of Montgomery County with the opportunity to purchase simple, decent, affordable homes.

c.3, c.5 & c.7) Size, Location and Financial Status: HFH-MC is a small, local non-profit. We were formed in 1982 by a group of volunteers with the mission of eradicating poverty housing in Montgomery County, Maryland. Between 1982 and 2006 our affiliate completed roughly one home per year. In 2007 and 2008 we completed our first large scale new construction project; 24 townhomes in Burtonsville. We currently serve around 12 families each year and work with thousands of volunteers. In order to help more families, we've grown dramatically. HFH-MC now has a staff of 14 that is supplemented by 4 AmeriCorps members and is governed by a Board of Directors with 18 members. We have served 93 families (over 100 adults and more than 130 children) to date through our rehab, new construction, and weatherization programs and we have served thousands of community members through our ReStore. Our operating budget is close to $2,000,000 each year and we remain within good standing in the community.

c.4) Location: Currently, our ReStore and offices are located on Gaither Road at 9100 and 9110, respectively. As our lease ends in a few years we are looking for a new location, which is one of the

reasons we were drawn to the King Farm Farmstead Park. Additionally, we rent one storage container that we are keeping in a church parking lot and we are renting a storage locker used by ReStore. We are in desperate need of permanent and increased storage space. Increased storage would allow our ReStore to raise more funds for the organization and divert additional waste from local landfills.

c.5) General description of the organization's customers: HFH-MC serves three client bases: volunteers, low-income families, and ReStore customers / donors.

Our homes are built, rehabbed or weatherized almost entirely by volunteers. Additionally, our ReStore relies heavily on volunteers to help run the store. Utilizing volunteers not only allows us to decrease our costs of labor and serve more families, but it also allows us to engage the community in the fight for affordable housing. Our ReStore also works with volunteers in need of workforce training and gives them the skills and experience needed to find jobs. As a whole, our organization mobilizes around 2,000 volunteers annually.

The families we serve earn between 30% and 60% of the Area Median Income, adjusted for family size, must be willing to partner with Habitat, and need to have lived or worked in Montgomery County for at least a year. All homes are sold at or below cost with a 1% down, 0% interest mortgage. All partner families must spend a minimum of 200 hours helping to complete their home or the homes of others and they are required to complete workshops on home repair, budgeting, and financing. HFH-MC prepares homeowners for the responsibility of homeownership and provides ongoing support throughout the process and after the sale of the home.

ReStore is a discount retail outlet for the community at large. ReStore provides an opportunity for donors to recycle new and used goods as well as a way for community members to purchase new or gently used home furnishings and building supplies at affordable prices.

c.8) Relationship to a larger entity: As an affiliate of Habitat for Humanity International, we are based on a model that has been successful for 33 years and has successfully built over 400,000 homes for over 2 million people worldwide. We have access to a wide variety of tools and resources to develop and fine tune our programs. Additionally, we benefit from open communication between affiliates allowing us to share tips and successful projects. We regularly call upon Habitat affiliates of similar size and demographics for information and examples of successful projects and programs executed in their respective communities.

Overview of the Proposed Uses of the Farmstead:

d.1) General description of proposed lease terms or partnership and what our organization would contribute: HFH-MC is interested in partnering with the City of Rockville and reputable non-profits to create a non-profit campus in the King Farm Farmstead Park. We have talked with Bikes for the World and believe that the two organizations, and one additional tenant that is to be determined, would be the anchor tenants on the property. Our organizations provide environmentally sustainable transportation and housing opportunities to the greater Rockville community.

HFH-MC is interested in a partnership with the City of Rockville allowing us to use and rehab one of the Dairy Barns on the property. In exchange for usage we would renovate and bring the occupied property up to code. As a building contractor we have the capabilities to carry out the necessary renovations in barn and would be able to do so in a manner that maintains the historical accuracy of the exterior of the properties while updating the interiors.

d.2) Description of the proposed use of each building: HFH-MC is interested in using one of the Dairy Barns. Preliminary talks with Bikes for the World have indicated that they are interested in continuing to occupy the Horse Barn and at least one of the small tenant houses. The garage, additional tenant house, second dairy barn and main house would be occupied by additional non-profits.

HFH-MC is interested in using the ground level of the Dairy Barn as storage for ReStore and for the Construction Department. ReStore and the construction department have extremely limited capacity, in fact ReStore frequently turns away donations of furniture and building supplies due to the limited storage space. If HFH-MC had access to additional storage we would be able to accept an increased number of donations and keep tons of additional reusable materials out of our local landfills each year.

HFH-MC is also interested in turning the upper level of the Dairy Barn into offices for staff members. This would require major renovation in the interior of the barn, but we are very interested in getting more information about doing so. The Dairy Barn would be used for regular office work as well as internal and community meetings.

d.3) Description of the proposed use of the grounds: Our vision is that, for the most part, the grounds remain as they are. The current driveways will be adequate for access to and from the barns being used for storage. Additionally, we imagine the community garden and picnic shelter remaining open to the public.

d.4) Days and hours of Use: If used for as a non-profit campus, the King Farm Farmstead Park would be utilized 7 days a week. HFH-MC offices are open Monday through Friday, generally from 9am to 5pm. There will be limited office use on the weekends or evenings for necessary meetings. It is our impression that Bikes for the World would use the facilities 7 days a week as they host volunteers and especially if they open a Bike Shop.

d.5) Estimated number of daily vehicle and pedestrian trips generated: The usage of the Dairy Barn as storage would generate an estimated 4 trips daily; two by our construction staff, to pick up and drop off materials, and up to 2 trips by the ReStore truck to pick up and drop off home furnishings and building supplies. If the Dairy Barn is converted into offices this would increase the estimated traffic as a small staff would be coming and going on a daily basis. Volunteers and clients would also stop by the offices.

d.6) Number of parking spaces required: The usage of the Dairy Barn would not increase the necessary available parking.

d.7) Impacts and synergies with adjacent residential community: We do not foresee any negative impacts on the surrounding community. The community garden and picnic shelter will be left as is and,

if fully utilized, the property upkeep will improve. Additionally, HFH-MC and Bikes for the World will provide volunteer opportunities for community members and promote environmental sustainability in the neighborhood.

d.8) Describe how the proposed use will adequately ensure the preservation and protection of the historic property: Using the Horse Barn and Dairy Barn as storage and offices will require some renovation. Tenants will ensure that the property is kept up and does not deteriorate. If the Dairy Barn is converted into offices, it would be done so by HFH-MC staff who will ensure the historical integrity of the exterior while bring the interior up to code and adequate for office space. All windows and exterior walls would be preserved and maintained.

d.9) Describe how the proposed use may be accommodated in an environmentally enhancing manner: The proposed tenants, HFH-MC and Bikes for the World, are focused on environmental sustainability. HFH-MC would renovate the buildings using energy saving techniques and sustainable materials. Additionally, Bikes for the World and Habitat promote environmentally friendly transportation methods and the recycling of materials.

d.10) Describe the extent to which continued public access to the Farmstead will or will not be compatible with the proposed use: Continued public access to the Farmstead is compatible with the proposed use for the property. Both organizations work heavily with volunteers who will work in the barns and in the offices. Also, the community garden and picnic area will remain open to the public at large. It would be necessary however, to keep the offices and barns locked when not in use.

d.11) Description of any specialized needs: It would be necessary to renovate the interior of the Dairy Barn in order to accommodate offices. All renovations would be done to fit the historical codes.

d.12) Any other information that would improve the City's understanding of the proposal: The non-profit campus would not only maintain the historical preservation of the King Farm Farmstead Park, but it would also serve as a campus that promotes volunteerism, environmental sustainability, and the equality of all citizens. Tenants such as HFH-MC and Bikes for the World would improve the property by performing routine maintenance on the occupied buildings and completing interior renovations. This will reduce the City budget as it will have fewer upkeep costs and will not need to perform the renovations. The King Farm Farmstead Park would be the headquarters for well known and community driven organizations.

3108 17th Street North, Arlington VA 22201
Phones: 571.212.4139/703.740.7856/301.461.5349
Email: info@bikesfortheworld.org
www.bikesfortheworld.org

January 31, 2011

Eileen Morris
Purchasing Manager, City of Rockville
111 Maryland Avenue, Rockville MD 20850

Ref: Request for Information #19-11 (re-bid): Adaptive Re-Use of King Farm Farmstead Park

Dear Ms. Morris:

In response to the City's "Request for Information" (RFI) seeking input for the "adaptive re-use" of the King Farm Farmstead Park (KFFP), I am writing on behalf of—and as the contact person for--Bikes for the World, a non-profit, service effort founded in January 2005. Over our first six years, we have operated as a financially and operationally independent "sponsored project" of the Washington Area Bicyclist Association. Earlier this month, Bikes for the World incorporated separately in Washington DC and is currently awaiting approval of its 501 c 3 non-profit status application to the Internal Revenue Service.

Bikes for the World is familiar with the KPPF and has dedicated considerable time to thinking about the future of the property. Under a five-year lease signed in January 2007, Bikes for the World occupies two of the eight structures at the KFFP--the horse barn and an adjoining tenant house—using them for storage of bikes and working on bikes, respectively.

We have used the facilities to provide bike and pedestrian safety in the Rockville schools, recondition and donate used bikes to selected local beneficiaries, and afford tangible, rewarding, and educational community service opportunities for youth and adults, as well as more generally encouraging recycling and reducing our waste stream through diverting and re-using thousands of bicycles collected locally—through donation at community events or "rescue" from the nearby Shady Grove Waste Transfer Station—for empowering low-income people overseas.

Taking this into consideration, we believe we have been both good neighbors to the King Farm community and contributors to the welfare of Rockville and the Montgomery County community in general. We are interested in being part of any community plan for the long-term use of KFFP. We believe we can contribute to the creation of a viable plan able to gain city approval.

Sincerely,

Keith Oberg
Director, Bikes for the World

3108 17th Street North, Arlington VA 22201
Phones: 571.212.4139/301.461.5349/703.740.7856
Email: info@bikesfortheworld.org
www.bikesfortheworld.org

Response to:

REQUEST FOR INFORMATION #19-11 (Re-bid): ADAPTIVE RE-USE OF KING FARM FARMSTEAD PARK

Content: Correspond to sections 5.C and 5.D (see preceding cover letter for information responding to section 5.A. and 5.B.)

Submitted by: Bikes for the World

Date Submitted: January 31, 2011

C.1. Nature of the not-for-profit activities. Bikes for the World collects thousands of used bicycles annually, preps and sorts them to determine most productive use, and distributes them in donation to non-profit organizations overseas and, to a lesser extent, locally, with the goal of empowering recipients—generating employment through reconditioning the bikes, providing access to employment and education, and providing health and other services to low-income people. Bikes are collected and prepped, for the most part, elsewhere, and brought via truck to central storage sites, from which they are loaded in 40' shipping containers once there is a sufficient supply. We tap volunteer labor for the bulk of the work, teaching basic bike mechanic skills, building teamwork, and prompting reflection about environmental and poverty issues.

C.2. Vision and objectives. Bikes for the World's articles of incorporation summarize its mission as follows:

> *To benefit disadvantaged individuals, particularly but not exclusively in developing regions of the world, through providing affordable used and new bicycles and related items for productive purposes including access to work, education, and health care. And in so doing, provide donation and community service opportunities to Americans raising public awareness and capacity to act regarding environmental, transportation, and poverty issues.*

Bikes for the World's *vision* is to tap the value of this un-appreciated resource—unwanted used bicycles—for human development at home and abroad, and to do so a progressively larger scale through inspiring others around the country as well as increasing its own operational efficiency and volume in the lower mid-Atlantic region. Its *objectives* are to progressively recruit more individual volunteers and institutional sponsors, to collect and ship more and more bicycles and valuable spare parts, making the activity a rewarding and educational one for participants, and inspiring others to become more active in humanitarian and environmental protection efforts.

Activities at the King Farm site directly contribute to this dual mission. There, Bikes for the World has created the capacity to store as many as 800 bicycles while equipping five work stations and maintaining additional space to enable groups of volunteers to sort, prep, strip, and recondition bicycles. During 2010, Bikes for the World at King Farm loaded five 40' shipping containers, holding approximately 2,400 bicycles, destined for overseas, reconditioned and distributed 50 bicycles to Rockville elementary school students qualifying through the City's TERRIFIC earn-a-bike program; and provided close to 1,000 hours of student service learning activities to Montgomery County public school students.

C. 3., C.5. Size, # of employees: Bikes for the World is the largest program of its type in the United States, and possibly in the world. Its 2.5 staff members, 5-member volunteer board of directors, and hundreds of volunteers annually collect, sort, prep, and ship an average of 9,000 bicycles, with the vast majority donated to non-profit partner organizations in Africa, Central America, and other developing regions. The organization recently celebrated the donation of its 50,000th bicycle, at a celebration attended by volunteers, members of the Rockville City Council, and the press. Bikes for the World

operates on an annual budget of over $200,000, covering expenses of international shipping, salaries, and administration.

C. 4. Location: Bikes for the World currently operates out of the homes of the director and office manager. It is currently in negotiations to lease office space in McLean VA and expects to occupy this space on or before March 1, 2011. It also maintains storage facilities at diverse sites around the Washington Metro region. Besides the King Farm Farmstead Park site, BfW currently has five 40' truck trailers in Springfield VA and is negotiating for the use of an un-heated former prison gymnasium in Lorton VA. Adjacent to the storage facilities at King Farm Farmstead Park is a small workshop and seasonal office for the staff member in charge of Rockville Youth Bike Project activities.

C.5. General description of "customers": Bikes for the World currently provides services and/or products to three "customers": (1) donors of bicycles and money, who receive the satisfaction of seeing their in-kind and financial donations go to good use; (2) volunteers, who receive tangible, rewarding, and educational community service opportunities; and (3) institutional partners locally and overseas, who receive bulk donations of used bicycles and related items, which they in turn distribute to individuals in need of affordable transportation. Among our institutional donor "customers" are jurisdictions and police departments, including the Solid Waste departments of Montgomery County and Washington County in Maryland; Fairfax County, Arlington County, and the City of Falls Church in Virginia; and Berkeley County in West Virginia, and the police departments of the City of Rockville, Town of Vienna, Arlington County, City of Alexandria, and others. In the past, a fourth "customer" has been the City of Rockville's Department of Recreation and Parks, with which we partner to distribute bicycles to local youth, and which over three years contracted Bikes for the World to provide pedestrian and bicycle safety training in Rockville schools.

C.7. Financial status: Bikes for the World has operated in the black in each of its six years. Its most recent annual budget exceeded $200,000. It maintains a positive balance sheet. See attached provisional 2010 profit & loss and balance sheet. See also 2009 annual report at http://www.bikesfortheworld.org/docs/2009AnnualReport.pdf

C. 8. Relationship to any larger entity: Bikes for the World is currently in transition, from a self-financed and operationally independent "sponsored project" of the Washington Area Bicyclist Association, to independent non-profit status. WABA and Bikes for the World have agreed that Bikes for the World, having demonstrated programmatic and financial sustainability over the six years of the relationship, should become independent of WABA no later than June 30, 2011. To this end, Bikes for the World recently became a Washington DC corporation, governed by a five-member board of directors, and has submitted an application to the Internal Revenue Service for 501 (c) (3) non-profit status.

The relationship with WABA, a 35-year-old non-profit membership organization advocating and educating on behalf of the region's cycling community, has been governed by a memorandum of understanding between WABA and the Bikes for the World director, Keith Oberg. Under the terms of this agreement, Bikes for the World enjoys the benefits of WABA's 501 c 3 charitable status, operates in

conformity with WABA policies and is subject to an annual audit of finances, and pays a percentage of income to WABA in compensation.

D. PROVIDE AN OVERVIEW OF THE PROPOSED USES OF THE FARMSTEAD

1. General description of proposed lease terms, or in the case of a public-private partnership, describe what your... organization would contribute.

Bikes for the World proposes to partner with the City of Rockville-- via a private CONSORTIUM of established and reputable non-profit organizations—to establish a non-profit "green" or environmental campus providing housing, transportation, community service opportunities, and recreational services to the greater Rockville community. Among the services offered would be strengthening of housing repair and construction for low- and moderate-income families; student service learning opportunities involving Bikes for the World and other non-profits; and inexpensive bike repair and training in bicycle maintenance and repair.

Very preliminary discussions suggest that a lead partnership among Habitat for Humanity of Montgomery County, Re-Store, and Bikes for the World could finance, and make use of, the major portion of the currently available space, specifically the Farmhouse (Habitat for Humanity), the two milking barns (Re-Store), and the horse barn and one of the tenant houses (Bikes for the World).

Bicycle-related activities would include, besides Bikes for the World's community service and recycling activities, a community bike shop providing sales, repair, and training services to cyclists in general, and possibly leading to the establishment of a full-fledged "bike station" linked to the nearby Shady Grove Metro stop.

We believe that to be successful, the consortium should have one or more "anchor tenants" occupying a significant share of the space, provide financial and/or in-kind investment and operating capital, and lead the consortium. Habitat for Humanity of Montgomery County could play this lead role.

We envision a long-term lease designed to provide incentives for investing in the upgrading and maintenance of the buildings. Ownership would remain with the City of Rockville.

Bikes for the World is prepared to invest in the upgrade and maintenance of the buildings it currently occupies, as part of a "package deal" recognizing, *inter alia*, Bikes for the World's current and projected services to the community and its non-profit status, the current condition of the buildings and agreed-upon upkeep needs, and the City of Rockville's contributions.

2. Description of the proposed use or uses of each building

Habitat for Humanity of Montgomery County is interested in the Farmhouse for offices and will provide fuller details in a separate response to this RfI. Re-Store, a Habitat-owned retailer of used and new

construction and related materials located nearby in Gaithersburg, could use the milking barns for storage to support its volunteer and retail "Re-Store operations located nearby in Gaithersburg (and will provide separate details as well). The two affiliated entities are professionally-managed and can offer significant capital, in the form of donated construction materials, professional expertise, and volunteer labor, as well as money.

Bikes for the World proposes to expand its use of the current two buildings—the horse barn and the smaller tenant house—to increase the number of student service learning hours performed there, and increase the flow of bikes through the barn into local and international programs. With the modification of the horse barn consistent with historic preservation guidelines, we would hope to increase the overall storage and working capacity to accommodate this larger flow.

A community bike shop or other local non-profit might occupy the second tenant house (or possibly share the tenant house currently occupied by Bikes for the World); a second non-profit (to be identified—see ideas in section 12 below) would occupy the garage and apartment. This possibility has been discussed with members of the Rockville Bicycle Advisory Committee and received favorable comment. Activities at a minimum would include regular volunteer nights, especially during warmer weather, to teach bike maintenance and repair skills. Daytime use might lead to the establishment of a bike station permitting the parking and/or repair of the bicycles of commuters using the Shady Grove Metro.

3. Description of the proposed use or uses of the grounds

For the time being, we envision the community garden continuing, along with the picnic shelter being available to the community-at-large (by reservation).

Currently existing paved areas between the barns would be used for parking, as well as for un-loading and loading of items related to the storage/warehousing operations of the proposed parties.

It may be necessary, in order to accommodate office use of the Farmstead, to build another, small parking lot in the southeastern corner of the property facing toward Rt 355, in front of the milking barn.

4. Days and hours of use

We foresee daily use, both week-days and weekends. Most use would be during the day, with the possible exception of (1) use of the Farmhouse common area(s) for meetings and other special events, (2) "volunteer night" at Bikes for the World, or (3) "open shop night" for members of the community bike shop.

5. Estimated number of daily vehicle and pedestrian trips generated

Unknown, but given that no intensive redevelopment or construction of additional density is contemplated, the number of trips would be modest. Proximity to the Shady Grove Metro would enhance pedestrian trips, as would the incorporation of a community bike shop linked to the Metro stop and to the King Farm neighborhood.

Bikes for the World, with one volunteer night per week, currently generates fewer than an average two trips daily during week-days. Weekend activity is variable, ranging from zero to as high as 10 or 15 on days when the loading of a shipping container takes place—an event that in recent times has been no more than 5 times annually and is projected even with increased use to occur no more than 10 times annually.

6. Number of parking spaces required

As noted above, it may be necessary to build a small parking lot in the southeastern corner of the property fronting on Rt 355/Frederick Road, to accommodate office use of the Farmhouse, and other tenants. The exact number would depend on the final mix of tenants of the Farmhouse, the garage/apartment, the tenant houses, and the milking barns. However, the complementary hours of office use and volunteer programs on weekends and evenings would serve to reduce the overall requirement.

7. Impacts to and synergies with adjacent residential community

We project limited impacts. Synergies would include continuation of the community garden and picnic shelter, community service and donation opportunities, and access to the community bike shop.

8. Describe how the proposed use will adequately ensure the preservation and protection of the historic property.

Over the last four years, Bikes for the World has occupied, and taken care of, the horse barn and tenant house placing a minimum of maintenance demands on City staff. In fact, Bikes for the World has contributed to the long-term maintenance of the structures. In consultation with City personnel and taking advantage of our non-profit status and relationships with local Boy Scout troops, we have painted the inside of the barn, preserving the wood and enhancing the interior lighting; made minor and immediate repairs as necessary, preventing in several instances additional damage from rain and wind; and identified to City staff potential structural problems.

Limited use of power tools. No disturbance to existing platform (previously used for storing hay off the ground, and now used to store bikes ready for shipment). Use requires no insulation or structural changes other than minor ones proposed in 11. (below).

10. Describe the extent to which continued public access to the Farmstead will or will not be compatible with the proposed use

The proposed use posits as a basic principle that the Farmstead will be open to maximum public access compatible with traffic, parking, and "good neighbor" principles, and in fact that the proposed use will directly serve the immediate and greater community. The picnic shelter can continue to be made available to community groups. The Farmhouse common areas can be rented out. The specific responsibilities and terms remain to be defined, but could be retained by the City, shared with the proposed consortium, or (in the case of the Farmhouse) fully delegated to the consortium.

11. Description of any specialized needs

Regarding the facilities which it currently occupies, Bikes for the World would suggest the following to maximize productive use:

a. (to make use of the last 25 feet of the barn, currently off limits to use owing to fire code regulations prohibiting use of space 75 feet or more from a fire exit) – consistent with Historic Preservation guidelines, install a rear door, making use of historically appropriate materials to the extent possible.
b. (to make use of the horse barn office and adjacent store room (currently off limits owing to code requirements stipulating a higher minimum ceiling height than what exists) – (i) in consultation with Historic Preservation Commission, install for public viewing a historically accurate "farm office", (ii) waive ceiling requirements in the store room and use for secure storage of spare parts and accessories.

12. Any other information that would improve the City's understanding of your proposal

The consortium would use the facilities in conformity with the principles of historic preservation, low traffic/reduced parking needs, and limited capital investment/modest budget requirements. These three principles would reflect the broader Rockville community's interest in preserving the farm building structures, the adjoining neighborhood's concerns about possible negative impacts of over-development, and the likely City budget and public and private fundraising context. Habitat for Humanity's significant in-kind resources and Bikes for the World's proven record and demonstrated resources would be significant elements in realizing this vision.

One last thought: An alternative in the event there is additional space available in the Farmhouse, and/or any of the other buildings, might be for the consortium to operate a non-profit "incubator", renting out individual rooms as offices for small and new local non-profit organizations. Based on conversations, we anticipate that there will be more than enough *paying* non-profit community service programs interested in using the KFFP to cover costs (of course, a careful study would need to be made). In consulting with King Farm neighbors, I heard many ideas, including the following concerning activities consistent with the historic agricultural character of the buildings and the present-day community garden. As the community consultation process goes forward and a plan takes shape, these ideas should be considered.

Possible local demand at King Farm for 4-H clubs, as young children grow into that age. 4-H Clubs can be urban or rural-based (and, as far as I know, one could be formed around bikes). The farmstead facilities might lend themselves well to various kinds of 4-H Clubs, perhaps even small animal projects such as poultry and rabbits.

The Montgomery Agricultural History Farm (Redland/Muncaster Rd) does a fine job with its facilities. The Master Gardeners work out of there under the aegis of the Maryland Extension Service; the barn and outbuildings have a few animals that are cared for by volunteers. I've frequently seen volunteers -- often a parent and child (probably 4-Hers) -- tend to the chickens.

Maybe something could be worked out between the County and the City that has to do with gardens and 4-H Clubs, using the KFFP. Rockville has a lot of gardeners, especially because Carl Henn helped so many get their plots started. Rockville gardeners might need a good distribution point for handling of mulch, straw, and soil conditioners in bulk, which the barns could provide. Gardeners in former times also needed barns and root cellars to store their root products for use over the winter.

Montgomery College is another potential user. Horticulture is big (landscaping, etc.) and the college has a horticulture program. The barns would be ideal for teaching how to get bedding plants and vegetables started under lamps in fall and winter for sales into the spring market. A barn might be dedicated to teaching the growing of mushrooms, morels, and other edible fungi. All such uses fall into a category of agricultural and horticultural, for which the farmstead is suited without total renovation.

[Regarding use of the KPPF garage, the above-mentioned] Montgomery County Agricultural Center has historic farm equipment currently exposed to the elements and in danger of deterioration[,which could be placed in the garage and reconditioned by volunteers.]

9:51 AM
01/29/11
Accrual Basis

Bikes for the World
Profit & Loss
January through December 2010

	Jan - Dec 10
Income	
Contributions	
Civic Groups	11,477.80
Corporation/Business	20,503.99
Faith Communities	4,512.00
Fundraising - Auction	5,091.00
Individuals	28,952.29
Individuals w/bikes	43,783.10
Restricted	378.00
Total Contributions	114,698.18
Holding - Unidentified Deposits	484.00
Interest	2,076.22
Other Revenue	
Bikes	17,598.04
Miscellaneous Sales	246.87
Recycle Materials	470.71
Tee Shirts	471.00
Total Other Revenue	18,786.62
Program	
Safety Education	10,890.00
Shipping	
Shipping Income	100,987.98
Shipping Expense	-91,549.95
Total Shipping	9,438.03
Waste Reduction Contract	8,220.00
Total Program	28,548.03
Total Income	164,593.05
Expense	
Holding Account	0.00
Administration	
Advertising & Publicity	1,540.25
Bank Charges	209.18
Licenses & Fees	55.00
Mailing Service	4,475.94
Office Rent	2,850.00
Postage & Delivery	3,134.16
Printing & Copying	1,489.82
Rockville Youth Bike Project	40.00
Sales Tax	19.80
Supplies	2,411.95
Telephone & Internet	3,898.39
Travel & Conferences	109.42
Total Administration	20,233.91
Contract Service	
Accounting	700.00
Computer Programming	879.95
Contract Labor	800.00
Fundraising	-377.45
Total Contract Service	2,002.50
Facilities & Equipment	
Equipment Rental	756.10
Fuel	1,087.43
Parking	-9.00
Supplies Out	218.00
Tools	402.47
Tools Out	483.99
Vehicle Rental	6,057.37
Total Facilities & Equipment	8,996.36
Program Admin WABA	8,648.79

9:51 AM
01/29/11
Accrual Basis

Bikes for the World
Profit & Loss
January through December 2010

	Jan - Dec 10
Salaries & Wages	
Employee Salaries	95,995.68
Total Salaries & Wages	95,995.68
Total Expense	135,877.24
Net Income	28,715.81

9:53 AM
01/29/11
Accrual Basis

Bikes for the World
Balance Sheet
As of December 31, 2010

	Dec 31, 10
ASSETS	
Current Assets	
Checking/Savings	
Petty Cash - Rockville	17.91
Wachovia Checking	52,822.30
Wachovia Saving Acct 12465	122,520.57
Total Checking/Savings	175,360.78
Total Current Assets	175,360.78
TOTAL ASSETS	**175,360.78**
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	129,895.29
Unrestricted Net Assets	16,749.68
Net Income	28,715.81
Total Equity	175,360.78
TOTAL LIABILITIES & EQUITY	**175,360.78**

growing SOUL

Sustainable Opportunities for Universal Learning

1610 Olney-Sandy Spring Road
Route 108
Sandy Spring, Maryland 20860
(301) 537-7422

Jessica L. Weiss – Executive Director
Eric L. Siegel – Director of Financial Sustainability

RESPONSE TO REQUEST FOR INFORMATION (RFI) #19-11
FOR ADAPTIVE REUSE OF KING FARM FARMSTEAD PARK

June 22, 2011

TO BE SUBMITTED TO: CITY OF ROCKVILLE, PURCHASING DIVISION,
111 MARYLAND AVENUE, ROCKVILLE, MD 20850

RESPONSE TO REQUEST FOR INFORMATION (RFI) #19-11
FOR ADAPTIVE REUSE OF KING FARM FARMSTEAD

TO BE SUBMITTED TO: CITY OF ROCKVILLE, PURCHASING DIVISION, 111 MARYLAND AVENUE, ROCKVILLE, MD 20850

This formal submittal supplements and incorporates the information contained in the "white paper" submitted to Burt Hall, Director of Recreation and Parks, on May 1, 2011, which respectfully offers the following exciting opportunity to the City of Rockville, which we believe will not only restore and preserve the historic integrity of the King Farm Farmstead property and the exterior appearance of the various buildings on the site, but will re-use those facilities in a way that closely aligns with its original agricultural uses.

A. **Provide a brief description of your organization on company letterhead**

Please see a brief description of growingSOUL and its mission, attached as Attachment A.

B. **Provide the name of the contact person from your organization who will respond to questions and requests from the City for additional information.**

- Jessica L. Weiss, Executive Director, growingSOUL
- Eric L. Siegel, Executive Vice President/LEED, AP, CS2 Investments, LLC, a Cohen Siegel Enterprise, and Director of Financial Sustainability, growingSOUL

C. **Provide an overview of the services of your organization**

1. **Nature of non-for-profit activities:** See below
2. **Vision, Objectives**: See below

OUR MISSION/VISION:

- growingSOUL ("Sustainable Opportunities for Universal Learning") is dedicated to educating the public about the vital role of human interdependence and reciprocity in developing and promoting a sustainable food system that benefits the health of individuals, communities, and our planet. At growingSOUL, we demonstrate and teach the strategies necessary to create a zero-waste food cycle including local food production, preparation, preservation, storage and composting, all fueled by renewable energies. At growingSOUL, we are creating the healthy soil in which good food and strong communities grow and thrive.

OUR OBJECTIVES:

- Augment our compost-sharing program through which we provide the structure for farms, schools, and non-profit organizations to grow food for the food bank. For the

31.1% of Montgomery County children at risk for hunger this means more nutritious foods are available in the emergency food boxes received from the food bank.

- Increase the amount of waste rescued annually (from current level of over 500 tons) from Montgomery County's waste stream and recycle these nutrients back into the soil, maintaining the county's environmental integrity.

- Increase the number of Montgomery County residents and farmers that are utilizing sustainable practices by teaching sustainable methods of food production in our living classrooms.

- Preserve Montgomery County's rich agricultural heritage and history of offering food to those making their way towards freedom along the Underground Railroad, a historic landmark adjacent to our current farm in Sandy Spring, Maryland.

- Help dismantle racism, class-ism and other forms of social injustices by demonstrating an equitable food system.

OUR ORGANIZATION:

- Is a non-profit program of Project Change, an award-winning youth empowerment organization focusing on community building and quality student service learning.

- Is comprised of educators and leaders in the local sustainable food movement commited to closing the gap in the loop between fresh food production, distribution and waste in the Nation's Capital Area.

- Is a student service learning program and community service opportunity through Jane Goodall's Roots n' Shoots organization.

OUR WORK:

Connecting

- We gather food scraps and spent coffee grounds from Washington, D.C. metropolitan area restaurants, food banks, farmers markets and the community-at-large through our "Take a bucket, Bring a bucket" compost program stationed at designated "mobile pickup zones".

- We deliver the compostables to our partnering farms where 75% of the food scraps are added to a standing hot compost pile and mixed with wood chips generated from local tree trimming to create our nutrient-rich *Soil with SOUL.* 15% is added to our vermicompost boxes where red wiggler worms, our prized livestock, work to convert it into worm castings – the best fertilizer on the planet. The remaining 10% is repurposed as feed for sustainably raised farm animals.

- We manifest our vision of reciprocity by returning finished compost products to those who give us compostables.. Recipients may choose to donate the nutrient-rich end product to our non-profit farms that grow food for the food bank.

Educating

- At Montgomery County Public Schools (MCPS), we employ our highly efficient container gardening and aquaponics model of growing food. Based on a natural river model, aquaponics is a wonderful hands-on teaching tool for learning about the nitrogen cycle and the interconnectedness of plants and animals.

- At Cresthaven Elementary School, a school where 69.9% of students participate in the free and reduced meals (FARM) program, and another 20% are eligible and considered at-risk for hunger, we teach the food production loop of vermicomposting, growing sprouts, preparing healthy snacks, and composting the leftovers.

- At Sandy Spring Friends School, we teach a zero-waste food system to pre-K through 12th graders including vermicomposting, composting, aquaponics, and filtering waste vegetable oil for fuel. For students, working on our project is also considered PE credit at the school.

- We support Piney Branch Elementary School's Young Activists Club in their zero-waste efforts for trash free lunches.

- We created a science unit on sustainable food production via aquaponics, a closed-loop nitrogen cycle, at The Bullis School.

- We teach composting, vermicomposting, seasonal container gardening, healthy seasonal cooking and food preservation at the Whole Foods in Rockville, Manna Food Center in Gaithersburg, Button Farm in Germantown, and Bethesda Green in Bethesda.

- We sponsor and support zero-waste events including the Green Matters Symposium, The Green Festival, Rooting DC, The Animal Welfare Conference at The Pew Charitable Trust, The Royce Hanson Award Ceremony, as well as graduations, holiday parties and weddings.

- At all community collection sites, we provide information about what is compostable, the benefits of composting, and how one can use compost and worm castings to grow healthy food.

Nourishing

- A percentage of our *Soil with SOUL* is used in MCPS vegetable garden programs where we demonstrate how once discarded food waste can become the basis for healthy, nutrient-dense food.

- We facilitate cooking/nutrition classes at Manna Food Center to teach the incorporation of nourishing foods into budget-conscious meal plans.

- We work with local students to grow ingredients for and to prepare their own healthy snacks.

- We maintain a booth at the Olney Farmers and Artists' Market where we make locally grown, sustainably-raised foods available to community members.

OUR ZERO-WASTE MODEL:

- Our zero-waste model is premised on the four R's: Reduce, Reuse, Recycle, and Rot.

- We have incorporated this ideal into all aspects of our organization so that even our infrastructure reduces landfill stress.

- All of our collections are made using a biodiesel truck that has been converted to run on filtered waste vegetable oil (WVO) that we collect from the tortilla chip fryers at our community partner, Chipotle Mexican Grill.

- Nearly all of the materials used in our programs have been acquired through Freecycle, a non-profit listserv where local community members post goods and services for no-cost procurement.

- Utilizing renewable energy sources not only eliminates traditional sulfur emissions but also offsets the cost of food distribution making the price of healthy foods compatible with the inexpensive calorie-rich but nutrient-poor food that is currently causing extreme obesity rates in our population.

OUR CURRENT COMMUNITY PARTNERS: (See Section D for more detail)

- We currently collect over 4000 gallons , nearly 10 tons, of compostables, coffee grounds, coffee chaff and burlap weekly from the following local establishments:
    - Ricciuti's Restaurant (180 gallons pre- and post-consumer food scraps)
    - Roots Market (300 gallons organic but expired food)
    - Chipotle Mexican Grill (2 locations in Montgomery County and 2 locations in Prince Georges County). Chipotle is a leading sustainable national restaurant chain (750 gallons pre-consumer food scraps per site).
    - Manna Food Center, our local food bank (800 gallons expired food and 1,000 pounds stale bread)
    - Bethesda Green (20 gallons of food scraps and coffee grounds)
    - French Confection (6 gallons coffee grounds)
    - Vie de France (10 gallons coffee grounds)
    - Starbucks (28 gallons coffee grounds)

  - Mayorga Coffee Roasters (300 gallons coffee chaff, 6 gallons coffee grounds, 100 burlap bags)

- growingSOUL currently partners with Pepco, our local electric service provider, to facilitate our composting operation through the provision of wood chips and other carbon-based material to combine with the food stuffs collected.

- BumBoosa Bamboo Products
- Button Farm Living History Center
- Chipotle Mexican Grill
- Freecycle
- Fresh Give
- Grassential
- Interfaith Works
- Manna Food Center
- Mayorga Coffee
- The Olney Farmers' & Artists' Market
- Olney Kehila
- Project Change
- Sandy Spring Civic Association
- Wellness-Connections
- YOGAMOMS

OUR FUNDING:

- We charge a reduced delivery fee to small farmers to bring their produce to the Sustainable Farm Co-op at our Sandy Spring location.

- Our co-op provides members with community garden space and a 10% discount on all farm products, allowing members to get $275 worth of goods for every $250 paid.

- All fees for hauling, composting and other services, donations and grants received by growingSOUL allow us to pay for insurance, farm equipment, tools, fish, seeds, and waste vegetable oil conversion costs.

OUR FUTURE:

- Our compost collection will be expanding to cover twelve Chipotle sites in Montgomery, Prince Georges, and Howard Counties and six more in Baltimore and Annapolis. We aim to have the infrastructure and composting site capabilities to serve the entire Montgomery County area by Spring 2012.

- We are in the process of creating a mobile farmers market that runs on WVO and travels to the food deserts within our region

- While we currently teach students, community groups and the new farmers of tomorrow our methods, we are moving towards opening a training center to expand our living classroom opportunities.

3. Size of organization

growingSOUL is currently staffed by six directors and two employees, and leveraged by many more community volunteers and students earning service learning credit toward high school graduation.

4. Location(s) of growingSOUL:

We are currently located on an historic Montgomery County farm in Sandy Spring, where our first composting, vermicomposting and aquaponics programs were begun. We are in the process of securing additional land in Montgomery County to open an expanded composting facility to support our programs and those of the county.

5. Number of employees of growingSOUL: See #3 above

6. General description of growingSOUL's customers

growingSOUL's customers include individuals and companies who provide compostable material for our composting operation and who receive compost in return or choose to donate it back to our mission. We also serve local farmers by not only providing compost for use in replenishing soils with nutrients but also in providing a distribution model for their local produce. Customers also include school-age children, Project Change and Roots & Shoots service learning credit students, farming enthusiasts, community members and anyone wishing to start sustainable food systems in their own homes and communities. We are creating a multi-generational diverse volunteer corps to travel throughout the region and support other communities in developing sustainable food systems. Internships with growingSOUL are also offered to those aged 16 and older. As growingSOUL grows, so too will its customer base and the diversity of the population we serve.

7. Financial status of the organization

growingSOUL is continuing to grow its financial base and resources through revenues generated from compostables pickups and compost deliveries, as well as consulting on the building of raised bed container gardens, installation of hoop houses, set up of aquaponic systems, and creation and maintenance of worm bins. We also derive financial resources from grants received from government, corporate and individual donors. Upon expanding the composting operation in Montgomery County, growingSOUL anticipates revenues to allow for expansion of personnel needed to facilitate workshops on sustainable urban farming techniques throughout the Washington, D.C. metropolitan area. Additional revenue will support the phased

rehabilitation of historic structures on the King Farm Farmstead (should growingSOUL be approved to enter into a leasehold relationship with the City of Rockville).

8. Relationship to any larger entity

growingSOUL is pursuing its mission in cooperation with two larger entities: Growing Power, Inc., a national non-profit organization located in Milwaukee, Wisconsin with an international reputation as the leader of the sustainable urban farming movement, and CS2 Investments, LLC, a Cohen Siegel Enterprise and for-profit real estate development company, located in Rockville, Maryland.

D. Provide an Overview of the Proposed Uses of the Farmstead

We envision the King Farm Farmstead will become the headquarters for growing our international Sustainable Opportunities for Universal Learning (SOUL) Center. Our students will be learners of all ages and all socio-economic backgrounds and our center will have both direct and indirect benefits to the City of Rockville, its residents and the greater community in the Washington, D.C. metropolitan area.

We approach this proposal with the understanding that food security throughout Montgomery County is a growing problem with 31% of the county's children at risk for hunger. As a result of the economy's downturn, this problem is worsening. We have observed firsthand that local food banks are unable to keep up with the demand. The number of children participating in FARM programs in county schools is growing, which in turn burdens the City (and county's) ability to address this and other pressing issues confronting its citizenry. Accordingly, we present a concrete way to address these growing challenges.

Rockville, as the second largest city in Maryland and at the center of the county's political powerbase, is the logical place to create this leadership training center, particularly in light of the county's rich, expansive and vibrant agricultural reserve and community. This leadership center will also serve as the gathering place for persons and organizations of many disciplines that will share knowledge and test new solutions to this pressing problem of food security. One such solution advanced by this leadership center will be the creation of a Food Sovereignty and Agricultural Policy Council in Montgomery County to advise the elected leadership. This Council is currently being developed by the leadership of growingSOUL in conjunction with other county stakeholders and Montgomery County officials, including the county's Office of Community Partnerships.

In addition, as longstanding contributors to the vibrancy of the Rockville community, the principals of CS2 Investments bring to the venture their experience in design, sustainable development, property management and general contracting to ensure that the historic buildings that comprise the King Farm Farmstead are properly restored, preserved and maintained for the users of the property, the local community and visitors alike. Participants in the venture consider stewardship of these historic Farmstead buildings to be of paramount importance. The Farmstead, as a tourist attraction and historic center of agriculture in Rockville, is not only a City

asset, it is a vital asset to the venture as a beacon of learning for future generations who will promote the value of sustainable food systems. The lead principal from CS2 Investments who will spearhead this effort is Eric Siegel. As a proponent of sustainable real estate development, an advocate and private sector leader in environmental restoration and preservation of our watersheds, and a citizen concerned with proper allocation of publicly entrusted funds and resources to address food security and other competing challenges, he joins the team as growingSOUL's Director of Financial Sustainability to make this venture a reality.

growingSOUL believes that it is critical for each and every resident of Rockville and Montgomery County to participate in a sustainable food system not only as a consumer but also as a producer and distributor. We can all be producers of nutrient-rich soil through composting. Inspired by Will Allen of Growing Power, Inc., the father of urban agriculture, growingSOUL believes that a sustainable food system begins and ends with compost. Allowing farmers and residents communal access to the soil we make keeps not only our monetary resources within the community but our vital nutrient resources as well. Using this soil, we can be producers of nutrient-dense foods that contribute to our county's food security, health, and well-being. Rockville is a perfect model and leader for such a food system movement given its emphasis on sustainable "green" practices and improving the quality of life of its residents. While the large scale composting for the venture would be performed primarily off-site, the results of that work will be harvested and used for the agricultural projects on the Farmstead.

As nutrients are being recycled back into the community food system, the next step is teaching sustainable farming techniques for both produce and animal products. At its foundation, sustainable farming includes the strategies of integrated pest management, interconnected animal management techniques including carbon sequestration and intensive grazing, vertical growing of plants for high yield efficiency, and indoor or protected outdoor food production for year-round growing and prevention of contamination from nearby genetically modified crops. The objective of such a system is to grow organically. All of these methods will be demonstrated at the international growingSOUL Center at the King Farm Farmstead, which is modeled after the training programs offered at Growing Power, Inc., a description of which is attached as Attachment B. In addition, the equipment and transportation needed to implement these strategies will be fueled by renewable energy that is produced on site via waste vegetable oil conversion and potentially other forms of renewable energy, such as solar panels and wind turbines.

growingSOUL's international SOUL Center at King Farm in Rockville will not just benefit volunteer staff and those that come to learn in its living classrooms, but will provide valuable services to all residents and local farmers. To this end, we envision offering an on-line buyers club, booths at county farmers markets, multiple "Take a bucket, Bring a bucket" compost stations, and a mobile farmers market and farm training vehicle fueled by waste vegetable oil. We believe that each member of a sustainable food system must be a distributor of not only the food and soil produced but also the ideas and knowledge necessary to support the sustainable food system. growingSOUL is already increasing awareness and knowledge of sustainable food system practices through its classes at the Farmstead headquarters site, Whole Foods Market in Rockville (which currently take place twice per month on Monday evenings at

6:00 p.m.), and Manna Food Center, to name the primary locations. In addition, we envision school student field trips from all over the region and beyond to the Farmstead to teach the next generation of community leaders.

To advance its mission, growingSOUL has collaborated with many local non-profit and for-profit organizations both within and outside of Rockville's borders to create a synergistic opportunity to serve and be served by the "fruits of labor" envisioned by this urban farming model. The current organizations that are working in collaboration with growingSOUL are:

- *Manna Food Center*, located in Gaithersburg, offers compostable materials for pick-up to growingSOUL. This food bank is also a current site for classes on cooking and nutrition, container gardening, and vermicomposting. growingSOUL produces compost from Manna materials and then delivers this compost to local farms who grow food that Manna can offer to its clients. growingSOUL also collects and delivers donations of food, backpacks, and baby supplies to the food center. Food education, healthy cooking, composting at home, and container gardening are all training activities that are to be included at the Farmstead property. Given its proximity to Metrorail, the Farmstead offers the perfect place to offer living classes and hands-on training. In addition, it is envisioned that a portion of the food produced at the Farmstead will be donated to Manna Food Center to share with its clients.

- *Interfaith Works* is a non-profit organization that operates several shelters for people experiencing homelessness within Montgomery County. growingSOUL offers community service and employment opportunities for Interfaith Works clients, including urban farming activities, food preparation and other skills needed to prepare clients to gain one of a growing number of "green" job opportunities available in the local economy.

- *Project Change* is a sponsor for growingSOUL and an award-winning service learning organization. growingSOUL currently serves as an approved site for students and other persons seeking volunteer/internship/community service learning hours. With the addition of the Farmstead asset, growingSOUL can use this learning center as a model of community service to inspire our youth to use their talents to solve challenges in our own community.

- *Montgomery Victory Gardens* ("MVG") is a food advocacy group whose project manager acts as an instructor for growingSOUL.

- *Whole Foods Market* in Rockville serves as a venue for growingSOUL's classes on vermicomposting, gardening, cooking, and other topics as well as a site for publicity of our products and services. Whole Foods Market is a for-profit business that is like-minded in its mission to teach healthy living to members of the community.

1. General description of proposed lease terms and growingSOUL contributions

growingSOUL and CS2 Investments have undertaken a detailed analysis of the King Farm Farmstead site and buildings in the following ways: (1) we have obtained all available site plans and materials held by the City's Recreation and Parks Department to better understand the condition of each building structure; (2) we have toured each building with an architect and structural engineer to assess the current condition of each structure and complete an initial assessment of what is required in order to bring each structure into building code compliance based on the uses contemplated for each building; (3) we have obtained estimates from appropriate construction professionals to assess the capital required to bring water, sewer and appropriate electrical service to the Farmstead buildings to enable the Farmstead to receive visitors from the public.

Accordingly, growingSOUL proposes the following lease terms:

1. growingSOUL will enter into a ten (10) year lease with two 5-year options. Given that it is customary for commercial landlords to lease commercial space on a "warm lit shell" basis – meaning that electricity, water, sewer and life safety apparatus are included in the space – and provide a tenant improvement allowance to permit the tenant to build out the space to its requirements, growingSOUL proposes that until such time as all the buildings have water, sewer and electric service, growingSOUL shall pay $1,200 per year in rent for the Farmstead property. This will allow growingSOUL to invest its funds into the property to rehabilitate the buildings further and invest in setting up the SOUL Center on the Farmstead grounds. Until such time as a building is turned over to growingSOUL for purposes of renovation and preservation, the City will retain responsibility for repairs and maintenance of the building. growingSOUL shall coordinate with City staff to investigate further what each building requires in terms of renovations in order to be eligible to receive a certificate of occupancy.

The grounds and the hay drying shed/picnic area can be operational within weeks of entering into a lease to provide the basis for the training of initial students. Given that there currently exists on the property a temporary restroom facility in the form of a porta-potty, that facility is sufficient while the grounds are being used for production and training.

The training facility model of Growing Power, Inc. located in Milwaukee, Wisconsin has produced approximately $15 million in revenue to the City of Milwaukee over the past seven years of operation in terms of indirect revenues through hotel, restaurant, extended stay tourism and retail patronage of those visiting the Growing Power facilities. This calculation was performed jointly by Growing Power and Milwaukee's Convention and Visitors Bureau ("VISIT Milwaukee") based on the national and regional conferences and one to two-day workshops held at Growing Power's facilities over the last seven years.

Last year, Growing Power's 4-day International Urban and Small Farm Conference attracted approximately 1,500 attendees. VISIT Milwaukee calculates economic impact of conventions as follows: Number of hotel room nights x 1.5 (which is the industry standard average number of people in a room) x $250 (which is the average daily expenditure in

Milwaukee for hotels, food, transportation, etc.) x 1.67 (which is the standard multiplier for the number of times money circulates in the local economy). For the 2010 Growing Power conference, VISIT Milwaukee calculated the economic impact to Milwaukee as follows: 1,750 room nights x 1.5 x $250 x 1.67 = **$1,095,937.50.**

It is important to note that these indirect revenue calculations do not include the direct revenue generated to Growing Power through its sales of goods and services, including but not limited to trainings, crop production and compost production. Given that the SOUL Center is modeled after Growing Power's program, it is anticipated that businesses within the City of Rockville and greater Montgomery County shall receive comparable indirect revenues over a similar time period once the SOUL Center grows in reputation and stature as a regional and national destination. growingSOUL will have to discuss with the City other ways to work together to generate direct revenues to the City as a result of growingSOUL's operations on the Farmstead.

In addition, as growingSOUL continues to grow in prominence and revenue generating ability based on its operations on the Farmstead property, an agreement can be reached whereby a reasonable rent for the lease can be paid based upon the achievement of a targeted gross revenue milestone based on the Farmstead's operations. Once that milestone is achieved, growingSOUL agrees to pay six percent (6%) of gross revenues generated on the Farmstead property as annual rent.

2. In order to leverage substantial indirect future revenues to City stakeholders, including retailers, restaurants, hotels and non-profit organizations supported by the City, the City must invest in the infrastructure to the Farmstead property. Doing so will provide growingSOUL a foundation from which to invest its financial and other resources into renovating and protecting the historic buildings from further deterioration. To that end, the City should contribute as a tenant allowance under the lease the approximate $112,000 currently allocated for repairs to the Farmstead property contained in the City's fiscal year 2013 budget. It is envisioned that the team will rehabilitate and renovate the Farmstead buildings in *three phases* based on which buildings are closest to being code compliant and ready for use as part of the SOUL Center. The initial tenant allowance will permit a detailed analysis of the buildings to be completed and appropriate initial repairs to be accomplished for those buildings that will be used during Phase I of the development.

As stated earlier, the remaining buildings contemplated for rehabilitation in Phases II and III will remain under City control and responsibility for repair and maintenance until such time as they are requested by growingSOUL to be turned over for rehabilitation. The current state of those buildings makes them exposed to safety concerns, and therefore keeping them secured will limit any potential liability exposure. At such time as growingSOUL requests and receives a building for rehabilitation and development work, it will assume complete responsibility for rehabilitation, repairs and maintenance going forward.

As for the initial tenant allowance of $112,000, further study of each building is needed from CS2 Investments' architects, structural engineers and other contractors to determine

accurate existing conditions for each structure and to develop detailed schematic construction drawings to enable proper rehabilitation of each structure based on intended uses. The cost for that scope of work is projected at present to be $55,000. The remaining funds that comprise the $112,000 in the City's fiscal year 2013 budget will be used by the growingSOUL/CS2 Investments team to begin rehabilitation of those buildings to be opoerational in Phase I of the development and to prevent those buildings from deteriorating any further.

3. To achieve this three-phased development plan in the schedule referenced below (in the section discussing the use of each building), the City must allocate in its fiscal year 2014 budget the funds necessary to bring water and sewer service to the property to replace the current well water being accessed. CS2 Investments' contractor has estimated that at least $275,000 is required to bring water and sewer service to each of the Farmstead's buildings. This estimate is based on a review of the City's site plan and profiles for the existing water and sewer lines leading to the Farmstead. A more detailed, itemized proposal from CS2 Investments' contractor, F.O. Day, is attached. The site's current capacity will not support *any* productive reuse of the property.

In addition, the City must contribute a share of the funds necessary to expand the current electric service to each of the buildings on the Farmstead. The amount of that share will be discussed once accurate estimates are obtained from Pepco and associated contractors. Presently, there only exists 200-amp single pole electric service in the main farmhouse and 200-amp single pole electric service in the white hay barn (currently occupied by Bikes of the World). The growingSOUL/CS2 Investments team is presently investigating electrical needs and capacities available for the Farmstead. As part of that investigation, growingSOUL is also exploring other forms of renewable energy that can be used to replace or offset traditional electrical requirements, including solar panels and state-of-the-art vertical wind turbines that are environmentally safe.

4. Once these infrastructure improvements are made to the property, growingSOUL shall contribute all other necessary funds to rehabilitate the Farmstead buildings from assets generated from its operations, which growingSOUL anticipates will be available at regular intervals during the first three years of the lease.

5. The City shall not charge growingSOUL any real estate property taxes in exchange for growingSOUL's agreement to properly maintain the historic integrity of the Farmstead buildings and to preserve the structures themselves (which are currently in decay and disrepair).

6. CS2 Investments shall contribute to the venture its resources in the form of general contracting, construction budgeting, building condition analysis, and project management including determining scopes of work for various subcontractor trades and obtaining multiple bid pricing in order to rehabilitate and maintain the historic building structures. In addition, CS2 Investments will leverage its longstanding banking and other finance relationships to obtain, where necessary, an appropriate loan(s) to allow rehabilitation work to commence according to the construction-phasing schedule proposed.

agricultural zoned property in the City. To that end, the City should make whatever minor amendment is necessary to the City Ordinance to allow livestock to be raised on property for education *and* production purposes. growingSOUL will work with City staff to fashion such a modification to the Ordinance that imposes proper restrictions and rules for such use, including where on the property livestock may be raised to be compatible with the nearby neighborhood. The neighbors adjacent to the property would not be negatively impacted by such a use given the land buffer surrounding the Farmstead property. Ultimately, this livestock use is essential as part of the training center in order to teach the farmers of tomorrow how to raise sustainable animal products.

3. *Tenant farmhouse 1 and 2*: These structures are in the poorest physical condition of all the buildings and are in serious danger of further deterioration and collapse. As a result, use of these structures must be limited to ensure safety to persons who enter. Once the buildings are made structurally sound through proper internal shoring, the growingSOUL team would like to convert one or both of them into public restroom facilities. Standing alone, each structure is too small to allow for profitable use. If public restrooms can be constructed in the larger of the two buildings, the other can serve as a small office and storage space for the farm and training operation. This is one area where City resources may be needed to re-purpose the buildings for use as insufficient revenue can be generated from either structure to underwrite a loan to rehabilitate them and at present the expense does not justify this action. Further discussion is warranted. These buildings would be rehabilitated during Phase II or III depending on financial resources and the City's determination of need.

4. *Garage*: This structure is also in poor physical condition. The ceiling for the second floor is drooping significantly, and it appears that the foundation may have to be reconstituted to prevent further deterioration of the building. It is estimated that it will cost in excess of $100,000 to rehabilitate the building to permit safe entry by the public. Moreover, given the structural problems associated with the second floor, that area is unsafe for any use. Consequently, this structure would be a Phase III project. When completed, the garage ground floor would house renewable energy production, specifically waste vegetable oil conversion and biodiesel production. The resulting products will be used to power trucks and other motorized farm equipment to further reduce the farm's carbon footprint. Based on the remaining functional space available, the garage may also serve as a facility for training and production of other renewable energy devices, such as solar panels or vertical wind turbines.

5. *Main farmhouse*: Based upon an initial inspection by CS2 Investments' architect and structural engineer, this facility is not code compliant to permit the public to enter for classroom or other group congregation use. Nonetheless, the main farmhouse is well suited for dormitory housing. To that end, growingSOUL envisions rehabilitating this structure in Phase II to permit dormitory housing for students who visit the SOUL Center for multiple days and weeks. It will also allow growingSOUL staff to ensure that there is proper supervision of the property at all times. To further this objective, security camera installation will be an integral part of this phase of the project.

6. *Dairy barn #1 and #2*: These facilities would accommodate a high-yield vertical farm fertilized via aquaponics, a closed-loop nitrogen cycle. This is the cornerstone of Growing Power's fish and plant production model. Based upon initial inspections, growingSOUL believes that both diary barns can be properly rehabilitated during the first lease year, i.e., Phase I.

7. *Silos* (two): These structures would be used for vertical production of shoots, sprouts, and microgreens, and it is also anticipated that they would be ready for use during Phase I. However, at present, access to the interior of each silo is blocked and would need to be opened to allow for further exploration before finalizing in which phase they would be rehabilitated.

3. Description of the proposed use of the grounds

The land associated with the Farmstead property would be reserved for agricultural uses such as vegetable, fruit and herb production under constructed hoop houses for year round growing; bee keeping; livestock grazing; and/or community gardening, subject to City approval as set forth in the lease. Given that the Farmstead has sufficient land for this purpose, the SOUL Center can be operational within weeks of entering into a lease so that students and the public can begin to visit the site.

4. Days and hours of use

The SOUL Center will be open seven days a week for groups to visit the farming operation and participate in trainings. The hours of operation will be 9:00 a.m. to 5:00 p.m. for trainings. growingSOUL staff will manage the farm operation on off-hours as well. The classes are modeled after those offered at Growing Power's facility in Milwaukee, Wisconsin. See Attachment B for a description of offerings.

5. Estimated number of daily vehicle and pedestrian trips generated

The estimated number of vehicle trips associated with the Farmstead is nineteen. See report from the Traffic Group, attached as Attachment C. The Farmstead use will not negatively impact the neighborhood with traffic.

6. Number of parking spaces required

The Farmstead's current parking areas and the adjacent Stepanek Park parking facility will more than accommodate any need for vehicle parking. See Traffic Group Report (Attachment C).

7. Impacts to and synergies with adjacent residential community

growingSOUL firmly believes that the SOUL Center will offer very positive opportunities for community involvement and buy-in. In fact, this venture will catalyze community building, as residential and commercial stakeholders in the King Farm neighborhood and throughout Rockville will want to participate in sharing nutrient-rich compostables and work with growingSOUL staff to preserve the rich agricultural history of Rockville. In particular, the site can serve as a free drop-off site for compostable material that will be returned to residents at a rate of 5% by weight after it has become *Soil with SOUL*, approximately six months. As described earlier, members of the community can chose to use this compost themselves or donate the compost as a tax write-off knowing that the compost they are entitled to will be given to farms growing food for Manna Food Center and Montgomery County Public School students.

In addition, community members can learn how to replicate nature's miracle, that is, a closed-loop nitrogen cycle for growing fish and produce with no artificial inputs. Classes will be available on gardening, composting, urban farming techniques, and sustainable fuel production, which will be of great interest to Rockville residents, who are already known for their commitment to environmental stewardship. King Farm residents and other Rockville neighbors can also volunteer on the Farmstead preparing shelf-stable local food products available at farmers markets, knowing their hours will benefit those at risk for hunger. Neighbors will also preserve the culinary arts by participating in a multi-generational, diverse, and economically varied volunteer corps. (Remember that 31.1% of children in Montgomery County are at risk for hunger.) As reciprocity, in addition to valuable cooking skills, volunteers will be invited to enjoy a communal meal prepared in our shared-use commercial kitchen. The act of working and eating together will foster mindfulness and unity among community members. Residents will also benefit from convenient access to local produce via an online buyers club.

Through participation in the activities at the SOUL Center, residents of King Farm and the surrounding city of Rockville will play a vital role in preserving the local farming tradition and that of greater Montgomery County, Maryland. The County has an historic connection to the Underground Railroad as a place where previous residents supported those fighting for freedom from slavery. growingSOUL works to further this commitment to social justice today by helping to feed people on their way to freedom in this generation, which means food sovereignty.

In short, everyone is welcome, and everyone will find purposeful work, providing an active role in creating a sustainable food system in the local community. Rockville will be known as the epicenter of a sustainable food movement promoted by the likes of Prince Charles, President Obama, and the United Nations. What better way to adaptively reuse the City's only existing historic farm site than to re-imagine it into a progressive education center using cutting edge techniques, as endorsed by a former Rockville farmer and MacArthur Genius Awardee, Will Allen.

8. Describe how the proposed use will adequately ensure the preservation and protection of this historic property

In addition to the fact that an adaptive re-use of the Farmstead property will closely resemble the traditional agricultural uses associated with the site, growingSOUL, in cooperation with CS2 Investments, will rehabilitate and preserve the historic buildings as outlined above.

9. Describe how the proposed use may be accommodated in an environmentally enhancing manner

In addition to all of the reasons set forth above which demonstrate how growingSOUL's mission and programs preserve and replenish the assets of our region in an environmentally friendly way, growingSOUL's composting and vertical farming work leverages renewable energy in the form of vegetable waste oil production for its trucks and farm equipment. We also seek to minimize our carbon footprint by exploring the use of small wind turbines and solar panels to heat our hoop house gardens.

10. Describe the extent to which continued public access to the Farmstead will or will not be compatible with the proposed use

As stated repeatedly above, growingSOUL's mission fosters close ties to the community and encourages the public at large to visit our education center and sustainable farming operations. Simply put, in order to tackle the hunger problem throughout Montgomery County, it is imperative that all stakeholders work together. The SOUL Center will serve as a leader and catalyst for this food movement. Without public awareness and participation, none of growingSOUL's mission and objectives can be accomplished.

11. Describe any specialized needs: None

12. Any other information that would improve the City's understanding of your proposal

growingSOUL collects community compostables to make nutrient-rich soil in which we sustainably grow nutritious foods that we sell back to the community and share with its at-risk members at a reduced rate. The King Farm Farmstead property offers the unique opportunity to make Rockville the epicenter of what Will Allen refers to as the "Good Food Revolution", a movement that is improving food security by providing start-of-the-art training in urban agriculture while exemplifying the critical role of human interdependence and reciprocity in creating a sustainable food system in the City, county and beyond. We welcome the opportunity to answer any questions City officials may have and to give a tour of our current facilities and programs in the county so that the City can better understand our vision. This proposal is at the heart of the City's ethos as a leader of sustainable living.

Respectfully submitted,

Jessica Weiss, Executive Director, growingSOUL
Eric Siegel, Executive Vice President/LEED, AP, CS2 Investments, LLC and growingSOUL's Director of Financial Sustainability

growing SOUL
Sustainable Opportunities for Universal Learning

We are growingSOUL - Sustainable Opportunities for Universal Learning. Endorsed by Jane Goodall's Roots n' Shoots organization, we are a non-profit partnered with Project Change, an award winning youth empowerment organization focusing on community building and quality student service learning. Comprised of educators and leaders in the local sustainable food movement, we are closing the gap in the loop between fresh food production, distribution and waste in the Nation's Capital Area.

Located on a historic farm in Sandy Spring, Maryland in Montgomery County, we are inspired by our community's rich agricultural heritage and history of our citizens offering food to those making their way towards freedom along the Underground Railroad. We teach a zero-waste food cycle including sustainable production, preparation, storage and composting, all while emphasizing the role of human interdependence in developing and maintaining a sustainable food system.

On the cutting edge of recycling, we use a truck that runs on waste vegetable oil (WVO) to redirect valuable compostables out of the waste stream and put them to good use where they will ultimately help alleviate hunger locally, where 31.1% of schoolchildren are considered at risk for hunger.

We gather food scraps and spent coffee grounds from Washington, D.C. metro area restaurants and food banks on a super efficient loop. We also gather these compostables free-of-charge from the community-at-large at weekly farmers markets and other designated " mobile pickup zones". We bring kitty litter buckets we have freecycled from our community that are labeled with information about what is compostable, the benefits of composting, and how you can use compost and worm castings to grow healthy food.

After collections, we take the compostables to our partnering farms. The "waste" is added to either a standing hot compost pile from mixed sources, or an all-organic food scrap vermicomposting pile where red wiggler worms, our prized livestock, work to convert it into nutrient-dense worm castings - the best fertilizer on the planet. Our compost is Gardeners' Gold, our castings, Plants' Platinum.

We close the loop between food, waste and growing fresh food by making the compost and castings available to the community-at-large that have donated to us. We offer a percentage by weight of collected compostables back as compost, or as castings. Compostables donors may instead choose to donate the nutrient-rich end product to our non-profit farms that grow food for the food bank. Some of that community-created soil also is used in the Montgomery County Public School vegetable garden programs where we teach our highly efficient container gardening and aquaponics model of growing food. Based on a natural river model, aquaponics is a wonderful hands-on teaching tool to demonstrate that what was once discarded food becomes the basis for healthy, nutrient-dense food.

Along with clients of Interfaith Works, women experiencing homelessness, and student members of Project Change, we educate consumers at the Olney Farmers' Market about our programs and encourage them to take an active part in creating a healthy food system. Project Change service learning includes gathering donations for Manna Food Center, our local foodbank, and educating market go-ers about Fresh Give, a program dedicated to getting farmers paid for the fresh food they donate to the foodbank when the market is over.

We are raising awareness by introducing a waste sorting station with 3 bins: "compostables- anything that grew out of the ground or comes from an animal"; "recyclables", and "landfill". This reduces the market's landfill-bound trash by ninety percent. We also engage the community by making worm bins and offering free composting buckets we make by repurposing kitty litter buckets. This is our "bring a bucket, take a bucket" program where participants take an empty bucket, line it with a compostable liner, and return the liner to us full the following week either at the market or at one of our designated "mobile drop zones". The youth who participate in Project Change's growingSOUL program are our Sustainable Foods ambassadors.

Creating the Healthy Soil in which Good Food and Strong Communities Grow & Thrive

Nearly all of the materials used in our programs have been acquired through Freecycle, so in our organizational growing model, we have also incorporated the zero-waste ideal, taking on what others have discarded and giving it new purpose and extended usable life. Even our infrastructure reduces landfill stress. We emphasize four "R's" in our model: Reduce, Reuse, Recycle, and Rot.

All fees for services, donations and grants received by our growingSOUL program allow us to pay for farm equipment and WVO conversion costs for our compost-to-table sustainable food model so we can continue to rescue vital nutrients from our waste stream and help fill bellies instead of landfills.

We currently collect over two tons of compostables, coffee grounds, coffee chaff and burlap weekly from the following local establishments:

- Ricciuti's Restaurant (180 gallons pre- and post-consumer food scraps);
- Roots Market (300 gallons organic but expired food);
- Chipotle Mexican Grill (2 locations in Montgomery County and 2 locations in Prince Georges County). Chipotle is a leading sustainable national restaurant chain (500 gallons pre-consumer food scraps per site). growingSOUL will be expanding to cover 12 sites in Montgomery, Prince Georges, and Howard Counties by spring, and 6 in Baltimore and Annapolis by late summer. We hope to have the infrastructure to serve the entire metropolitan D.C. area by early 2012;
- Manna Food Center, our local food bank (400 gallons expired food and 1,000 pounds stale bread);
- Bethesda Green (20 gallons of food scraps and coffee grounds)
- French Confection (6 gallons coffee grounds);
- Vie de France (10 gallons coffee grounds);
- Starbucks (28 gallons coffee grounds) and
- Mayorga Coffee Roasters (300 gallons coffee chaff, 100 burlap bags)

All of our collections are made using a biodiesel truck that has been converted to run on filtered waste vegetable oil (WVO). By collecting used oil from the tortilla chip fryers of the Chipotle restaurants and pouring it directly into our fuel tank through a simple filter, we eliminate traditional sulphur emissions, and the small carbon neutral footprint we do have is entirely made from a "freecycled" renewable energy source grown recently within the United States. It is an initiative of ours to raise awareness of the benefits of converting all diesel engines to WVO to lower the cost of food distribution, so that we can offset sustainably raised food costs to level the playing field and make the cost of sustainable healthy foods compatible with the inexpensive junk food that is currently causing extreme obesity rates in our population.

To this end, we charge a reduced delivery fee to small farmers to bring their produce to the Sustainable Farm Co-op at our Sandy Spring location. Our cooperative offers community garden space and a 10% discount on all farm products, allowing members to get $275 worth of goods for every $250 paid. We like to think of it as a Community Supported Agriculture model (CSA) where you can pick what you want on your own schedule. We are also in the process of creating a mobile farmers market that runs on WVO and travels to the inner city food deserts. This is our legacy and honors those who created this community 300 years ago --we are making sure that we do our part to help dismantle racism and classism by providing equal access to food for everyone on their journey towards freedom.

Connecting, Educating & Nourishing,
We are creating the healthy soil in which good food and strong communities grow and thrive,
We are growingSOUL
Jessica L. Weiss

Jessica L. Weiss
Executive Director,
growingSOUL, Sustainable Opportunities for Universal Learning
jessica.weiss@growingSOUL.org
www.growingSOUL.org
301-537-7422

growing SOUL

Connecting, Educating & Nourishing

Our job is not just to feed the hungry, but to empower the hungry to feed themselves.

--United Nations Secretary-General Ban Ki-moon in opening remarks at the Food Security Summit Rome, Italy, 16 Nov '09

Growing SOUL is dedicated to educating the public about the vital importance of eating locally grown food for the health of individuals, communities and our planet. We teach Zero Waste food production, preparation and storage, all while emphasizing the role of human interdependence in developing and maintaining a sustainable food system.

1610 Olney-Sandy Spring Road
Route 108
Sandy Spring , MD 20860
jessica.weiss@growingSOULorg
www.growingSOUL.org
301-537-7422

@@@@@@@@

Details / potential on them:

1. Compost and vermicompost (a pile of food and wood chips, worms which are conveyed by the long squiggly tail of the last "g" in growing) to grow our own nutrient dense "soil" in order to create

2. Zero waste organic sustainable food growth (leaf, berry, vegetable, fish, – the tomato-earth is the most global icon addressing all of this) planted in

3. Vertically arranged pots (I think having the word "growing" on top of the word "soul" conveys this subtly, and it is the verticality that makes the model have urban appeal as it is efficient when land is lacking which also makes it sustainable) fertilized via

4. Aquaponics nitrogen cycle loop (fish, water) run by

5. Natural sustainable energy pumps and heating (sun, geothermal, compost) indoors for

6. Year round production (hoop house) that is

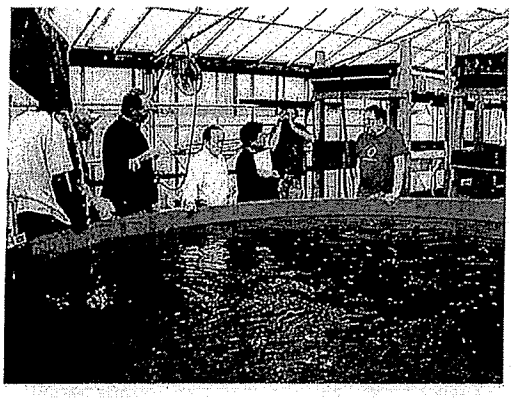
7. Run by volunteers (hands) to do 3 important things:

8. Connect their diverse communities in a multi-generational across ethnic and socio-economic lines community food center (different flesh colors and ages of hands in a circle, kind of like the recycling triangle comes to mind) by

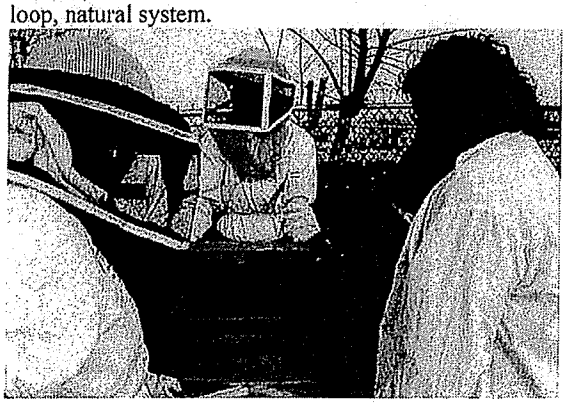
9. Educating the community about zero waste food growth, preparation and storage (leaves, small veggies, a knife, a canning jar) and

10. Nourishing one another physically, mentally and spiritually by communicating while sharing good healthy food at GRUB parties. (A cycle of people eating like the photo on the website header). The leftover food is distributed for the community to take home OR, once it is past its prime, it is added to the compost piles and the cycle begins again at step 1.

LIVING BIOLOGICAL WORM SYSTEMS & COMPOST
Learn this innovative approach to sustainable crop production. Develop a comprehensive and sustainable growing system that can grow food year-round without heat! During this workshop, participants will learn hands-on how to construct and maintain a worm bin. Turn your worm castings into cash by creating a value-added product for your farm. The training also includes building indoor, small scale compost system and how to maintain outdoor, small and large scale systems.



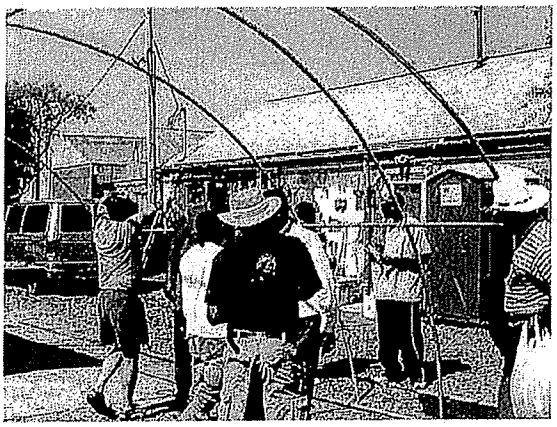
AQUACULTURE
Learn how to build indoor fish and plant systems for food production. Participants will set up a small scale aquaponics system and learn how to maintain and monitor tilapia and perch fish production in a closed loop, natural system.



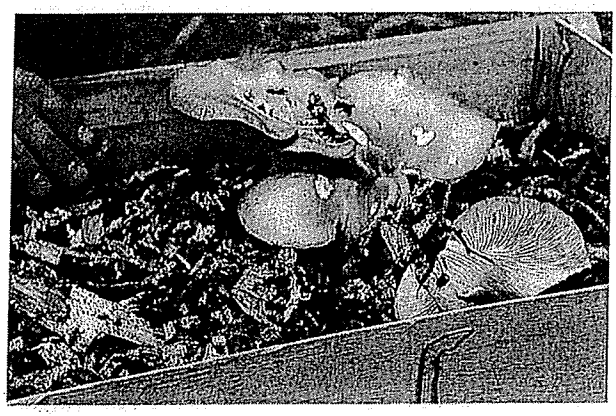
BEE KEEPING
Learn the ABC's of urban or rural beekeeping without the use of chemicals. Participants will leave with a solid understanding of the materials, suppliers and environment to keep these amazing ladies content and productive.

COMMUNITY PROJECT DESIGN
Participants will learn how a well-designed planning process will create a successful food systems project. There will be discussions and facilitation of how to develop a vision, goals, and program activities. Hand-on project mapping and identification of community assets and strategies to identify and establish innovative partnerships will be explored. Participants will create a vision map and outline a plan of action for their return. This workshop is ideal for project leaders who are beginning new projects or programs or for existing projects seeking to begin strategic planning or expansion. *Please bring photos, site plans, business plans, and brochures of your program for this workshop.*

YEAR-ROUND GREENHOUSE PRODUCTION
Learn the basics of seed starting, propagation, and how to grow year round greens of all types, including herbs and micro-greens. This is a great way to round out your farm operation and bring in profit and food security all year-round.



HOOP HOUSE CONSTRUCTION
Learn how to build a hoop greenhouse using innovative and cheap construction methods.



Mycoscaping Mushrooms are growing! Learn how to cultivate mushrooms and how they help to remediate the soil. Join us as we experiment with various substrates and strains of mycelium in our greenhouses.

Renewable Energy Solar Power: Participants will be introduced to solar photovoltaic electricity, wind power and solar hot water systems. Learn the fundamentals, advantages, disadvantages and incentives to each of these systems and learn how to incorporate using alternative energy sources into your agricultural, residential or commercial settings. Participants will be able to receive hands on experience as we take you on a step by step creation of a small off-grid solar system.

COST:
$350.00 per person. Cost includes five meals for the Saturday and Sunday workshop.

The cost for Friday's Multicultural Alliance Building through Dismantling Racism workshop offered in April and May is an additional $100.00.

MEALS:
Meals are a very important aspect of the workshop. It is the place where we come together to share the bounty. The food served is produced by sustainable, small family farmers and all of the greens are grown on-site. Vegetarian, vegan, or special dietary needs can be accommodated. Please let us know if you have special dietary requirements.

WALK LIKE A FARMER:
Please come prepared to get your hands dirty! Leave your dress shoes at home and wear your farmer duds – this is not a dressy training event. Bring work shoes and warm layers of clothing – the greenhouses are very warm and it can be very cold outside, especially during the winter months. Workshops often take place in both settings.

DAILY SCHEDULE:

FRIDAY
9:00am - 5:00pm Dismantling Racism Training (April and May workshops only)

SATURDAY
8:30am – 9:30am Continental breakfast and registration
9:30am – 10:30am Introductions of Growing Power staff and participants
10:30am – 12:30pm Educational Tour of Growing Power
12:30pm – 2:30pm Lunch
2:30pm – 6:30pm Workshop break-out session
6:30pm – 8:00pm Dinner, speaker, and social time

SUNDAY
9:30am – 11:00am Breakfast
11:00am – 3:30pm Workshop break-out session
1:30pm – 3:30pm Lunch and workshop wrap-up

The Traffic Group

CORPORATE OFFICE
Baltimore, MD
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9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

FIELD OFFICE LOCATIONS
Arkansas
Maryland
New York
Texas
Virginia

May 27, 2011

Mr. Eric Siegel
CS2 Investments, LLC
2701 Tower Oakes Boulevard
Suite 200
Rockville, Maryland 20852

RE: growingSOUL
Rockville, Maryland

Dear Mr. Siegel:

On behalf of growingSOUL (Sustainable Opportunities for Universal Learning), The Traffic Group, Inc. is pleased to provide the following documentation regarding trip generation for the proposed use of the King Farm Farmstead. You will see that based on information provided by the non-profit organization, it is anticipated that peak hour trip generation will be minimal.

GrowingSOUL is dedicated to educating the public about the vital role of human interdependence and reciprocity in developing and promoting a sustainable food system that benefits the health of individuals, communities, and the planet. At growingSOUL, techniques are demonstrated and taught to create a zero – waste food cycle including local food production, preparation, preservation, storage, and composting.

In the City of Rockville, growingSOUL is proposing to operate a training center at the King Farm Farmstead located in the northwest quadrant of the intersection of MD 355 and Ridgemont Avenue. No new structures are proposed in conjunction with this use. It is anticipated that up to six employees will work at the site full time. Generally, the hours will be from 8 AM to 5 PM for the employees, however, two or three of the employees may arrive earlier and leave earlier than typical peak periods which will coincide with a farming operation.

An international training center is also proposed to operate on-site within the existing structures and grounds. A maximum of 25 adults could be enrolled at any given time. In the future, the existing main farmhouse could be renovated to provide a dormitory for up to ten students. However, before this renovation occurs, any students would be required to commute to campus and would use local hotels for lodging. Given the nature of the non-profit program, it is anticipated that significant carpooling or public transit usage would occur.

During the school year, growingSOUL will provide tours of the facility to groups of school children. It is anticipated that any students would arrive during nonpeak hours and be transported to and from the facility by buses from their school.

Parking on-site is limited. However, it is expected that parking demand could be satisfied by a shared use agreement with the Mattie JT Stepanek Park. The park is located at 1800 Piccard Drive which is approximately 500 ft. from the access to the King Farm Farmstead. In addition to parking that would be available to drivers,

several Ride-On lines serve the MD 355 corridor. Specifically, Ride-On Rt. 55 which provides service from Rockville to the Germantown Transit Center and Ride-On Rt. 67 which provides service from Metro's Shady Grove Station to the Traville Transit Center feature stops at the intersection of MD 355 and Ridgemont Avenue which is at the site access point.

Given the fact that no more than 25 students and six staff members will be on-site during the peak periods, it is anticipated that site trip generation will be less than 30. More specifically, with vehicle occupancy among students at two per car, the maximum number of trips generated by the students would be thirteen. If staff each drove to the site during the peak hour in a single occupant vehicle, the trip generation would be six. Therefore, it is anticipated that the maximum peak hour trips generated by the site will be no more than nineteen. This trip rate would likely be reduced further given the transit oriented area of the site and the fact that all site users will not arrive or depart during the peak periods.

It is our opinion that the use of the subject site will have an insignificant impact on surrounding traffic operations. Based on information you provided, the number of trips projected to be generated by the site is minimal. The site is well served by public transit and parking can be accommodated within a short walking distance.

If you have any questions requiring any further information, please do not hesitate to contact me.

Sincerely,

Carl R. Wilson, Jr., P.E., PTOE
Project Manager

CRW:clg
(N:\LETTERS\CW\Siegel.docx)

June 9, 2011

City of Rockville

Purchasing Division

111 Maryland Ave. Rockville, Maryland20850

Hello:

I am writing in support of growing Soul's venture to have the King Farm property in Rockville converted to develop the goals of their organization for the benefit of Montgomery County to address the need for producing food to meet the needs of the 31.1% of the population who are at risk for hunger. I have known the King Family and their farm since my childhood back to 1954. I was very fortunate to be a 4H club member in Montgomery County from 1954 to 1963. I was raised on a dairy farm near Damascus and became acquainted to Mr. and Mrs. Lawson King as a child. They were relatives of my family and friends of my Mother and Father. Over the years as a young person interested in dairy farming and 4H I was the beneficiary of the Kings generosity in their sharing their farm and cattle and employees for 4H training in judging, cattle preparation for showing, and learning about the Holstein Breed. At one time they owned the largest Registered Herd of Holstein Cattle in the world. As I began my farming career in 1964, they included me into a syndicate to purchase a young Holstein Bull named Paclamar Astronaut, who with the Kings guidance became one of the most popular bulls in the World and today is found in the pedigrees of outstanding Holstein animals around the globe. His story has been featured in the Wall Street Journal.

What I would like to share with you is that the King Family and this farm have been a source of generosity and a site for education to youngsters since its beginnings a long time ago. I feel sure that Mr. and Mrs. King and their family would love to see this old farmstead be brought back to great use and good repair. I know that they would be fully support of the goals set out by growing Souls in their proposal for this farm. This farm, when it was in its glory days was always neatly kept at a standard that everyone looked up to. I hope that you will look favorably on the proposed project. I would also offer my input at anytime in the planning or development of the project. I support the goals for this project in my present position as the District Conservationist for Caroline County, Maryland working for the Natural Resources Conservation Service for USDA.

Thanks for the opportunity to support this project.

Jack King

Jack King

Tab 20

King Farm Farmstead
Farmstead Montessori Proposal

- Approximately 3,000 square foot single family house (wood frame construction)
- The Family Academy is a Licensed Private Educational Institution approved by the Maryland State Department of Education and is a Validated Montessori School, recognized by Montessori Schools of Maryland
- Planned maximum use of 30 students and corresponding staff (originally)
- Children (6 months to 6 years)
- Make all necessary repairs, renovations to bring space up to code
- 10 year renewable lease and shall provide for five (5) options to extend the lease for five (5) years each. The Tenant shall have a onetime option to terminate the lease, at its sole and absolute discretion, at the end of five years.
- Consideration – The annual rent shall be subject to a determination made by a qualified real estate professional for use of the property as a Day Care & Montessori Center on a triple net basis. Proposed rent by the Family Academy, subject to the aforementioned third party determination, shall not exceed fifteen ($15.00) dollars per square foot per year on a triple net basis or $45,000.00 per year. In addition, the Tenant shall be responsible for all operating expenses including, utilities, real estate taxes, insurance (for its use only) and repairs and maintenance of the building but not the roadway and grounds. The rent shall be staged to increase to the full amount over the first three years to be determined during the actual lease document negotiation.
- For future reference, it is not impossible to believe that the Day Care could be expanded in the future to include some or all of the structures, but this instant proposal covers the existing main farm house only.
- Cost estimates for the upgrading of the main house will be approximately $200,000 to $350,000 depending on requirements determined during the review process. A large portion of this will be the utility work for the water service, adding life safety systems (sprinkler, alarm, smoke detection) and the two new staircases.
- Enrollment – technical evaluation estimates that some 70 children can effectively be accommodated at full capacity, it is planned that the intake will be progressively ramped up over a three year period to enable the Farmstead Montessori to establish its credentials and standing with the community, with the intake being 20 in year 1, increasing to 30 in year 2. Any increase over that will require an additional application and review process, based on traffic considerations. If the use is successful, the tenant envisions filing that application.
- Consideration Offset – All costs associated herewith shall be considered advance rent payments, and shall be offset dollar for dollar against monthly rent due, until such time as the amount is totally exhausted. From that time forward, monthly rent shall be paid to the Landlord in accordance with the Lease.
- Purchase Option – Should the Landlord determine it is in its best interests to sell the Property, tenant shall be given the first right to purchase, under terms and conditions to be determined and set forth in the Lease Agreement.

Tab 19

The Family Academy of Bethesda

4324 Montgomery Ave., Bethesda, MD 20814 Tel: 301-656-5437

PROPOSAL TO LEASE

KING FARMSTEAD

1101 Grand Champion Drive

February 10. 2012

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3. ARCHITECTURAL DRAWINGS
4. TESTIMONIALS
5. TRANSWESTERN MARKET STUDY

The Family Academy of Bethesda

4324 Montgomery Ave., Bethesda, MD 20814 Tel: 301-656-5437

Proposal

The Farmstead Montessori

Introduction

The Family Academy of Bethesda Inc, which has for many years been running a highly successful Day Care and Montessori center in downtown Bethesda, is seeking to establish a similar Day Care and Montessori Center at the King Farm Farmstead Park in Rockville on a long term lease. It seeks to renovate, refurbish and "upgrade to code" the main farm house for this purpose and utilize a certain amount of surrounding ground for playgrounds and outdoor activities for students. The Family Academy will advance the required funds needed for the upgrade on the basis of a renewable lease of 10 years on terms to be negotiated as more fully provided in the attached Letter of Intent.

This proposal sets out the background, track record and credentials of Family Academy and that of its owner, as well as the Montessori and Day Care programs and services envisaged. It also sets out a preliminary Technical Evaluation of the facility (Farmstead Main House), and the obvious changes required to conform to the Educational Code. All renovations/improvements will be designed to provide for the sustainability of the Building and Landscaping, and will support the needs of a culturally and linguistically diverse population, as well as promote a sense of wellness through the younger generation's experience of a historic property.

Background

The Family Academy of Bethesda Inc. is owned by Sithy Muhsin since year 2000. She is a Diploma holder of the London Montessori Center and has a degree in Early Childhood Education, and has been a Montessori teacher for more than 15 years in the area before owning and managing her own school since 2000. In all, she counts over 30 years of experience in teaching children and managing schools in the US and overseas. Associated with Sithy Muhsin, is her husband Mohamed Muhsin who is a Management Consultant having retired from the World Bank having served as Vice President & CIO.

The Family Academy is a Licensed Private Educational Institution approved by the Maryland State Department of Education and is a Validated Montessori School,

recognized by Montessori Schools of Maryland. Pre-K and Kindergarten programs follow the Montgomery County Curriculum. The uniqueness of the services offered is that it is one of the very few, if not the only center in the area that offers a combination of Day Care and Montessori services in a single location for ages 6 weeks through 6 years.

The Family Academy's Day Care and Montessori operations are housed in 3 properties that it owns, and another that it rents, all down Montgomery Avenue in downtown Bethesda. There are approximately 100 children spanning ages 6 weeks to 6 years. Family Academy employs over 25 teachers from the Bethesda and Rockville areas. All staff have Early Childhood Teaching backgrounds. Pre-school and Montessori Teachers hold Montessori degrees and all Staff are certified in Infant/ Child CPR and First Aid. Staff turnover has been exceptionally low. The majority of staff -- 2/3rds of the present complement--has been with the Center for over 7 years. Demand for enrollment is high with a waitlist of nearly 50 applicants at any given point of time due to space limitations.

The services of Family Academy are highly regarded as evidenced by testimonials from parents, and from comments over the years posted in the DC Moms Forum website—a free thinking blog patronized by parents in the DC area. For ease of Reference we provide in ***Annex 1*** extracts from the Blog
(http://www.dcurbanmom.com/jforum/forums/list.page) and a sample of testimonials from parents (http://www.familyacademyofbethesda.com/)

Montessori & Day Care at King Farm Rockville—Rationale

The demand for daycare and Montessori programs in the Washington area has been rapidly growing and Rockville is no exception. The majority of the city's economic, housing, and business activity has evolved in and around Rockville Pike (MD Route 355/Wisconsin Avenue) in close proximity to the King Farm area. The community in this area is known to be vibrant and uncompromising in relation to the demand for high quality educational and childcare services. The Farmstead's proximity to the Shady Grove Metro Station will help efficiently distribute any new trip generation, by affording a close location for the drop off of children prior to parents proceeding to work downtown on Public Transportation, as well as for picking them up in the evening.

A preliminary evaluation of the King Farm property, in particular the Main House, was carried out and it was concluded that the property, along with the recreational space, will be well suited for the intended purpose. There are of course several modifications that will need to be carried out internally in the building. The exterior of the building will of course will be preserved in its current form, except that if required, we will add access ramps and/or stairs, upon approval given its Historic Designation. The intention of the Tenant, after analysis and review by its consultant, Loiderman Soltesz Associates, and

after meeting with the City's Transportation Engineer, is to utilize the existing internal street configuration with minor upgrades.

Suitability for establishing The Farmstead Montessori

With its proven 12 year track record and financial strength, the Family Academy is confident that it can provide high quality Montessori and Child Care services and sustain a viable business enterprise with potential to take on growth. The operation will carry the name The Farmstead Montessori School.

Age appropriate programs and activities will be offered for each of the following groups:

• ***Infants:***	Ages 6 weeks to 9 months
• ***Infants/ Jr. Toddlers***:	Ages 9 months to 15 months
• ***Toddler Camp***:	Ages 15 months to 24 months
• ***Pre Montessori /Montessori Toddlers***:	Ages 2 to 3 years
• ***Pre Primary Montessori***:	Ages 3 to 4 years
• ***Primary Montessori***:	Ages 4 to 6 years

The Program that The Farmstead Montessori will offer will be special in that it will provide services in one single location for children ranging from 6 week old infants to 6 year olds. This will enable growth and linkage to the respective programs as well as offer convenience to parents.

The Pre-Primary and Primary Montessori classrooms will follow the Montessori Method of Teaching in addition to extra-curricular optional activities such as Karate, Yoga, Dance, Music, Spanish, French and others.

Montessori Method Highlights

- ***Practical Life***: development of meaningful degree of independence and self discipline; good work habits and sense of responsibility, concentration and accountability
- ***Sensorial Exercises:*** focus on the physical world, exploring and making use of; subtle variations in properties and objects; and sensitivity to the environment one operates in.
- ***Language:*** whole language approach to reading, composition and literature and the use of phonics optimally; and to be able to read and write on their own. Spanish is introduced as a foreign language
- ***Math***: provide a sound foundation in math: arithmetic, geometry and algebra through the use of a "unified math" approach.

The Family Academy of Bethesda

4324 Montgomery Ave., Bethesda, MD 20814 Tel: 301-656-5437

- ***Social Science***: sound introduction through innovative and appealing techniques to botany, zoology, physics, chemistry, geology, and astronomy as well as to history, geography and cultural activities

In the Montessori classroom the child will be given the freedom to choose his/her work within "guided rules." The child will learn to make choices from freedom to concentration to "self discipline" using the material and learning techniques to attain the child's goals.

Among the key objectives and accountabilities of the Program is to have the children reach the highest potential in order to prepare him/her fully for the Public/Private school system. Feedback from parents on this score has been extremely positive where they find their children above the norms in those schools.

The staff will all have early childhood teaching backgrounds with Pre-School and Montessori teachers having Montessori degrees. All staff will be certified in Infant/Child CPR and First Aid. The teacher ratio will be ……..

There will be experienced staff, lead by Sithy Muhsin the Director, who will liaise with parents and County officials.

Technical Evaluation of the King Farm Main House

The existing King Farm Homestead is an approximately 3,000 square foot single family house built of type 'V' construction (wood frame.) The house has been modified a number of times in the past and appears to be solid and of a high quality level of construction. The house is listed on the City of Rockville historic registry.

The house has been previously modified to include an air conditioning system for the 2nd floor with the mechanical equipment located in the attic. Most of the windows have been replaced with double pane energy efficient models.

As a day care use the house will be altered to bring it up to code as a type I-4 and E occupancies. Occupancy of the building will be based on 35 square feet per person providing an occupant load of 81 persons which far exceeds the actual planned maximum use of approximately 30 students and corresponding staff.

Upgrades to the house will include at minimum installing:

The Family Academy of Bethesda

4324 Montgomery Ave., Bethesda, MD 20814 Tel: 301-656-5437

- An NFPA type 13 sprinkler system throughout the building
- An NFPA and IBC compliant fire and smoke detection system with audible and visual alarm annunciation.
- Exit signage
- Bring in new water service from the WSSC water system and abandoning the existing well and pump
- Two exit stairs separated from the structure by one hour rated construction. One located to the rear and a second on the north side of the house.
- A fully accessible toilet room on the first floor
- An accessible ramp into the first floor
- Verifying all hazardous materials such as lead based paint has been remediated.
- Remove all non-required, nonbearing interior walls, and install new partitions as required.
- Install new finishes as required.
- Install a new HVAC system for the main level.
- Delineate all required parking spaces per the zoning ordinance and building code.

Additional work may be required once the design is reviewed by the appropriate local jurisdictional agencies.

In addition to the above the exterior of the house will have all loose paint removed and be repainted. Broken shutters will be repaired or replaced and any other miscellaneous repairs done as the need is discovered. Both the attic and basement will be separated or locked off to make them solely used as mechanical rooms.

The current state of the property is best described as a house on a large open property. For a day care use improvements to the land will include added fenced in playgrounds with the age appropriate toys and equipment for the children to use. Most likely these playgrounds will be located off the north-west corner of the house. The rear carport may be included within the play area as an all-weather play area.

Day care licensing requires minimum 35 square feet of useable area per child within the center. It is projected that the main floor of the house will be used as infant care and the cribs, playpens, changing stations, etc. will be located here. The second floor will be for the toddlers up to age 2 ½ years. The proposed open floor plan will allow flexibility for the various activities and allow adjustments to be made as the program progresses and develops over time.

On the King Farmstead property there are a number of out-buildings being used for various functions. For future reference, it is not impossible to believe that the Day Care could be expanded in the future to include some or all of the structures, but this instant proposal covers the existing main farm house only.

Of course a substantial concern is the ability of clients to safely drop off children in the morning and pick them up in the evening. We reviewed carefully the potential for modifying ingress and egress into the site. After much consideration and after discussions with the City of Rockville Transportation Planning department, our opinion is that the existing internal driveway and its entrances/exists are sufficient for the intended use initially with minor modifications. This will be explored more completely as the approval process proceeds.

Financial Estimates---Assumptions

Cost estimates for the upgrading of the main house will be approximately $200,000 to $350,000.00, depending on requirements determined during the review process. A large portion of this will be the utility work for the water service, adding life safety systems (sprinkler, alarm, smoke detection) and the two new staircases.

Use of Facility

Based on the above it is envisaged that only the ground floor and the second floors will be used. The ground floor will be for infants up to 2 years, while older children will be accommodated on the second floor.

Enrolment

While the technical evaluation estimates that some 70 children can effectively be accommodated at full capacity, it is planned that the intake will be progressively ramped up over a three year period to enable the Farmstead Montessori to establish its credentials and standing with the community, with the intake being **20 in year 1, increasing to 30 in year 2. Any increase over that will occasion an additional application and review process, based on traffic considerations, from what we have been able to determine. If the use is successful, the tenant envisions filing that application.**

The Proposal:

We propose the following for consideration:

1. **That the Main House at King Farm Farmstead be leased for the purposes of running a Montessori and Day Care facility named Farmstead Montessori on a 10-year renewable lease.**
2. **That Family Academy will finance the agreed estimated capital expenditure to bring the property to Code from its own resources on condition that a set off will be allowed against the rental due until the advance is repaid through this means.**
3. **Details follow in the Letter of Intent**

The Family Academy of Bethesda

4324 Montgomery Ave., Bethesda, MD 20814 Tel: 301-656-5437 Fax: 301-656-2209

February 6, 2012

Mr. Burt Hall
Director of Recreation and Parks
Rockville City Government
111 Maryland Avenue
Rockville, MD 20850

Re: King Farmstead
Main Farm House
1101 Grand Champion Drive
And various ground areas surrounding the Main Farm House ("Property")

Dear Mr. Hall:

We are pleased to present this letter (the "Letter of Intent") which summarizes the basic terms in which the Family Academy of Bethesda Inc., its designee or assignee and/or a related entity to be formed ("Tenant") would be willing to enter into a lease agreement (the "Lease Agreement") with the Rockville City Government ("Landlord") for the long term lease of the "Property" as herein defined for the development and operation of a Day Care/Montessori School. It is acknowledged that a final agreement is subject to a binding Lease Agreement. The proposed terms of this Letter of Intent are as follows:

1. Tenant: Family Academy of Bethesda Inc, its designee or assignee and/or a related entity to be formed.

2. Property: Landlord will lease to Tenant all of the peaceful enjoyment and use of the Main Farm House and various surrounding grounds owned by Landlord located at 1101 Grand Champion Drive, Rockville, MD 20850 (the "Property"), as more specifically shown on Exhibit A, attached hereto. The Main Farm house is estimated to have approximately 3,000 square feet of space that can be utilized for the intended use on the first and second floor. The condition of the property is currently unusable and will require substantial renovation, as discussed below.

3. Term: The lease shall initially be for a term of Ten (10) years and shall provide for Five (5) options to extend the lease for Five (5) years each. The Tenant shall have a onetime option to terminate the lease, at its sole and absolute discretion, at the end of five years.

4. Consideration: The annual rent shall be subject to a determination made by a qualified real estate professional for use of the property as a Day Care & Montessori Center on a triple net basis. Proposed rent by the Family Academy, subject to the aforementioned third party determination, shall not exceed Fifteen ($15.00) dollars per square foot per year on a triple net basis or Forty-five thousand ($45,000.00) dollars per year. In addition, the Tenant shall be responsible for all operating expenses including, utilities, real estate taxes , insurance (for its use only) and repairs and maintenance of the building but not the road way and grounds. The rent shall be staged to increase to the full amount over the first three years to be determined during the actual lease document negotiation.

5. Feasibility & Approval Process: The Tenant shall be responsible, at its sole discretion and expense, for all third party costs associated with the determination of the feasibility of the use for the property and for completion of the required governmental approval process. The Tenant expects the Landlord to facilitate the timely approval of the use of

the property for the intended purpose by coordinating with all government agencies subject to appropriate applications and documentation being lodged by the Tenant. The Tenant expects that the entire process of approvals will, with the support of and coordination by the Landlord will be concluded within six months from the date of this LOI. At any time prior to the full completion of the Feasibility/Approval Period, the Tenant may in its sole discretion, terminate the Lease Agreement.

6. Due Diligence Materials: Upon request, Landlord will deliver to Tenant, its counsel, consultants and agents, all contracts, agreements, leases, lease commitments, surveys, zoning and permit information, feasibility studies, traffic studies, soil and environmental studies, architect's and contractor's bids, service contracts, warranties, proposals and agreements, plans, specifications, budgets, other financial information and data and all other information, documents and instruments which Landlord has in its possession or under its control relating to the leasing and ownership of the Property. The Tenant shall have the right to contact such persons or entities as the Tenant may reasonably deem appropriate in connections with its due diligence efforts, including government officials and employees. The Landlord shall assist and cooperate with the Tenant as may be reasonably necessary to facilitate the Tenant's efforts to obtain approvals, including but not limited to allowing Tenant, or its agents, employees and nominees, to cause an environmental assessment of the Property to be performed and may perform other physical, soil and geological inspections of the Property that the Tenant deems reasonable, upon reasonable notice to Landlord.

7. Consideration Offset: The Tenant agrees, at its sole cost and expense, to make all improvements to the property associated with Governmental and Public permit approvals required for its use as a Day Care & Montessori School. An estimate of all expenses associated with the administrative approval and hard renovation of the property shall be provided to the Landlord as soon as practically possible and shall become an exhibit to the Lease Agreement. Such determination shall be completed as part of the feasibility. All costs associated herewith shall be considered advance rent payments, and shall be offset dollar for dollar against monthly rent due, until such time as the amount is totally exhausted. From that time forward, monthly rent shall be paid to the Landlord in accordance with the Lease.

8. Broker: Landlord and Tenant each warrant that no real estate broker or agent is involved in this transaction, and agrees to indemnify, defend and hold the other party harmless from and against any and all claims, damages, losses or liabilities arising out of a breach of the foregoing representation.

9. Transaction Costs: Each party shall be responsible for their own legal fees.

10. Exclusivity: In consideration of Tenant's offer to Lease the Property, Landlord agrees not to market the Property for lease, negotiate for the lease thereof, or accept any other offers for the lease thereof, from the date on which this letter of intent is fully executed until the Tenant determines it is not feasible to pursue the utilization of the property for its intended use and formally notifies Landlord, which time period shall not exceed 180 days.

11. Non-Binding Interest: This Letter of Intent sets forth certain major business points and conditions of the proposed transaction and shall be non-binding, except with respect to exclusivity, until execution of a mutually acceptable definitive Lease Agreement. Any Lease Agreement entered into will contain such further terms and conditions as are mutually acceptable to the parties and their counsel. Upon the date of execution of the Letter of Intent, Landlord and Tenant shall negotiate in good faith to enter into the Lease Agreement. In the event a Lease Agreement has not been executed within Sixty (60) days following the date hereof, either party hereto may terminate this letter of intent by written notice of termination given to the other party.

The Family Academy of Bethesda

4324 Montgomery Ave., Bethesda, MD 20814 Tel: 301-656-5437 Fax: 301-656-2209

12. Consideration: The Purchaser and Seller acknowledge that the Purchaser has incurred and will continue to incur significant expenses in connection with the preparation of the Letter of Intent, the Lease Agreement and its review of the due diligence matters related to the Property, which sums shall be deemed to be adequate consideration to support the parties respective obligations set forth in this Letter of Intent.

13. Purchase Option: Should the Landlord determine it is in its best interests to sell the Property, Tenant shall be given the first right to purchase, under terms and conditions to be determined and set forth in the Lease Agreement.

14. Execution and Delivery of Letter of Intent: If this Letter of Intent is acceptable, please indicate by signing below and return within ten (10) days of the date indicated on the first page. Tenant shall provide a draft of the Lease Agreement which incorporates the agreed upon terms to Lease within ten (10) business days of the fully execution of this Letter of Intent. The parties shall then negotiate in good faith to enter into the Lease Agreement.

We look forward to working with you toward a successful closing on this transaction. If you have any questions or if you require anything else please feel free to contact me. Thank you.

Sincerely,

Family Academy of Bethesda, Inc.

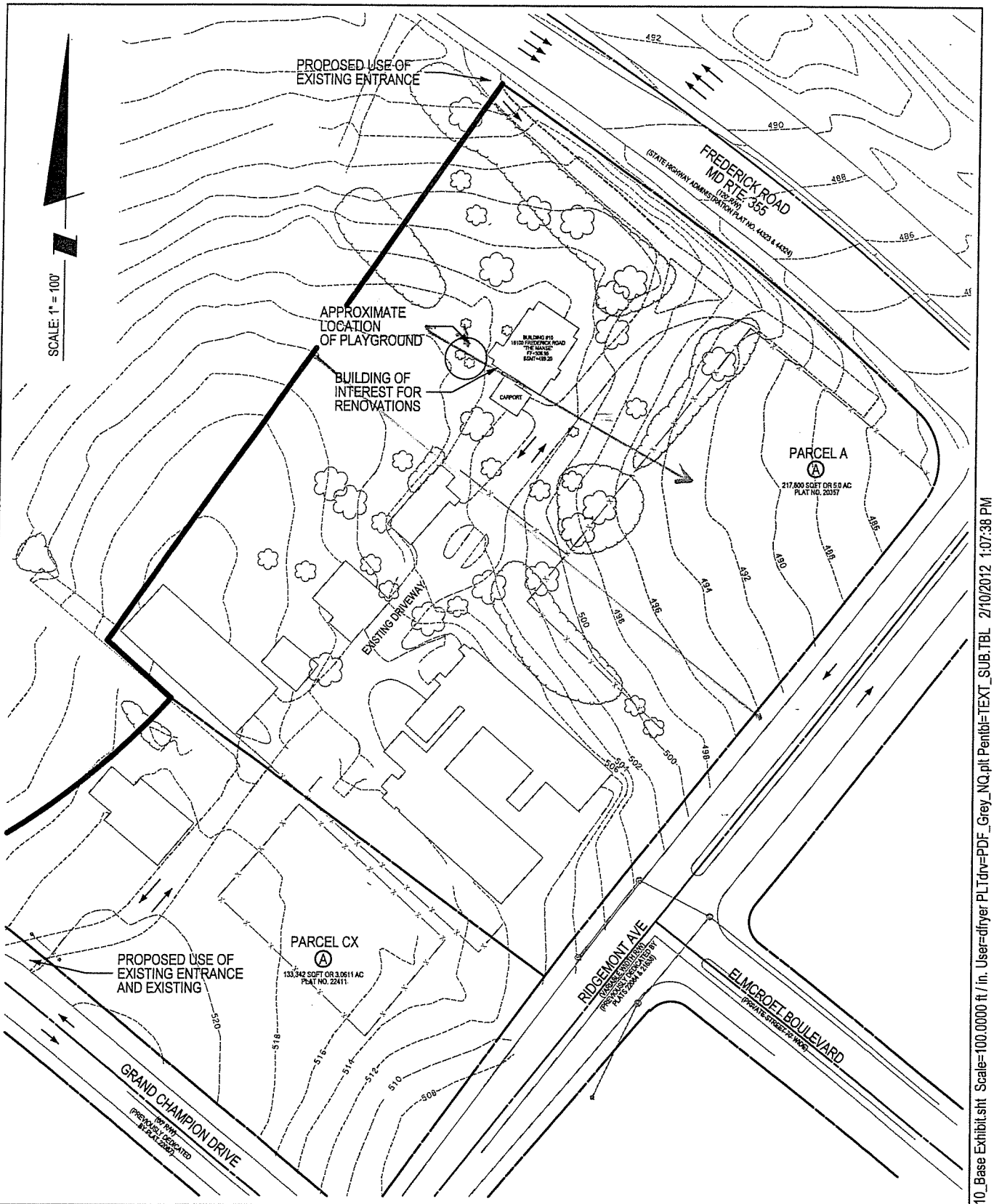
Sithy Muhsin
President

Continued from Page 3

Acceptance may be via facsimile of an executed copy hereof (with an original copy to follow.)

Landlord:
Rockville City Government

Date: _____ By: _____



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Loiederman Soltesz Associates, Inc.
2 Research Place, Suite 100
Rockville, MD 20850
301.948.2750 FAX.301.948.9067

King Farm Family Academy

Base Exhibit

JOB NO.	SCALE	DATE
1882-01-00	1"= 100'	2/10/12

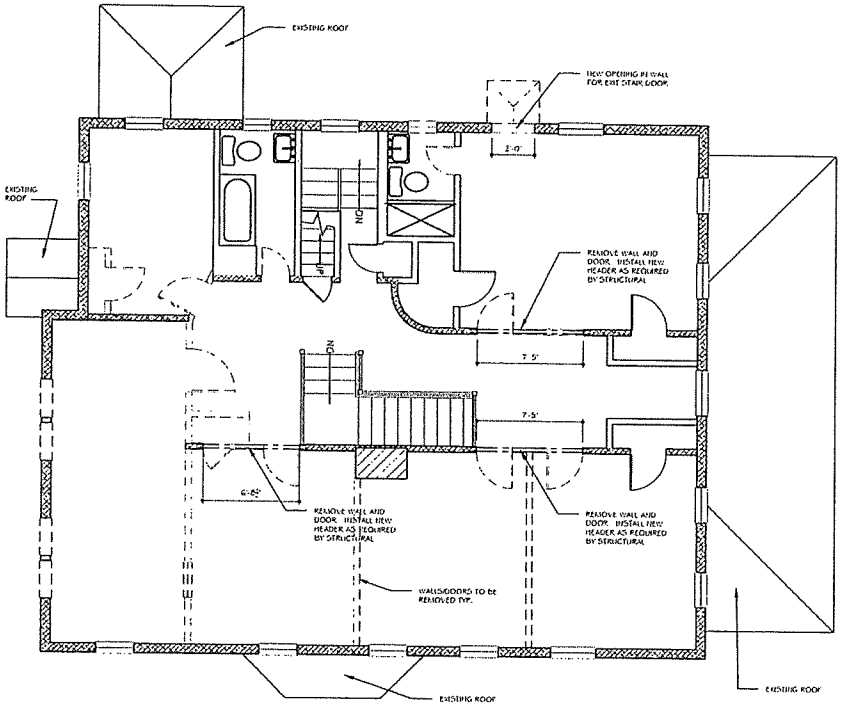
Q:\1882\0100\EXHIBITS\12-0210_Base Exhibit.sht Scale=100.0000 ft / in. User=dfryer PLTdrv=PDF_Grey_NQ.plt Pentbl=TEXT_SUB.TBL 2/10/2012 1:07:38 PM

BUILDING CODE SUMMARY

NOTES:

1. BUILDING EXTERIOR TO HAVE ALL PAINT STRIPPED AND THEN REPAINT COLOR TO MATCH EXISTING. CONTRACTOR TO TEST EXISTING PAINT FOR LEAD AND TAKE REQUIRED PRECAUTIONS IF NECESSARY WHEN PROCEEDING WITH WORK
2. EXISTING SHINGLES TO BE REPLACED AS NECESSARY. ALL SHINGLES TO BE PAINTED TO MATCH EXISTING

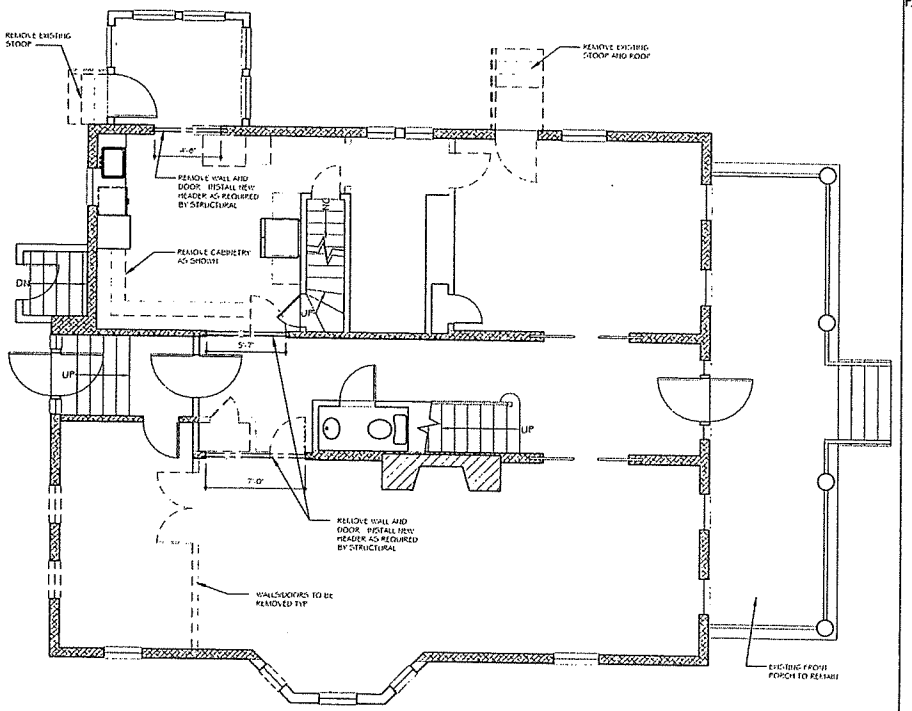
KEY:
- EXISTING WALLS
- EXISTING BEARING WALLS TO BE VERIFIED IN FIELD
- EXISTING WALLS, STAIRS, DOORS ETC. TO BE REMOVED
- NEW HEADER AS REQUIRED BY STRUCTURE



2ND FLOOR DEMOLITION PLAN

2

1/4" = 1'-0"



GROUND DEMOLITION PLAN

1

1/4" = 1'-0"

Steven S. Schwartzman, AIA, LEED AP
Architect
4413 Fairfield Dr.
Bethesda, MD 20814
tel 240.401.9772
e-mail ss57170@gmail.com

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY OF BETHESDA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License number 13225
expiration date 11/30/2013

Permit Drawing 11/17/2011
Permit Drawing 08/09/2012

Professional Seal

©ssa Project No: 1101

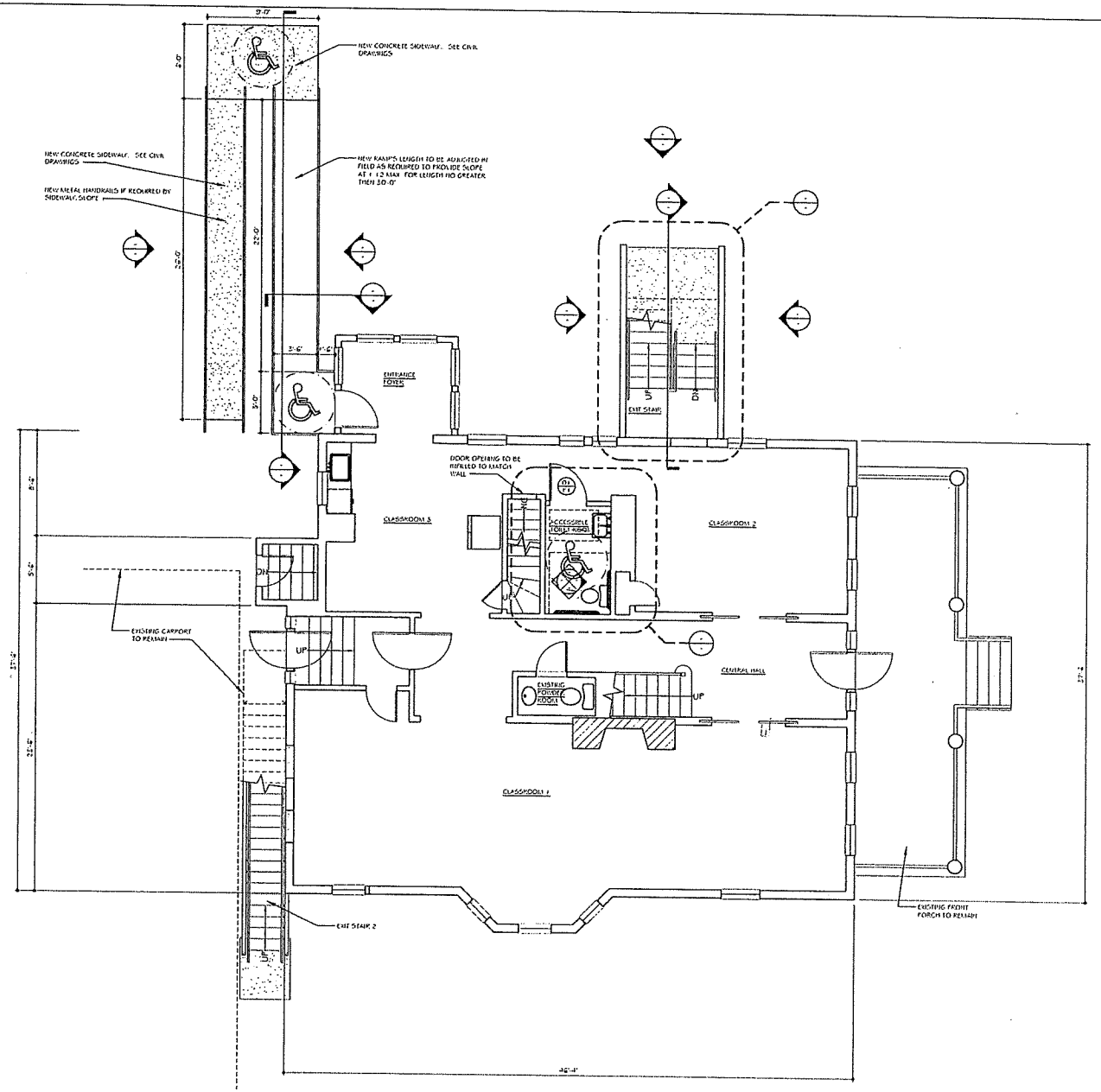
Plans

Scale: As Noted

A-1

NOTES

1. ALL DIMENSIONS ARE BASED ON DOCUMENTATION PROVIDED BY BUILDING OWNER, CITY OF ROCKVILLE AND REQUIRE VERIFICATION IN FIELD FOR ACTUAL CONDITIONS
2. ALL RAMPS AND STAIRS ARE ESTIMATED FOR DESIGN PURPOSES AND MUST BE ADJUSTED AS REQUIRED PER FIELD CONDITIONS TO MEET BUILDING CODES
3. BUILDING TO BE FULLY SPRINKLERED PER NFPA 13R
4. EXISTING BUILDING IS CONSTRUCTION TYPE V



GROUND FLOOR PLAN

1/4" = 1'-0"

Steven S. Schwartzman, AIA, LEED AP
Architect

4415 Fairhill Dr.
Bethesda, MD 20814
tel 240.401.9772
e-mail ss37170@gmail.com

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY OF BETHESDA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland,
License number 15885
expiration date 11/30/2013

Progress Drawing	12/16/2011
Progress Drawing	02/09/2012

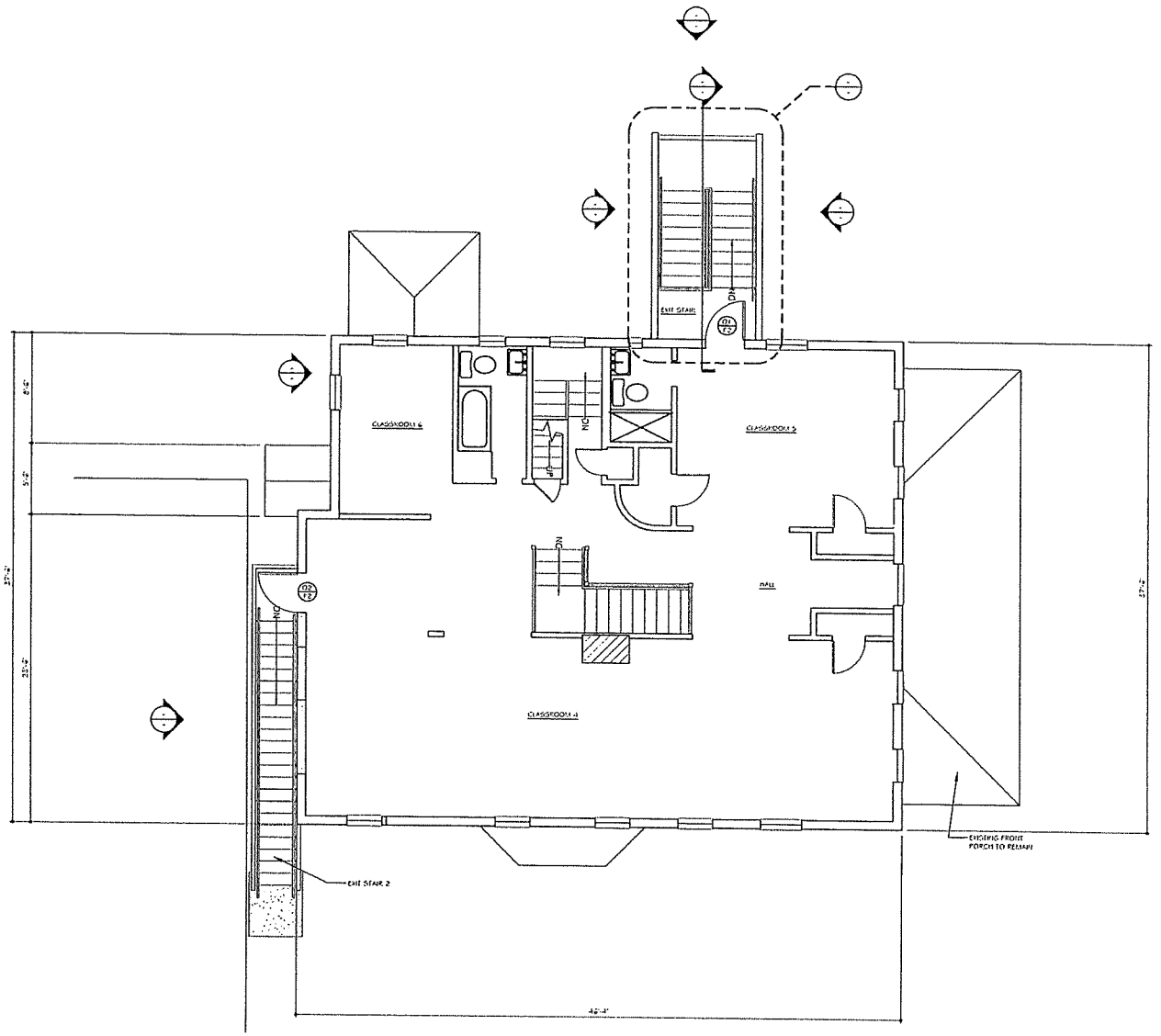
Professional Seal

©ssa Project No: 1201

Plans

Scale: As Noted

A-2



2ND FLOOR PLAN

1

Steven S. Schwartzman, AIA, LEED AP
Architect

4415 Fitzhugh Dr.
Bethesda, MD 20814
tel 240.401.9772
e-mail ss5717@gmail.com

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY OF BETHESDA

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License number 15255
expiration date 11/30/2013

Progress Drawing 12/16/2011
Progress Drawing 02/09/2012

Professional Seal

1

© ssa Project No: 1201

Plans

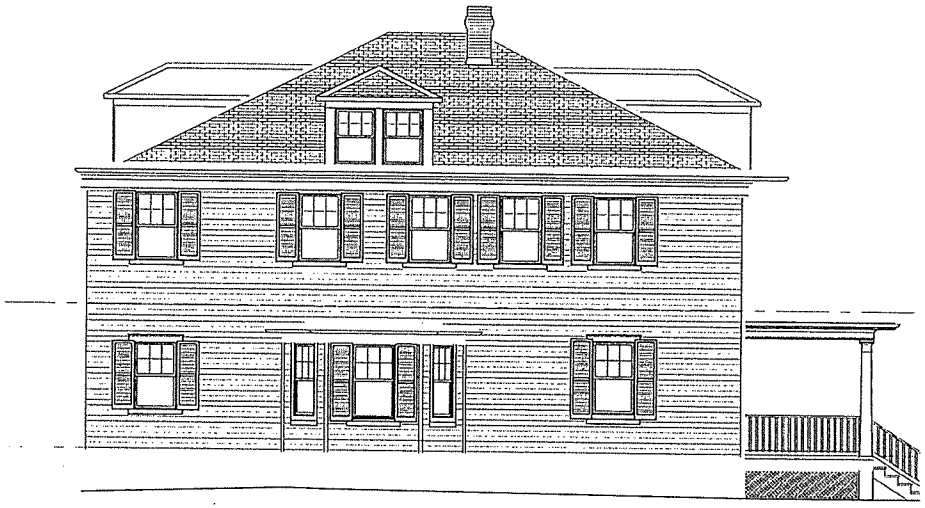
Scale: As Noted

A-3

NOTE
- CARPORT NOT SHOWN FOR CLARITY
- DOWNSPOUTS NOT SHOWN FOR CLARITY

WEST ELEVATION
-
4
1/4" = 1'-0"

NORTH ELEVATION
-
2
1/4" = 1'-0"



SOUTH ELEVATION
-
3
1/4" = 1'-0"

EAST ELEVATION
-
1
1/4" = 1'-0"

Steven S. Schwartzman, AIA, LEED AP
Architect

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King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY
OF BETHESDA

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License number 13525
expiration date 11/30/2013

Progress Drawing	10/16/2011
Progress Drawing	02/09/2012

Professional Seal

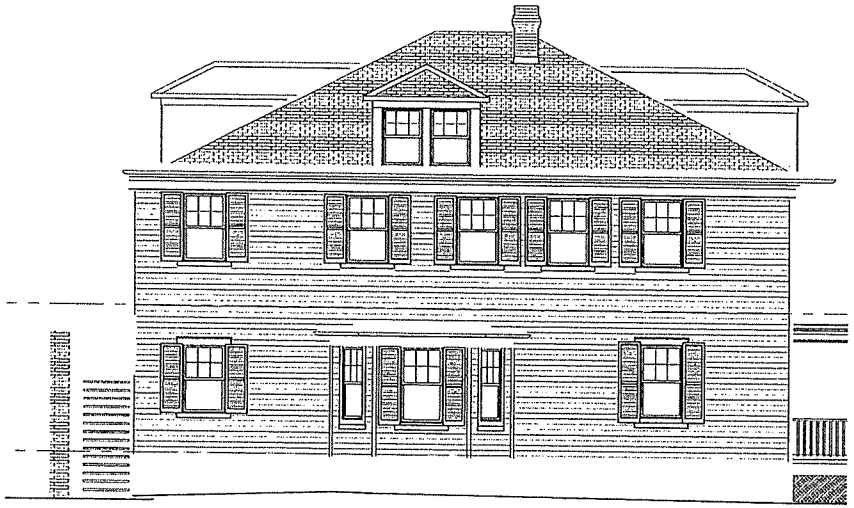
@ ave Project No: 1101

Existing
Elevations

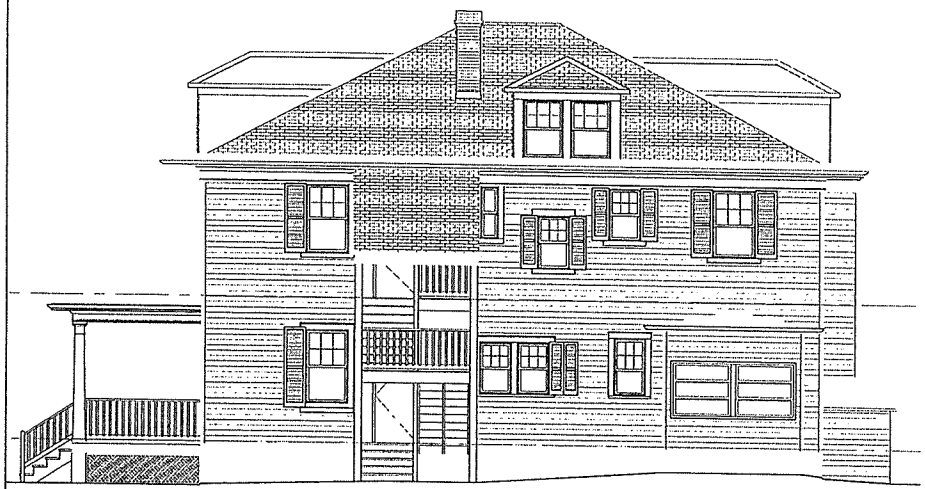
Scale: As Noted

A-4

NOTE:
- DOWNSPOUTS NOT SHOWN FOR CLARITY



SOUTH ELEVATION 4



NORTH ELEVATION 2

WEST ELEVATION 3

EAST ELEVATION 1

Steven S. Schwartzman, AIA, LEED AP
Architect

4415 Fairfield Dr.
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tel 240.401.9772
e-mail ss57177@gmail.com

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY OF BETHESDA

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License number 13525
expiration date 11/30/2012

Progress Drawing 12/16/2011
Progress Drawing 02/09/2012

Professional Seal

@ 100 Project No: 1101

Exit Stair Elevations

Scale: As Noted

A-5

DC Urban Moms and Dads

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Family Academy of Bethesda

Forum Index » Preschool and Daycare Discussion

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Author	Message
01/10/2011 21:32	**Subject:** Family Academy of Bethesda

Anonymous If you have a child that has been in the 2's toddler montessori program I would greatly appreciate you being willing to tell me about the daily routine and special activities they do with the kids. I'm wondering how much art is done with the kids in a weekly basis and how creative do they get with the kids..do the kids just use crayons or do they get to paint, cut and paste in a daily basis. Also, does the classroom have books that the kids can access and read on their own and does the teacher read daily to them? How does the teacher inform you of what went on for the day...does she send home a short write up of the day or does she post something on the wall for the parents to read? Do the kids do special class activities like cooking, singing together everyday, and projects with soil or gardening? Also, do you feel like the classroom has enough puzzles and toys for the kids to play with? Most important, what do you like most and what would you change about the head teacher if you had a chance?
Has the stairs leading to the classroom ever been a concern and what safety precautions do they take to make sure a 2 year old does not get out of the classroom and to the stairs.

Do you have any experience with the new Montessori classroom for 3 and 4 year olds? What is your opinion of those teachers and how much time do the kids spend doing art projects, cooking and singing in that classroom?

If you could change something(s) about Family Academy what would it be?

Thanks for your time.

report

01/11/2011 08:18 **Subject:** Re:Family Academy of Bethesda

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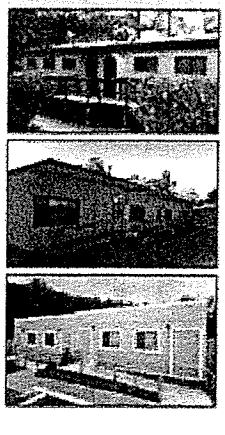

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Anonymous Wow. Deep breath. That is a lot.

Simple Answer: yes to all.

There is a reading corner in the room where I often found my daughter sitting with another child "reading" books or being read to by one of the teachers. The classroom is set up loosely following montessori principles so everything is easily accessible by the kids. They do a variety of art projects and my daughter routinely used the painting easle in the room. They sing every day and have a special musician come about every month. For special occasions the kids would put on a "show" for parents, singing songs and doing dances. I know that they have had someone come and bring various animals to learn about.

Regardinging parent communication, there is no daily write up and nothing is posted on the wall. I just asked the teachers when I picked her up how the day went. They, especially Rema, were good about telling me not just what activitied happened but how my daughter specifically did that day ("X did not sleep very well." "X is getting very good with the scissors." "X had difficulty sharing with so-and-so.")

What would I change? The facilities could be a little better. But my reasoning is that I would trade new and sterile for worn-in and cozy if it meant a happy and nurtured kid.

report

01/13/2011 23:30 **Subject:** Re:Family Academy of Bethesda

Anonymous Thanks for sharing your experience in the Toddler Montessori room. What about the teacher Ms. Rema. I read some disturbing things about her, being cold and a bit on the rough side with the kids. I met her once and she wasn't too warm and fuzzy from first impresson but maybe what I read had made me prejudge her personality. I have a daughter who needs a lot of attention and it will be a big change for her because it will be the first time away from mom. Do you think the teacher's personality would be a good match for my child?

report

01/14/2011 08:42 **Subject:** Re:Family Academy of Bethesda

Anonymous I posted recently about Ms. Rema in another thread. Please look for it for more information.

In short, my daughter LOVED Ms. Rema. Loved her. She does not come off as Mary Poppins, but she is sweet with the kids and manages to carry herself with enough authority that 15 kids all calmly do what she asks them to do. To me, this is essential both for a good nurturing environment and for safety in a class of that size.

report

01/15/2011 11:05 **Subject:** Family Academy of Bethesda

Anonymous As for the 3 and 4 year olds in the new building, which is called the Montessori House.
The space is amazing, beautiful ,furnished with child size farmhouse sink etc.Children find their own work in practical life and work at tables.Lots of choices for them, painting and arts and craft are part of the daily routine.
Math and language is part of the sructured morning program.Geography area with maps of the world and USA are placed and all kids can identify the countries.!
I say this as I was observing the kids.Parents can sign up to come observe the kids at work, which is real neat!

report

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header image going here

- Home
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- Photo Gallery
- Enrollment
- Calendar
- Testimonials
- Contact Us

Testimonials

The Family Academy has been an intimate part of our family's life now for almost 5 years. All three of our children attend the academy and we cannot think of a more a nurturing and caring environment. The asset of the school starts with its teachers who are devoted to inculcating values and manners into the children from an early age. In addition to these life skills, the academy's teachers provide focused instruction on a daily basis to reading, writing, math and language skills. We have no doubt that our children will be more than prepared for elementary school when they are sadly ready to matriculate from the academy. In short, The Family Academy provides a culture of caring and learning which complements the objectives we strive to teach at home.

- Carla & Tedd Henneberry

We found the ideal daycare for our two children at Family Academy. Initially, we were attracted to Family Academy for the safe and nurturing environment it provided for our new baby. As our children grew older, we realized the learning and developmental benefits as well. The Family Academy educational program combines the best of Montessori with structure that well prepared our son for the transition to elementary school. The teachers and staff are experienced, patient, caring, compassionate, and well trained to provide diverse and invaluable experiences. And, the emphasis on developing social skills created strong friendships among the children. After almost six years, we still feel exceptionally fortunate to have found Family Academy!

- Bill & Lisa

Our daughter's recent transition to elementary school confirmed our long-held belief that Family Academy does a magnificent job preparing children for school-socially and academically. From the day she started at FA when she was one year old, we saw our daughter's time there as time well spent. Her teachers were caring and skilled at introducing academics in ways that were both structured and yet seemed natural to her-from learning animal sounds and colors to learning how to read, add, and subtract. It's wonderful to have her start elementary school with such a solid foundation, and with her understanding that learning is enjoyable. We feel so fortunate that our younger child is getting the same experience.

- Jeff & Stephanie Archer

Our seven year-old son spent two years at Family Academy before entering kindergarten; our four year-old has been there since the age of two. Our experience at Family Academy has been wonderful. As parents working fulltime, we have truly appreciated having a place where we can leave our children for the day, knowing full well that they are thriving, happy, and well looked-after. The teachers at Family Academy are its biggest asset; they are warm and wonderful people, who have provided my kids with a great deal of individualized attention and taught them a tremendous amount, both academically and socially. The school uses a great mix of Montessori and traditional teaching methods that is incredibly successful at facilitating learning among preschoolers. By the time our seven year-old left Family Academy, he was more than well-prepared for kindergarten, and the transition to a new learning environment was seamless and completely devoid of stress. Family Academy is a truly special place and a wonderful environment for preschoolers.

- Varuni & Paul Dayaratna

We searched for an extraordinary amount of time and interviewed a number of facilities before finding The Family Academy of Bethesda for our daughter. We really can't have imagined a better place her to begin her "formal education". The environment is a very safe, energetic, loving and a nurturing one where each child is made to feel incredibly special. The teachers are so wonderful with the children, we feel confident leaving her in their care.

Our daughter is excited about school and never wants to miss a day. We began to realize more and more that this was an extraordinary place for her to be! The experience she has benefitted from at Family Academy has been astonishing. The teachers are passionate about their role and educate the children with a dynamic curriculum and promote learning through a variety of activities in order to understand the subject matter in detail.

The materials are so engaging and the curriculum is so enriching, it has placed in her a love for learning. She has excelled academically in math and reading. As she matriculates into the School

District, she is remarkably far ahead of the rest of the students her own age by at least 2 grade levels. We owe this to the staff of Family Academy.

The Family Academy of Bethesda is everything we could ask for in a preschool! We couldn't be happier with the choice we made.

- Sophia & Richard Smith

We want to take a moment to thank you for a great experience over the past two and a half years. Since Rebecca began with you in November 2007, we have nothing but the best things to say about you and credit your program and teachers with helping her development. Family Academy has been such a big part of Rebecca's life, and we are very sad to have to leave.

All of Rebecca's teachers have been great – starting with Ms. Yasmin and ending with her current teachers – Rima, Thushani, and Kanti. We are continually amazed at what she learns during the school day. And developmental steps like living without a pacifier, social interaction, and potty training have been aided and expedited by your staff.

Thank you very much for the care, love, and knowledge you have provided Rebecca and us over the past two-plus years. We cannot recommend Family Academy high enough, and we will dearly miss you.

- Kate & Eric Fulton

My daughter has been attending The Family Academy for almost five years, and now is ready to move on to public school kindergarten. We are both lucky to have been a part of the warm and caring environment that is the heart of Family Academy. The teachers are devoted to teaching the children to respect themselves and others, as well as providing a strong basis in all the fundamentals of reading, writing and math that will help them to be successful as they go on to elementary school, and for the rest of their lives. We will miss this very special place, and the special people who make Family Academy all you could ever want for your child.

- Karen Karlin

Our girls had a wonderful experience at Family Academy that will stay with them throughout their lives. Teachers and administrators alike are very warm and nurturing, and Teresa and Lydia felt very cherished.

Both girls learned so much and had fun doing it. It was so wonderful to see them learn to read and to have so much fun doing it. Same thing with counting, art, geography, music, karate, and all of the other areas Family Academy exposed them to.

The teachers are talented, creative, and highly dedicated. We were always impressed with their insights at the teacher-parent meetings that occur a few times over the year.

We feel so sad to be leaving such a terrific place and such a great environment for our children. We strongly recommend it.

Thank you, Ms. Sithy, for your leadership of Family Academy and to all of the staff for your fine work. We are so grateful.

- Elaine Swift and Ken Finegold

We were recommended to the Family Academy by a work colleague when we first moved to the area for our, then, 3 year old son and 9 month old daughter. We had experienced 4 different day care/preschool environments (in the Connecticut and Colorado); we love FAB by far the best. The highest testament to this place is that my children were always excited to go to school, which was not the case at other preschools. For me, the nicest part was the genuine, warm smiles that we as parents received every morning from the teachers. I strongly believe that the warm environment created by these small gestures were examples of the reason my children were so comfortable here. We always felt that the teachers were working with us; never unduly blaming or accusatory (eg even when we forgot socks, lunches, forms, etc).
This was also our first Montessori environment; now we know why it is so popular. The foundation that a Montessori curriculum provides cannot be underestimated. The attention to awareness of the atmosphere you are creating (eg not disrupting the learning atmosphere) was so valuable to our son. The life skills that Montessori stresses are remarkable. And of course, the magic way Montessori teaches very young children to read was amazing to experience (our daughter now reads at 3 years old, which our son did not). We have moved now, but have chosen another Montessori preschool for our daughter because of these positive experiences.
Ms. Sithy is the glue and foundation of FAB. She truly cares about the children at the school, and went out of her way to help us many times. This generosity of spirit has beyond doubt made a difference in the lives of our children.

- Erin and Andy Wolff

Our infant started at Family Academy of Bethesda when he was only 7 ½ weeks old. He was under the care of Miss Tuma, and the other wonderful teachers, in the Infant Room until 9 months old. He has absolutely thrived under the caring and educational environment of these extremely supportive women. Miss Tuma made sure our son was well taken care of and helped him reach all kinds of milestones. FAB teachers are well aware of what a child should be doing at each month of their early lives. They made sure our baby got plenty of tummy time early on and helped him learn how to roll over. As he got older, they helped him learn to sit up on his own. Then they helped him learn how to crawl, clap his hands, and encouraged him to stand and talk. His developments have far exceeded our expectations and he has reached many milestones earlier than infants who are not in this daycare. Since this is our first child, they also helped us learn the ropes of taking care of an infant. Miss Tuma

would give us helpful suggestions about diaper sizes, how much formula or food our baby needed during the day, and best of all, she got him on an amazing napping schedule. He now sleeps like a champion at home. I trust this daycare implicitly and have a lot of confidence in them. The teachers are superb and we have been beyond delighted to have our son attend Family Academy. The teachers have felt like a family to us since the first week our son attended. We are forever grateful.

- Audrey & Evan Randall

First Name (required)

Last Name (required)

Subject

Your Email Address

Your Message

Send

TRANSWESTERN®

6700 Rockledge Drive
Suite 400-A
Bethesda, MD 20817
Phone 301.571.0900
www.transwestern.net

February 9, 2012

Bob Eisinger
Managing Member
ProMark Real Estate Services LLC
16220 Frederick RD. Suite 325
Gaithersburg, MD. 20877

Re: Main Farm House
King Farmstead
1101 Grand Champion Drive
Rockville, MD. 20850

Market Value Survey

Dear Bob,

Pursuant to your request I have done a market survey to determine a reasonable market value for the above referenced property.

Assumptions:

The survey assumes that the property would be renovated and finished for use as a day care center and that it would be leased for a long term on a triple net basis.

Market comparables are very limited with respect to a day care facility since very few day care centers list themselves as such on their leases. It was therefore necessary to consider the use of the space and the facility itself as an open office type of use such as you may find in a class room or an open office environment in a class B or C facility. I have also included information on currently available houses in the Rockville to Germantown area with are attached to this letter.
The size of the space offered will be consistent with the referenced property in the 1,200-3,000 square foot range.

The referenced property does not have the typical amenities that could be found in an office building such as a retail component or reception area or lobby. Parking and access are limited now and I am assuming that parking and access will be provided per code as will the required green space play area.

Real estate taxes and operating expenses are not known so I am using a combination of what is available for the houses and an average for office space in the area. The most significant difference will be in the real estate taxes which could be higher. I have also attached lease comparables for completed leases. We tried to find buildings that were of similar use with open space. For conversion to a triple net rent we will use typical office expense average of $10.98 per square foot for Suburban Washington DC.

Market:

The current houses on the market are being offered at a range of $18 per square foot to $22.00 per square foot plus utilities and char. Real estate taxes, insurance and operating expenses appear to range from $6.77-$9.35 per square foot. Tax year and operating expense information is varied over the year for the different properties. All of the current open space offerings in the 1,200 per square foot to 3,000 square foot range that are offered at triple net rents are listed between $9-$16 per square foot. Copies of the representative current offerings are attached. The market for this type of space is very soft though some increase in activity has been noted toward the end of last quarter. This is consistent with the market in general and it is expected to continue to improve slowly through this year.

Market Rent:

The market rent for this type of property would be consistent with that of the existing available space in both the houses and the similar commercial space. The rental range for the houses goes from $20 per square foot plus utilities and char service at 220-222 N. Adams Street in Rockville to $18.66 per square foot full service at 19616 Club House Road in Gaithersburg. If the rents in the houses were converted to a triple net rent based on the taxes and expenses provided for the houses you could expect a rent in the $9.31-$16.35 range.

This is also consistent with the rents for space that is being offered on a triple net basis in houses and commercial property of similar size in the $14-$16 per square foot range.

We have reviewed the existing market comparables for completed leases of similar size (1,350-3,500) open space in an office building the converted triple net range is $11.52-$19.02.

Conclusion:

Based on the information provided and my experiences and the current market conditions you could expect to obtain a fair market rent for the above referenced property in the $13.50-$16.00 range on a triple net basis.

Qualifications:

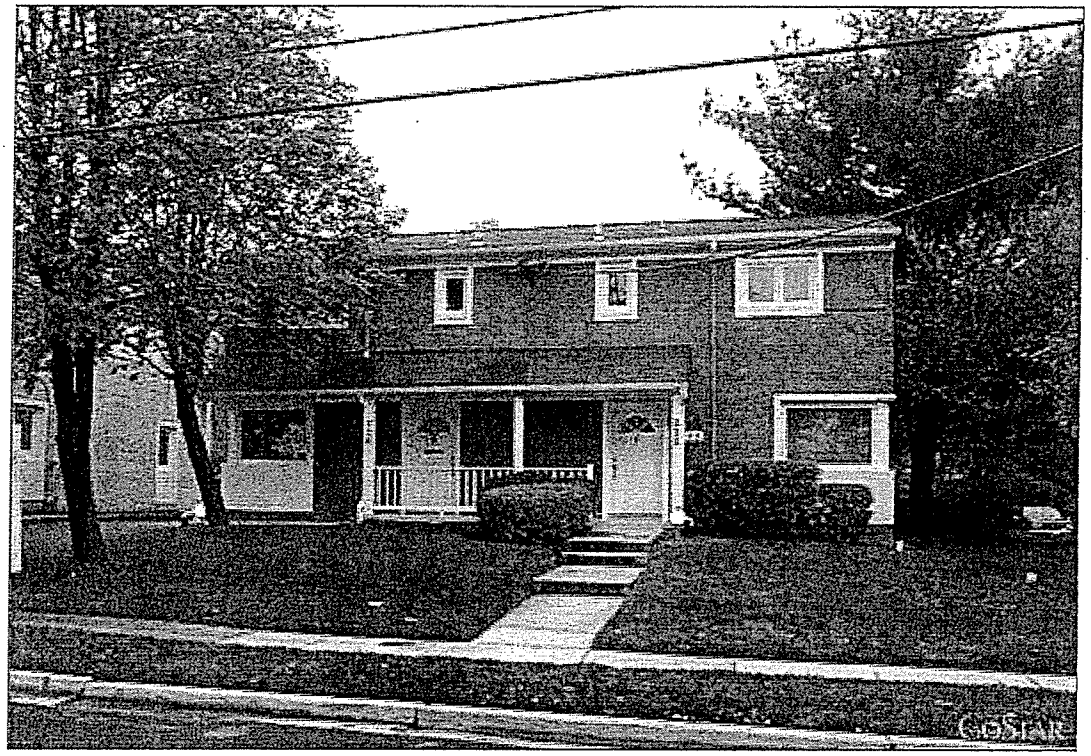
I have been a licensed real estate agent in Maryland, Washington DC and Virginia for over thirty years. In that time period I have complete leasing and sales transactions in excess of three and a half million square feet. Transactions have included the ground lease of a small shopping center to the sale of a shopping mall, extensive laboratory leasing as well as retail and office leasing. Among my transactions was a consulting assignment for the World Bank in Washington DC to find and identify potential day center locations for their offices in Washington DC. In addition I have also sold and leased properties to be used for nursing home facilities in both Montgomery and Prince Georges Counties. I have been recognized numerous times in the Washington Board of Realtors Million Dollar Sales and Leasing Club. Additional information is available.

Please let me know if you require additional information or if I may be of further assistance.

Sincerely,

James W Kibbe Jr.
Vice President

220-222 N Adams St



Location: **I-270 Corridor Cluster**
Rockville Submarket
Montgomery County
Rockville, MD 20850

Developer: **-**
Management: **-**
Recorded Owner: **Cheryl Hepfer**

Building Type: **Class C Office**

Status: **Existing**
Stories: **2**
RBA: **2,830 SF**
Typical Floor: **1,415 SF**
Total Avail: **2,400 SF**
% Leased: **15.2%**

Expenses: **2011 Est Tax @ $2.97/sf; 2011 Est Ops @ $3.30/sf**
Parcel Number: **04-00149286, 04-00149297**
Parking: **Free Surface Spaces**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	1,200	1,200	2,400	$20.00/+u&ch	Vacant	Negotiable	Direct
E 2nd	1,200	1,200	2,400	$20.00/+u&ch	Vacant	Negotiable	Direct

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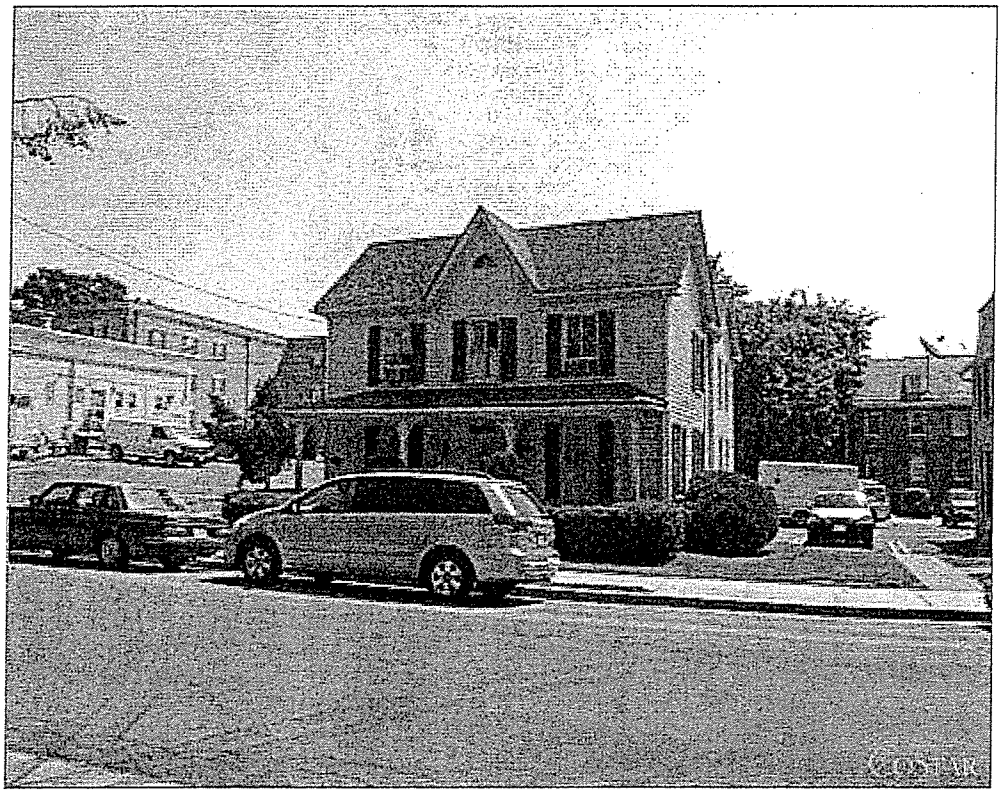
10 S Adams St



Location: **I-270 Corridor Cluster**
Rockville Submarket
Montgomery County
Rockville, MD 20850

Developer: -
Management: -
Recorded Owner: -

Parking: **Free Surface Spaces**

Building Type: **Class B Office**

Status: **Existing**
Stories: **2**
RBA: **2,400 SF**
Typical Floor: **1,200 SF**
Total Avail: **1,200 SF**
% Leased: **50.0%**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	1,200	1,200	1,200	$20.00/+util	Vacant	Negotiable	Direct

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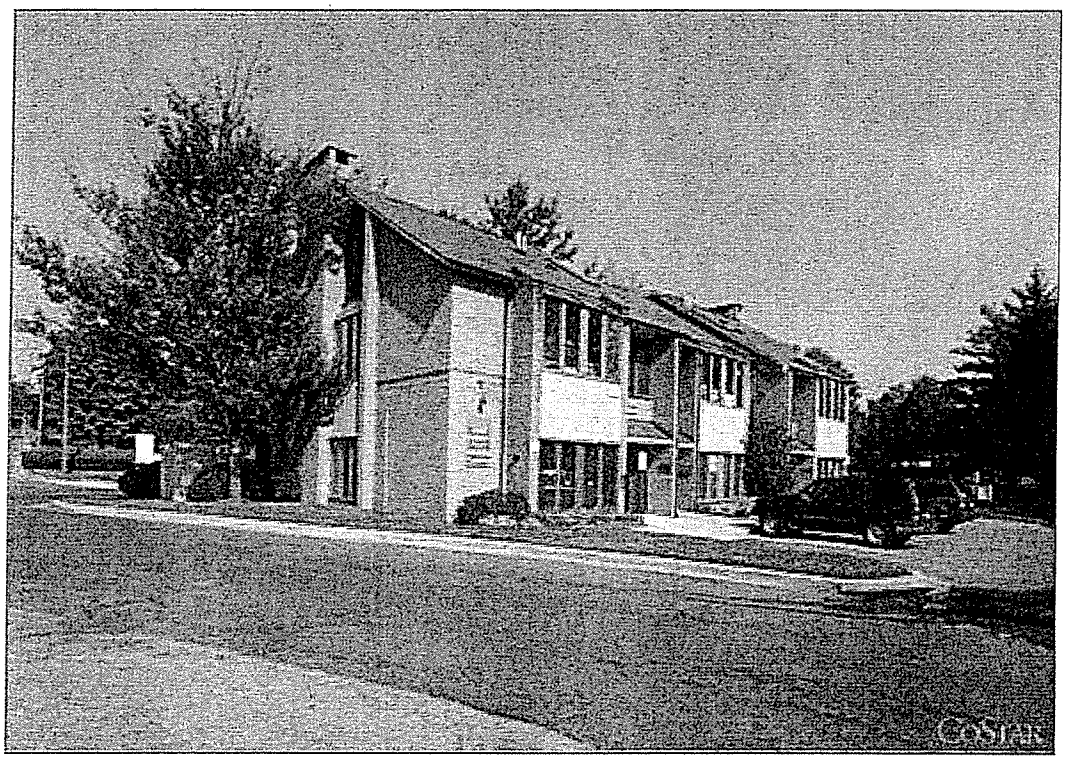
19616 Club House Rd



Location: **I-270 Corridor Cluster**
Gaithersburg Submarket
Montgomery County
Gaithersburg, MD 20886

Developer: **-**
Management: **-**
Recorded Owner: **First Horizon Hm Ln**

Expenses: **2009 Tax @ $2.30/sf**
Parcel Number: **09-02272100**

Building Type: **Class B Office**

Status: **Built 1973**
Stories: **2**
RBA: **1,074 SF**
Typical Floor: **537 SF**
Total Avail: **1,029 SF**
% Leased: **4.2%**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 2nd / Suite 19616	1,029	1,029	1,029	$275,000	$18.66/fs	Vacant	Negotiable	Direct

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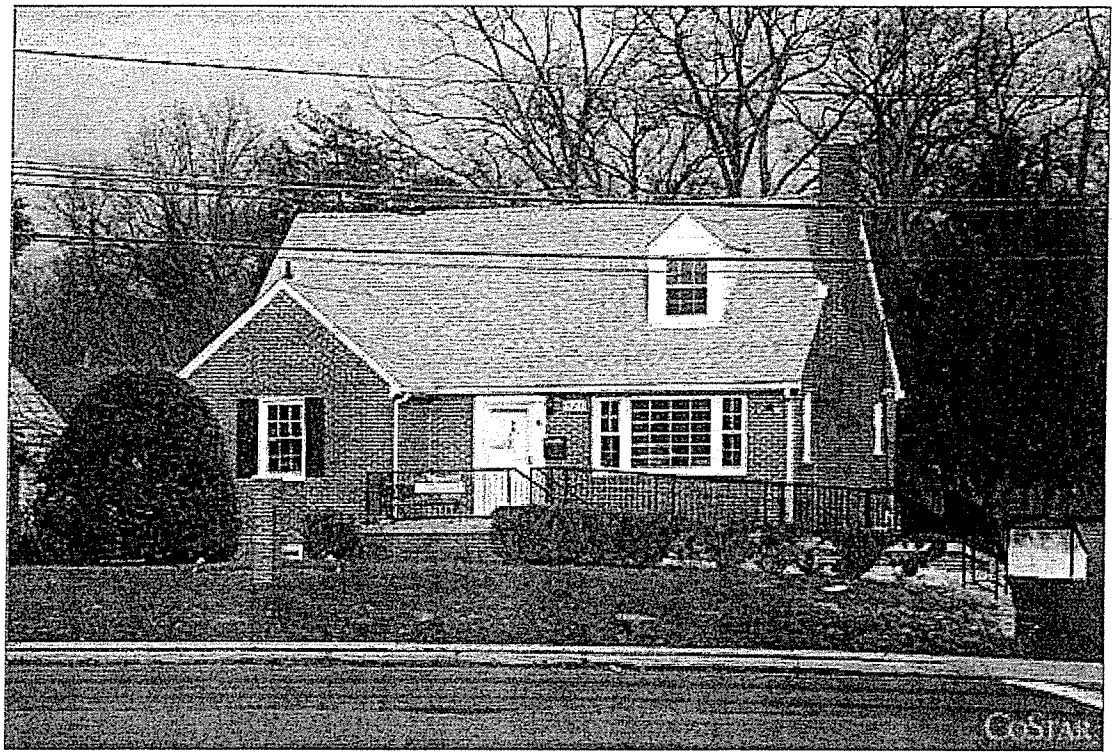
301 S Frederick Ave - Allen Law Center



Location: **Allen Law Center**
I-270 Corridor Cluster
Gaithersburg Submarket
Montgomery County
Gaithersburg, MD 20877

Developer: **-**
Management: **-**
Recorded Owner: **Allen Stephen F & K J**

Expenses: **2008 Tax @ $1.79/sf**
Parcel Number: **09-03370478**
Amenities: **Restaurant**

Building Type: **Class B Office**

Status: **Built 1953**
Stories: **2**
RBA: **2,200 SF**
Typical Floor: **1,100 SF**

Total Avail: **2,200 SF**
% Leased: **0%**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E BSMT	600	600	2,200	$18.00/mg	Vacant	1-5 yrs	Direct
E 1st	800	800	2,200	$18.00/mg	Vacant	1-5 yrs	Direct
E 2nd	800	800	2,200	$18.00/mg	Vacant	1-5 yrs	Direct

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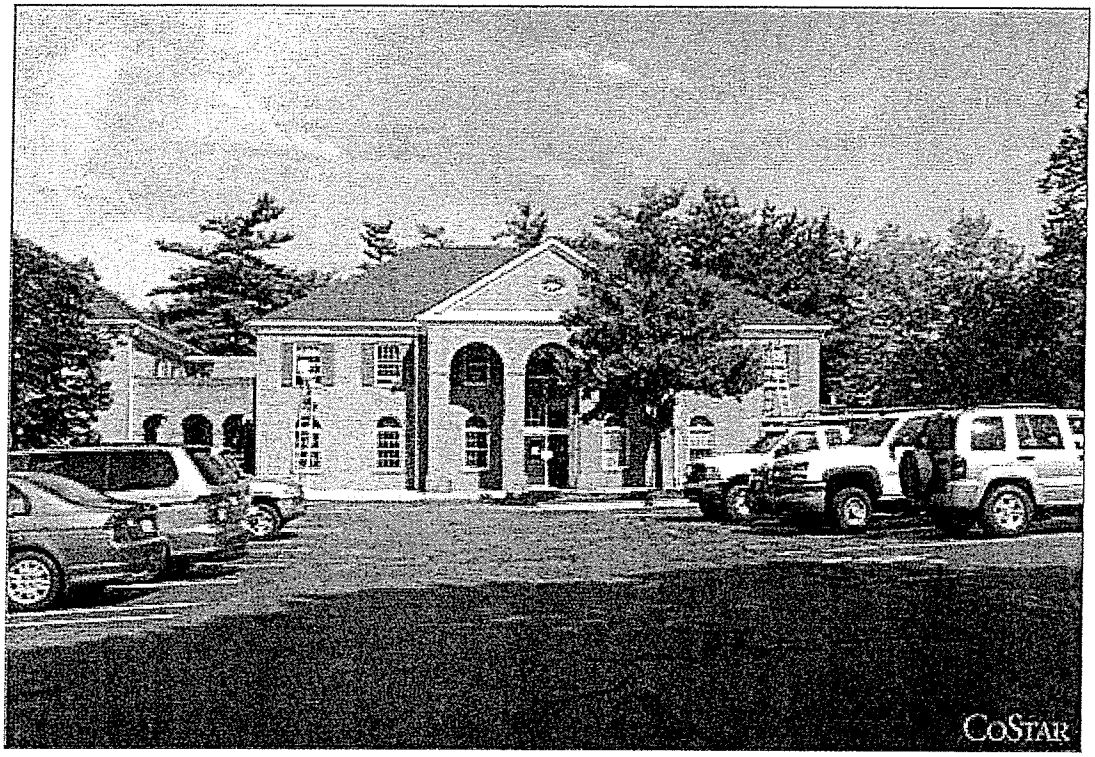
1682 E Gude Dr



Location: **I-270 Corridor Cluster**
Rockville Submarket
Montgomery County
Rockville, MD 20850

Developer: -
Management: -
Recorded Owner: -

Building Type: **Class B Office**
Status: **Existing**
Stories: **2**
RBA: **5,410 SF**
Typical Floor: **2,705 SF**
Total Avail: **760 SF**
% Leased: **86.0%**

Parcel Number: **04 02351798, 04 02351801, 04 02351812, 04 02351823, 04 02351834, 04 02351845, 04 02351856, 04 02351867**
Parking: **80 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr.+Svs	Occupancy	Term	Type
P 2nd	760	760	760	No	$17.35/+util	Vacant	Negotiable	Direct

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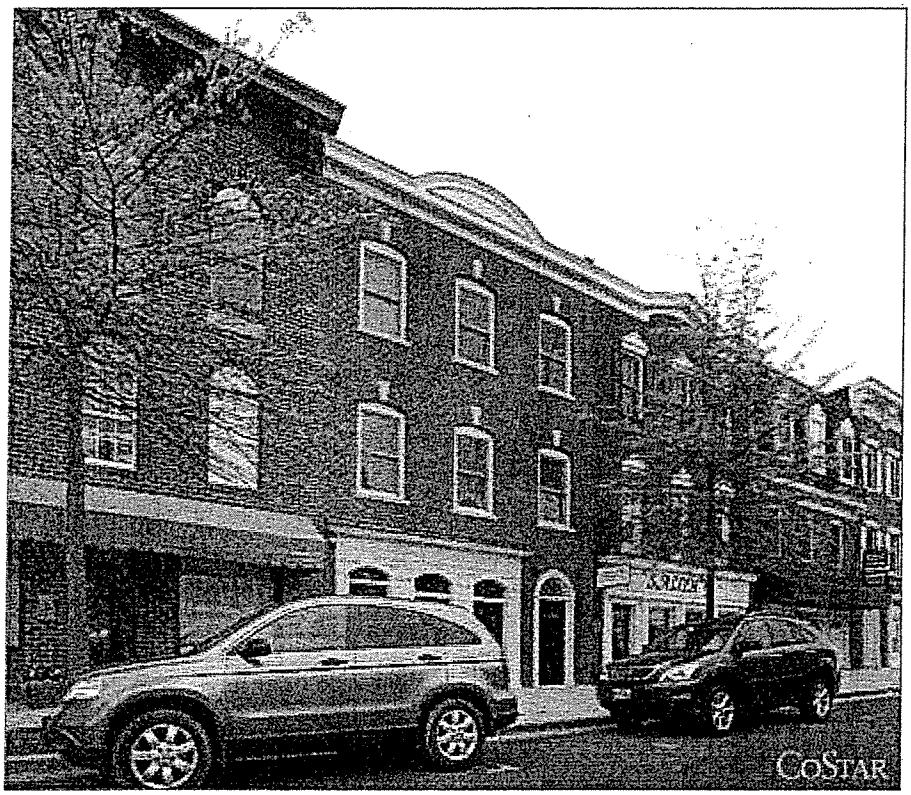
312 Main St



Location: **I-270 Corridor Cluster**
Gaithersburg Submarket
Montgomery County
Gaithersburg, MD 20878

Developer: **-**
Management: **Siman Realty**
Recorded Owner: **Siman USA, Inc.**

Expenses: **2008 Tax @ $1.96/sf**
Parcel Number: **09-03223801**
Parking: **25 free Surface Spaces are available**

Building Type: **Class B Office**
Status: **Built 2001**
Stories: **3**
RBA: **4,000 SF**
Typical Floor: **863 SF**
Total Avail: **1,000 SF**
% Leased: **75.0%**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,000	1,000	1,000	$21.00/+util	Vacant	1-5 yrs	Direct

316 Main St

Location: **I-270 Corridor Cluster**
Gaithersburg Submarket
Montgomery County
Gaithersburg, MD 20878

Developer: **-**
Management: **-**
Recorded Owner: **Mohammed Saba**

Building Type: **Class B Office**
Status: **Built 2001**
Stories: **3**
RBA: **3,840 SF**
Typical Floor: **960 SF**
Total Avail: **2,000 SF**
% Leased: **47.9%**

Expenses: **2008 Tax @ $2.05/sf, 2011 Est Tax @ $3.65/sf**
Parcel Number: **09-03223812**
Parking: **20 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P BSMT	1,000	1,000	1,000	$9.60/+util	Vacant	5 yrs	Direct
E 2nd	1,000	1,000	1,000	$18.00/+util	Vacant	5 yrs	Direct

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364 Main St

Location: **I-270 Corridor Cluster**
Gaithersburg Submarket
Montgomery County
Gaithersburg, MD 20878

Developer: **-**
Management: **-**
Recorded Owner: **Chai C Chang**

Expenses: **2009 Tax @ $3.19/sf**
Parcel Number: **09-03223936**
Parking: **Ratio of 7.58/1,000 SF**

Building Type: **Class B Office**
Status: **Built 2001**
Stories: **3**
RBA: **3,300 SF**
Typical Floor: **768 SF**
Total Avail: **1,000 SF**
% Leased: **69.7%**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 2nd	1,000	1,000	1,000	$16.68/nnn	Vacant	2-5 yrs	Direct

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19851-19861 Century Blvd - Germantown Town Center Apartments

Location: **Germantown Town Center Apartments**
I-270 Corridor Cluster
Germantown Submarket
Montgomery County
Germantown, MD 20874

Developer: -
Management: -
Recorded Owner: -

Building Type: **Class B Office**

Status: **Built Jun 2002**
Stories: **3**
RBA: **28,956 SF**
Typical Floor: **9,652 SF**
Total Avail: **3,900 SF**
% Leased: **100%**

Expenses: **2010 Combined Est Tax/Ops @ $8.00/sf**
Parking: **50 Surface Spaces are available**
Amenities: **Corner Lot**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 19851	2,120	2,120	2,120	$14.00/nnn	30 Days	Thru Oct 2012	Sublet
P 1st / Suite 19855	1,780	1,780	1,780	$14.00/nnn	30 Days	Thru Oct 2012	Sublet

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101 Chestnut St - Chestnut Court Condominium

Location: **Chestnut Court Condominium**
I-270 Corridor Cluster
Gaithersburg Submarket
Montgomery County
Gaithersburg, MD 20877

Developer: **-**
Management: **Individually Managed**
Recorded Owner: **Individually Owned**

Building Type: **Class B Office**
Status: **Built 1984**
Stories: **2**
RBA: **11,251 SF**
Typical Floor: **5,625 SF**
Total Avail: **3,728 SF**
% Leased: **66.9%**

Parcel Number: **09-02183891, 09-02183903, 09-02183914, 09-02183925, 09-02183936, 09-02183947, 09-02183958, 09-02183960, 09-02183971**
Parking: **Free Covered Spaces**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd / Suite 1B	1,050	1,050	1,050	No	$16.00/nnn	Vacant	1-5 yrs	Direct

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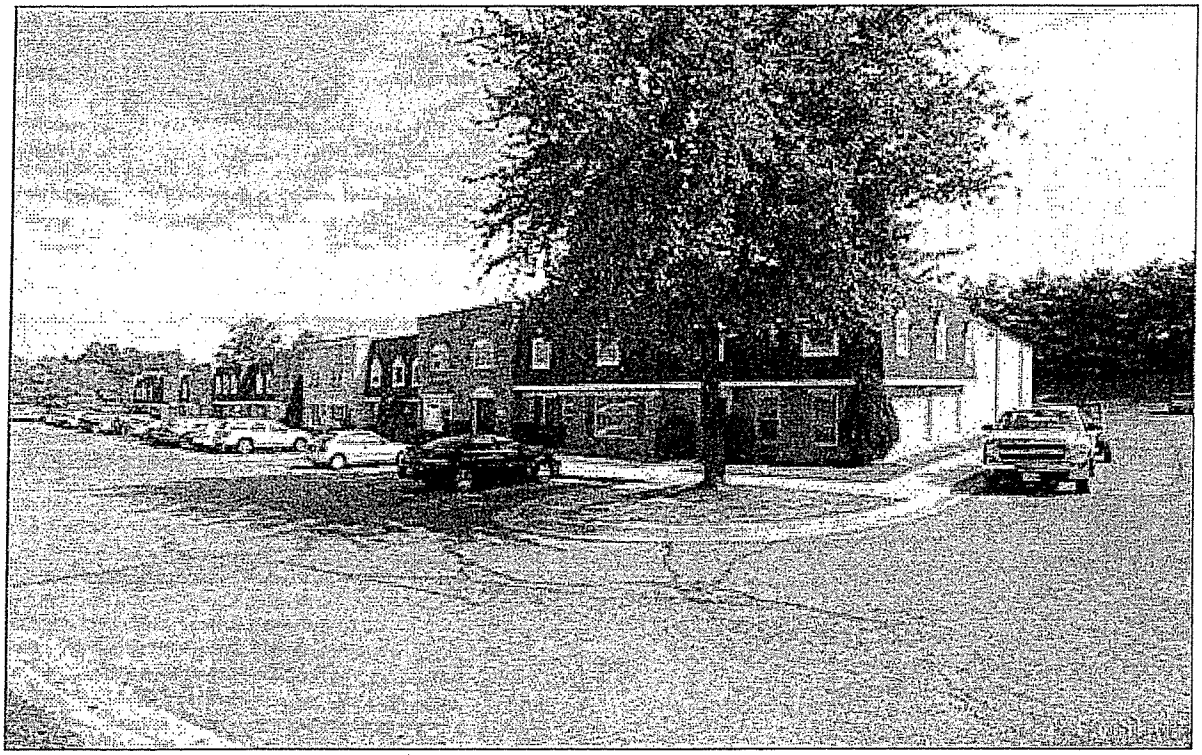
15701-15757 Crabbs Branch Way - Franklin Park Industrial Condo



Location:	**AKA 15737 Crabbs Branch Way I-270 Corridor Ind Cluster North Rockville Ind Submarket Montgomery County Rockville, MD 20855**	Building Type:	**Class B Flex**
		Status:	**Built 1987**
		Tenancy:	**Multiple Tenant**
		Land Area:	**0.24 AC**
		Stories:	**2**
		RBA:	**90,044 SF**
Management:	**-**	Total Avail:	**16,643 SF**
Recorded Owner:	**-**	% Leased:	**91.5%**
Ceiling Height:	**12'0"-18'0"**	Crane:	**None**
Column Spacing:	**-**	Rail Line:	**None**
Drive Ins:	**13 - 9'0"w x 9'0"h**	Cross Docks:	**-**
Loading Docks:	**2 ext**	Const Mat:	**Masonry**
Power:	**-**	Utilities:	**Gas - Natural, Heating - Gas, Sewer - City, Water - City**

Expenses: **2011 Est Tax @ $0.07/sf; 2011 Est Ops @ $0.03/sf**
Parcel Number: **04-02387930, 04-02387941, 04-02387952, 04-02387963, 04-02387974, 04-02387985, 04-02387996, 04-02388001, 04-02388012, 04-02388023, 04-02388034, 04-02388045, 04-02388056, 04-02388067, 04-02388078**
Parking: **130 free Surface Spaces are available**
Amenities: **Bus Line, Partial Stories Exist**

Floor	SF Avail	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 15745	1,800 div	3,675	No	$9.00/nnn	Vacant	Negotiable	Direct
P 2nd	1,875	3,675	No	$12.00/nnn	Vacant	Negotiable	Direct

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TRANSWESTERN®

Tenant	Address	Submarket	Lease Type	SF	Lease Term (Mos)	LED	LCD	Rental Rate PSF	Rate Type	Escal.	TI PSF	Space Type	Free Rent (Mos)
Hillcrest Laboratories	15245 Shady Grove Road	North Rockville	Renewal	14,938	24	6/1/11	9/1/11	$22.50	FS	n/a	n/a	Office	n/a
Hillcrest Laboratories	15245 Shady Grove Road	North Rockville	Renewal	14,938	24	6/21/11	12/21/11	$22.50	FS	n/a	n/a	Office	0
ICF Marco	530 Gaither Rd	North Rockville	New Lease	97,495	120	4/12/11	4/1/12	$33.50	FS	2.5%	$65	Office	0
JDG	1700 Research Blvd	North Rockville	New Lease	2,815	60	11/1/11	4/1/12	$24.75	FS	3%	As-is	Office	4
Signs of Progress	9107 Gaither Road	North Rockville	Renewal	3,500	60	1/10/11	4/10/11	$15.00	Net/Elec	2.50%	$0	Office	2
Huckleberry Fine Arts, LLC *	12051 Nebel Street	Rockville	New Lease	4,500	36	2/1/11	5/1/11	$7.47	FS	4%	n/a	Industrial	n/a
Hutchinson & Associates *	11820 Parklawn Drive	Rockville	Renewal	1,350	60	1/13/11	5/1/11	$22.50	FS	3%	n/a	Office	n/a
Maryland Radiology Associates *	11400 Rockville Pike	Rockville	Renewal	2,699	120	12/12/11	12/1/11	$30.00	FS	2.75%	$42.50	Office	n/a
Medical Staffing Network Healthcare, LLC *	5515 Security Lane	Rockville	New Lease	2,474	51	11/28/11	2/1/11	$27.50	FS	3%	Turnkey	Office	3
Merrill Communications, LLC *	21 Church Street	Rockville	New Lease	6,424	87	3/22/11	6/1/11	$32.00	FS	4%	Turnkey	Office	n/a

*** Transwestern Transaction**
Friday, February 03, 2012

Tab 21

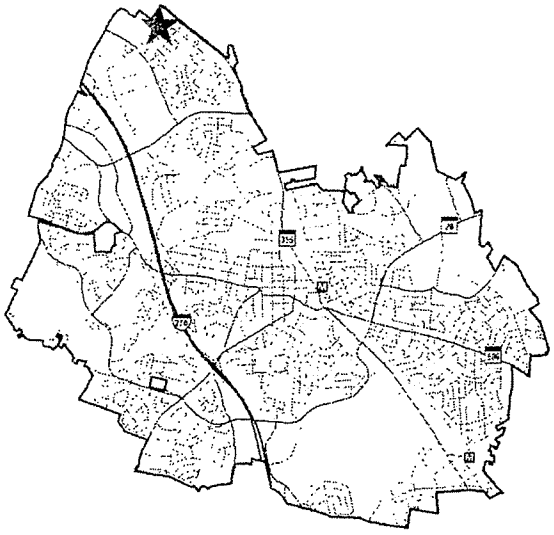
City of Rockville
Get Into It

Historic District Commission Staff Report: Courtesy Review HDC2012-00572, 16100 Frederick Road

MEETING DATE: 4/19/12

REPORT DATE: 4/12/12

FROM: Robin D. Ziek, Preservation Planner, Planning, CPDS
240.314.8236
rziek@rockvillemd.gov



APPLICATION DESCRIPTION: COURTESY REVIEW: review proposed exterior alterations to doors, windows, new exterior stairs, fencing, playground area for daycare use of the King Farm Farmstead house.

APPLICANT: Sithy Munsin
Family Academy of Bethesda, Inc.
4324 Montgomery Avenue
Bethesda, MD 20814
(City of Rockville, Owner)

FILING DATE: 3/1/12

RECOMMENDATION: Recommend that the applicant redesign the fire stairs on north side of building to reduce size, scale and massing. The overall proposal, with fenced playground areas and new ingress and egress alterations, is generally compatible with the resource.

EXECUTIVE SUMMARY: The HDC is asked to review the proposed exterior alterations, and provide comments regarding the appropriateness of the alterations, which include two exterior fire stairs, fencing and a playground area for use by the daycare (proposed tenant of King Farm Farmstead house.

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Land Use 11

ATTACHMENTS

Application ..... Circle 1-9

RECOMMENDATION

HDC review is limited to the exterior alterations, which appear to be generally compatible in concept with the historic resource, albeit with a more intensive use. Application of the Secretary of the Interior's Standards for Rehabilitation to the exterior alterations only is provided, and Standards # 2, 5, 8, 9, and 10 will apply (see page 9). The 2nd floor egress stairway on the north side of the building, however, should be reconfigured to reflect a more open design (similar to the proposed egress stairway on the west side of the building). This may require alterations to the window openings. One option may be to install fire-rated materials on the interior, and retain the existing windows in place, to minimize changes to the exterior.

A further recommendation is that all doors, windows and trim to be removed should be stored on site; photographic documentation of the interior of the building, with particular emphasis on areas and details to be removed/altered, should be undertaken prior to beginning the work. The documentation should be provided to Peerless Rockville for an addition to their archives. While the proposed school use is more intensive than single-family residential and may have an impact on the floors and stairs, this can be mitigated with appropriate floor treatment, such as protective carpeting.

SITE DESCRIPTION

Location: 16100 Frederick Road (see page 6)

Applicant: Sithy Munsin, Family Academy of Bethesda, Inc.
(Daycare and Montessori school)

Land Use Designation: City Park

Zoning District: PD-KF (see page 7)

Existing Use: City Park (vacant building)

Vicinity

The King Farm Farmstead Park is located at the northern limits of the City, within the King Farm development (PD-KF). The entire park includes 8 acres, but the applicant is specifically interested in leasing the King Farm residence and associated open ground (see page 10). The yard is proposed to be divided into several play areas for the children at the school. The farmhouse sits on high ground overlooking Frederick Road, and is a key element of the historic site. The remaining farm buildings sit on either side of the farm lane to the west of the house. The existing driveway access from Frederick Road leads from the northeast corner of the property, across the front of the property to the south side of the house. The portion of the original driveway that led back to Frederick Road has been abandoned, and egress is now provided with the farm lane that runs through the property to Grand Champion Drive.

Aerial view looking north

Site Analysis:

The King Farm Farmstead property was locally designated in 2006 as an outstanding example of the early 20th century dairy farm industry in the Rockville vicinity; and for agricultural advocacy undertaken by Lawson King and his family. The property retains several farm buildings associated with the King Family, including the primary residence. The 8-acre park lies at the edge of the recently developed King Farm community, with apartments and town houses facing the farm property along the south and west edges. The large open area at the southeast corner of the park has been redeveloped as a community garden. The Horse Barn is currently used by Bikes for the World; and the City is considering tenancy for Habitat for Humanity in half of the Dairy Barn to warehouse materials associated with their ReStore recycling store.

Discussion Of The Proposed Project And Materials

The Family Academy of Bethesda, Inc. has an established daycare and Montesorri school program for infants to children 6 years old that provides year-round educational programming in Bethesda. They would like to expand their operations into Rockville. The business currently operates in residential property, and the King Farm Farmstead House will allow them to provide a residential environment in this location (see http://familyacademyofbethesda.com/.)

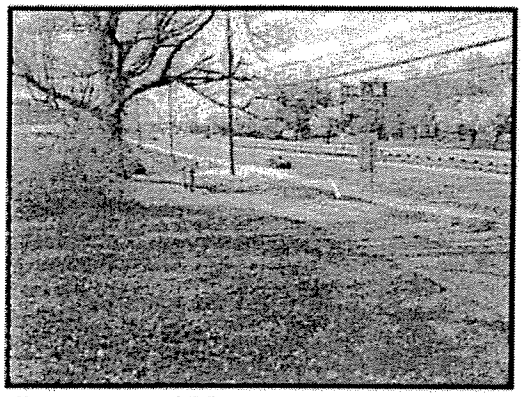
Front Elevation

Rear Elevation

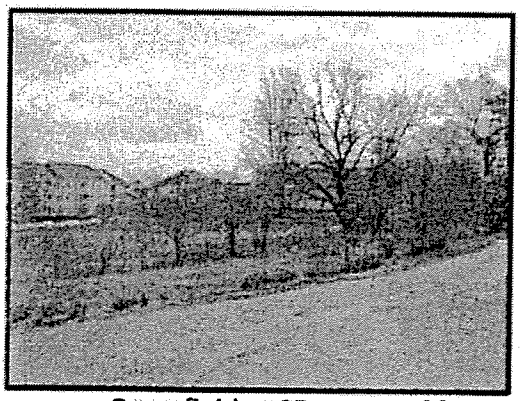
The attached site plan indicates the following proposed changes (see Circle 4):

- Site access: use entrance from both Frederick Road and Grand Champion, but exit only at Grand Champion;
- Turn-around: construct on the south side of the driveway at the southwest corner of the house. This is designed to allow people who are entering from Grand Champion Drive to turn around and exit in that direction. All children will be dropped off by the house in this vicinity and escorted into the school by teachers;
- Fencing for small playground with equipment at the northwest corner of the house; and, fencing for future play areas: use the open field at the southeast corner of the property; All board fencing will match existing, but with the addition of 1" square wire fencing on the interior side.

Farm Lane, looking west



Entrance on 355



Open field at SE corner of farm

Alterations to the exterior of the house are required by fire/health safety codes and concern entrances and exits (see Circle 8-9):

- The existing enclosed porch at the northwest corner of the house will be redesigned as the main entrance to the facility. The existing rear steps will be removed and the doorway will be designed to accommodate ADA access into the new entrance.
- A handicapped ramp will be constructed at the northwest corner of the house to provide access into the new entrance foyer (see Circle 6). The existing rear door with steps off of the carport will remain.
- A new fire stair will be built along the west edge of the house that will provide egress from the 2nd floor (see Circle 6,9).
- A second new fire stair is proposed on the north side of the house for egress from the 2nd floor. The existing side porch will be removed, and the 1st floor doorway will be removed (see Circle 6,9).

Proposed new entrance at northwest corner of house
Side (N) and Rear (W) of House

Alterations to the interior of the house will provide space for the required classrooms and associated school needs, such as a kitchen (see Circle 5):

- On the first floor, the central hall remains defined, but the doorways into the kitchen and the living room will be opened up and widened (see circle .);
- Doorways between the dining room and the kitchen will be removed, and the stair to the basement from the kitchen will be closed (walled over);
- The doorway into the small porch off of the kitchen will be removed and the wall opening widened for easy access between the porch and the kitchen;
- In the living room, the wall between the living room and the back porch will be removed, effectively enlarging the room;
- An ADA bathroom will be inserted into the pantry.

On the second floor, access into the new classrooms will be provided by widening door openings off of the hall. All of the rooms on the south side of the building will be combined into one open area (see Circle 5).

Fire stairs on the rear (W) of the house will be provided with a single flight of stairs from a new doorway in the sleeping porch. All of the windows on the west elevation adjacent to the fire stairs will be removed/covered over. Staff recommends that the required fire separation be provided by closing up the windows on the interior only, and that the windows on the exterior should be retained.

The proposed fire stairs on the side (N) of the house appear to be a substantial new element on the structure (see Circle 9). The stairs are positioned between two existing windows to preserve the window openings, and a new doorway is proposed for access to the stairs. The exterior stairs are enclosed per fire safety code. While the applicant proposes the addition of a window in the fire stair wall, staff feels that reconfiguration of this element is needed to reduce the size, scale and massing of the fire stairs. Perhaps one way of accomplishing this is to use the proposed west fire stairs as a model and run the stairs closer to the house. All adjacent window openings would be covered over on the interior, but retained on the exterior to maintain the appearance of the exterior of the house.

Community Outreach

Posting of sign on property; postcard notices sent out to residents within 500' of the park property; staff report posted on City's web site; agenda sent to listserve for civic associations.

Findings

Finding that the project meets Secretary of the Interior's Standards for Rehabilitation:

#2: The major alterations on the exterior involve required ingress and egress. If these are done in such a manor to reduce the size, scale and massing of the new elements

(handicapped ramp, fire stairs), the impact on the historic character will also be minimized.

#5: The exterior materials and character-defining features, such as the siding, windows, and front porch, will be retained.

#8: There is minimal ground disturbance proposed, and therefore, archaeological resources should not be affected by the proposal

#9: The proposed new features, such as the fire stairs, should be designed in such a way as to preserve the exterior historic features of the house, such as the windows. If this is accomplished, this standard will be met.

#10: If all interior framing for doors and windows is preserved, and all historic materials stored on site, the proposed alterations may be considered "reverseable."

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

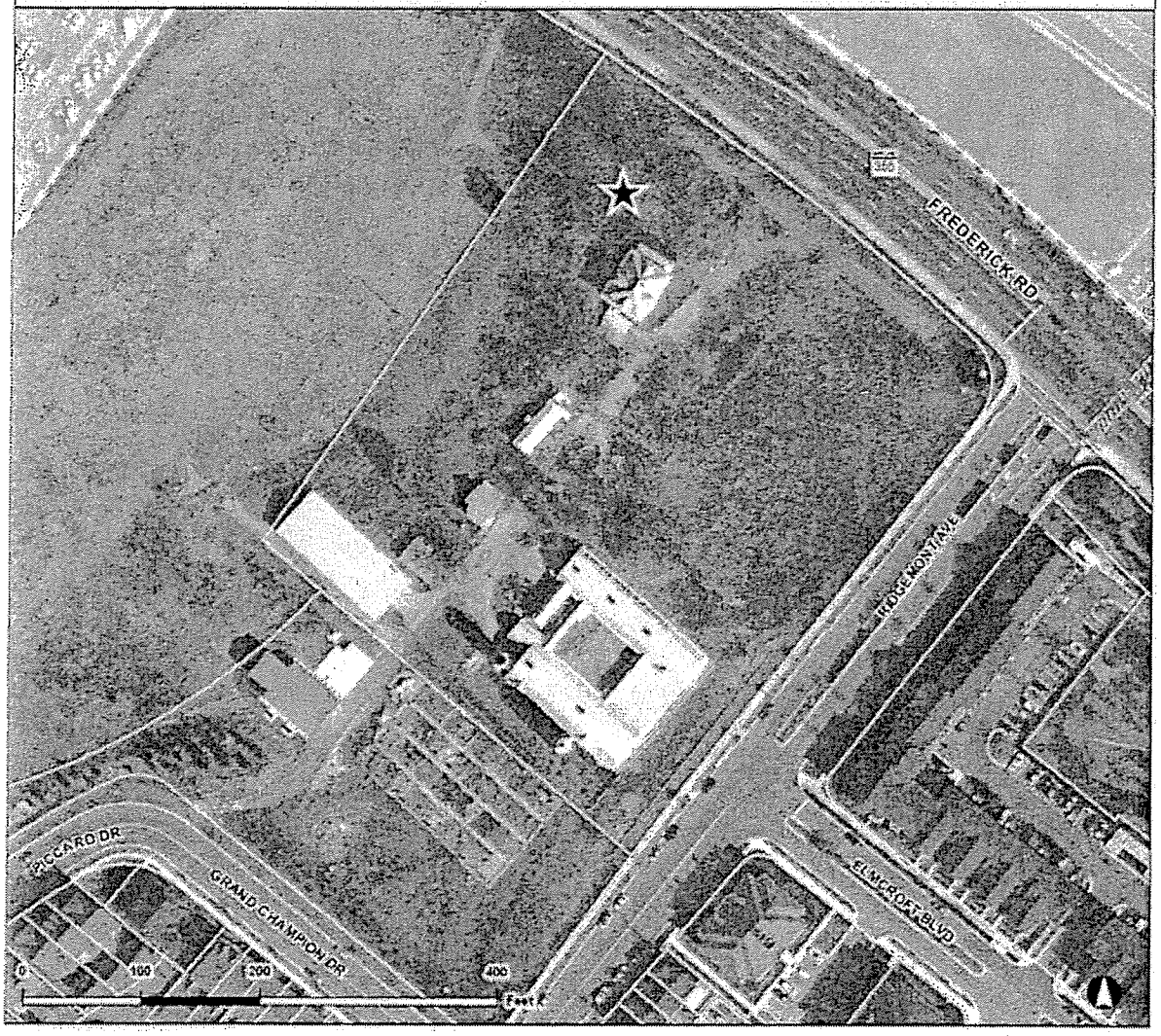
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

City of Rockville

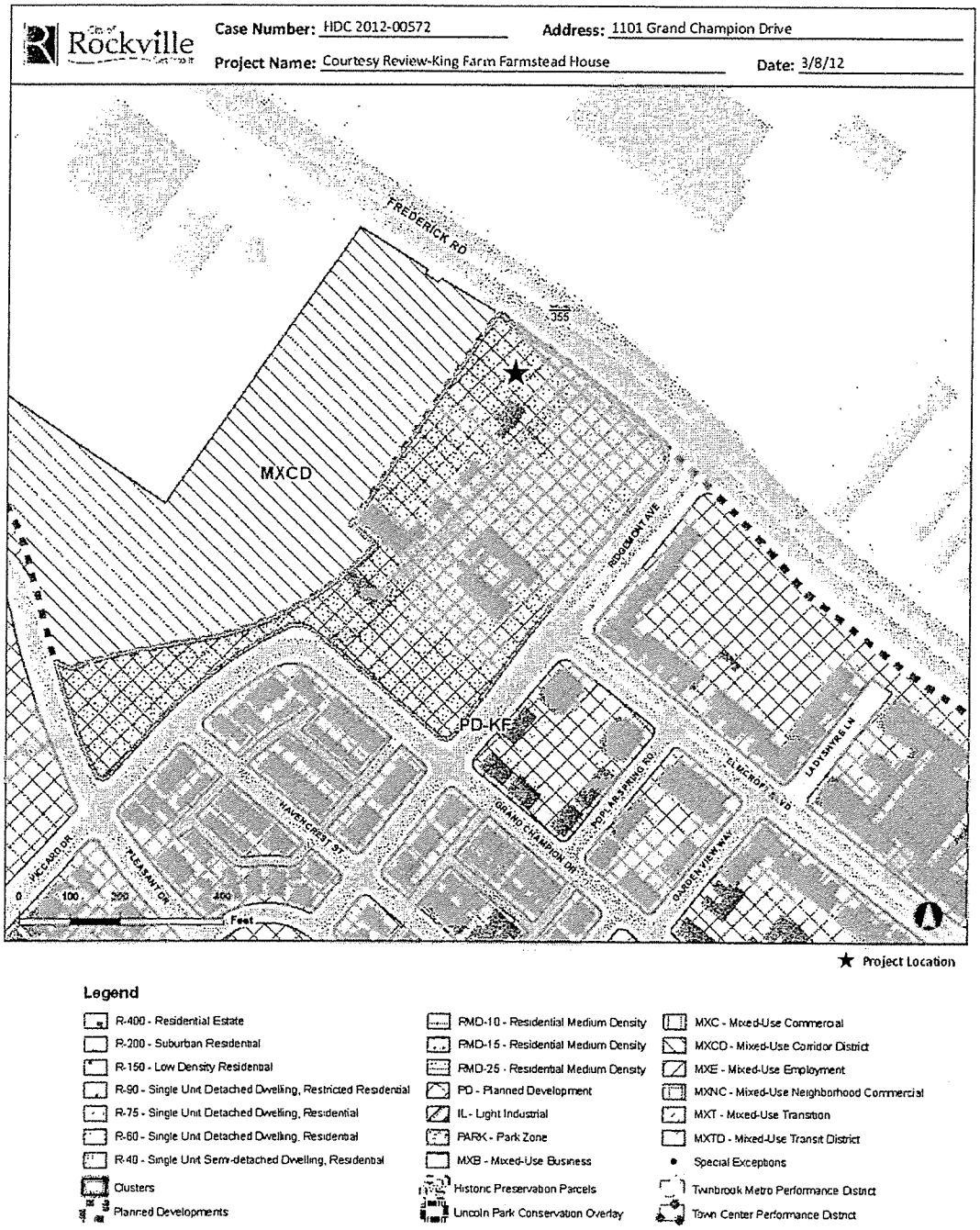
Case Number: HDC 2012-00572 **Address:** 1101 Grand Champion Drive

Project Name: Courtesy Review-King Farm Farmstead House **Date:** 3/8/12



★ Project Location

ZONING


Rockville
Case Number: HDC 2012-00572
Address: 1101 Grand Champion Drive
Project Name: Courtesy Review-King Farm Farmstead House
Date: 3/8/12
FREDERICK RD
355
MXCD
PD-KF
RIDGEMONT AVE
LADYSHIRE LN
ELMCROFT BLVD
POPLAR SPRING RD
GRAND CHAMPION DR
HAVENCREST ST
PICCARD DR
PLEASANT DR
GARDEN VIEW WAY
0 100 200 400 Feet
★ Project Location
Legend
R-400 - Residential Estate
R-200 - Suburban Residential
R-150 - Low Density Residential
R-90 - Single Unit Detached Dwelling, Restricted Residential
R-75 - Single Unit Detached Dwelling, Residential
R-60 - Single Unit Detached Dwelling, Residential
R-40 - Single Unit Semi-detached Dwelling, Residential
Clusters
Planned Developments
RMD-10 - Residential Medium Density
RMD-15 - Residential Medium Density
RMD-25 - Residential Medium Density
PD - Planned Development
IL - Light Industrial
PARK - Park Zone
MXB - Mixed-Use Business
Historic Preservation Parcels
Lincoln Park Conservation Overlay
MXC - Mixed-Use Commercial
MXCD - Mixed-Use Corridor District
MXE - Mixed-Use Employment
MXNC - Mixed-Use Neighborhood Commercial
MXT - Mixed-Use Transition
MXTD - Mixed-Use Transit District
Special Exceptions
Twinbrook Metro Performance District
Town Center Performance District

Attachment 1

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COMMUNITY PLANNING AND DEVELOPMENT SERVICES

HDC

City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

APPLICATION FOR
HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: KING FARMSTEAD

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE

PROPERTY ADDRESS

NUMBER, STREET & ZIP		
1101 GRAND CHAMPION DR. ROCKVILLE		
SUBDIVISION	LOT: PARCEL A	BLOCK: A
ZONING	TAX ACCOUNT NO.	PROPERTY SIZE (in square feet)

	NAME	MAILING ADDRESS – NUMBER, STREET, CITY, STATE, ZIP	PHONE / FAX / E-MAIL
APPLICANT*	FIRST: SITHY LAST: MUHSIN	FAMILY ACADEMY OF BETHESDA INC 4324 MONTGOMERY AVE BETHESDA MD 20814	301-656-5437 301-208-6700
PROPERTY OWNER	FIRST: BURT LAST: HALL	CITY OF ROCKVILLE ROCKVILLE CITY GOVERMENT	
ARCHITECT Registration # 15225	COMPANY: STEVE S. SCHWALTZMAN, AIA, LEED, AP ARCHITECT LAST: SCHWALTZMAN FIRST: STEVE		

SCOPE OF WORK

☑ FENCE	☐ MATURE TREE REMOVAL	☐ CHIMNEY
☑ SIDING/TRIM	☑ WINDOWS/DOORS	☐ MISCELLANEOUS
☑ SIGNAGE	☑ ADDITION	☐ ORDINARY MAINTENANCE
☐ PARKING LOT	☑ ROOFING	☑ NEW CONSTRUCTION
☐ LANDSCAPING	☐ ACCESSORY BUILDING	☐ OTHER

** A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.*

Description of the proposed work in brief (attach additional sheets as necessary): RENOVATION OF MAIN FARMHOUSE AND CONSTRUCTION OF FIRE CODE ITEMS + IMPROVEMENTS, ALONG WITH FENCING + PLAYGROUND FOR USE AS A DAYCARE AND MONTESSORI SCHOOL

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

Signature of Applicant ROBERT D. EISINGER
Agent for FAMILY ACADEMY OF BETH

TO BE COMPLETED BY STAFF
Application #: HDC2012-00572
Public Hearing Date _____
Decision ☐ Approved ☐ Staff Approval
☐ Denied ☐ Approved w/conditions
45 Day Review Date: _____
Staff reviewer: _____

Received by: Rob/w 2/2/12
Accepted by: 3/1/2012
Date: 3/1/2012

See reverse side
Revised 3/07

(1)

Attachment 1

City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

HDC

SUBMITTAL PROCEDURES FOR

HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services.*

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.

FAMILY ACADEMY OF BETHESDA I.

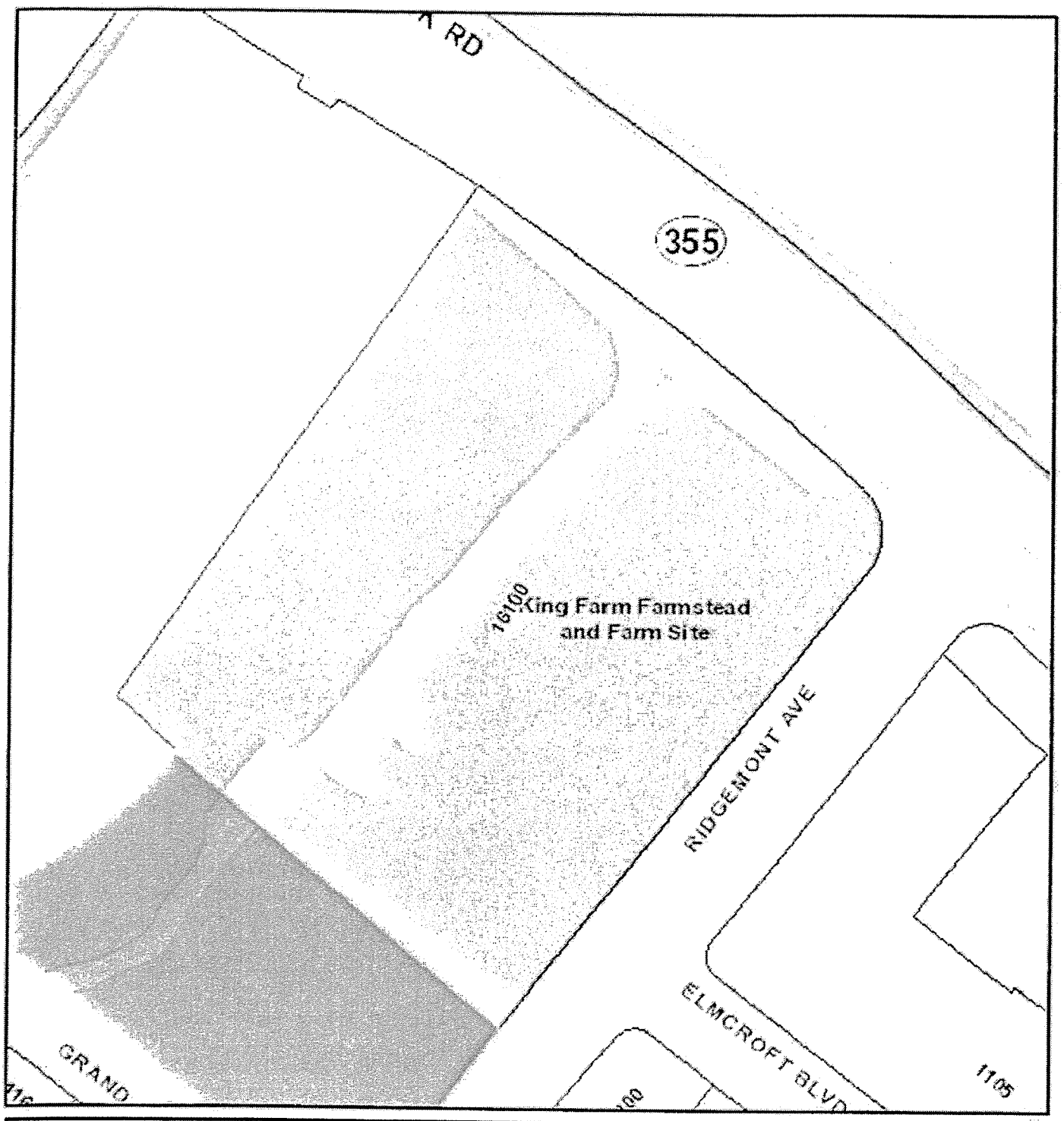
Applicant's Signature ROBERT O. EISINGER, Agent

March 1, 2012

Date

*In addition to the City's Technical Guides for Exterior Alterations (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm



Rockville
Maryland

16100 Frederick Road

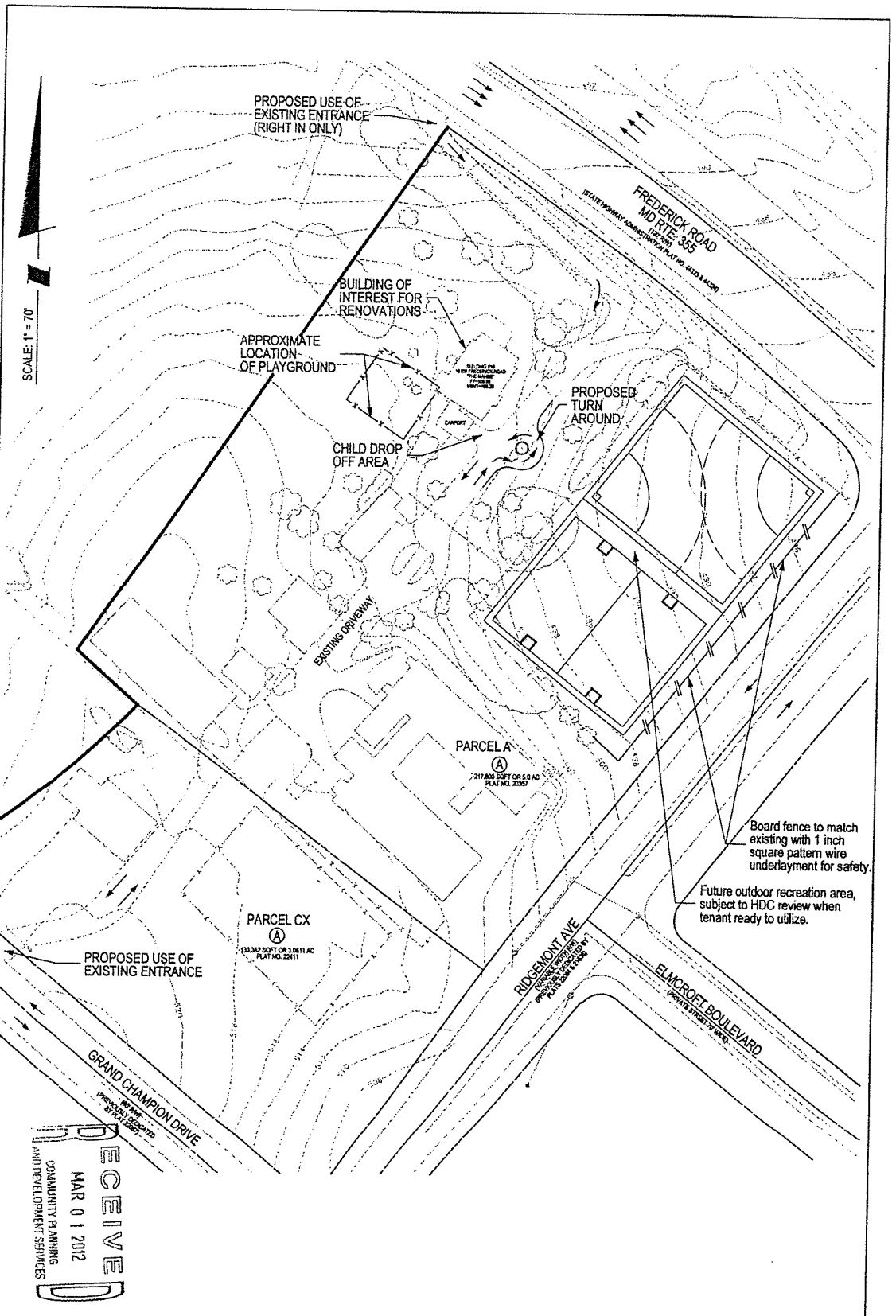
King Farm House

N
W E
S

Printed: Apr 03, 2012

This map is to be used for reference purposes only. The City of Rockville does not guarantee the accuracy or currency of this map or data.

3



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The original of this drawing document was prepared by Loiederman Soltesz Associates, Inc. (LSA). If this document was not obtained directly from LSA and/or it was transmitted electronically, LSA cannot guarantee that unauthorized changes and / or alterations were not made by others. If verification of the information contained hereon is needed, contact should be made directly with LSA. LSA makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

Loiederman Soltesz Associates, Inc.
2 Research Place, Suite 100
Rockville, MD 20850
301.948.2750 FAX.301.948.9067

King Farm Family Academy

Base Exhibit

4

JOB NO.	SCALE	DATE
1882-01-00	1"= 70'	2/29/12

SLSAPLOTCOMMENTS

Attachment 1

4695 Fairfield Ct.
Bethesda, MD 20816
tel 240.401.9779
e-mail ua3777@gmail.com

1. EXISTING EXTERIOR TO BE PAINTED AND THOROUGHLY PREPARED PRIOR TO PAINTING. CONTRACTOR TO TEST EXISTING PAINT FOR LEAD AND TAKE SPECIFIED PRECAUTIONS IF NECESSARY. SAMPLE PREPARED WITH OWNER
2. EXISTING SHUTTERS TO BE REPLACED AS NECESSARY. ALL SHUTTERS TO BE PAINTED TO MATCH EXISTING

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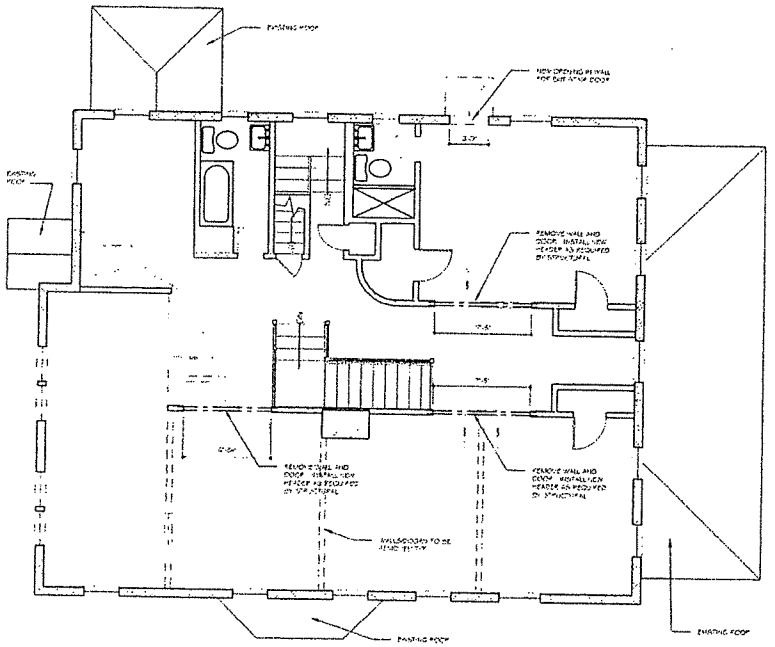
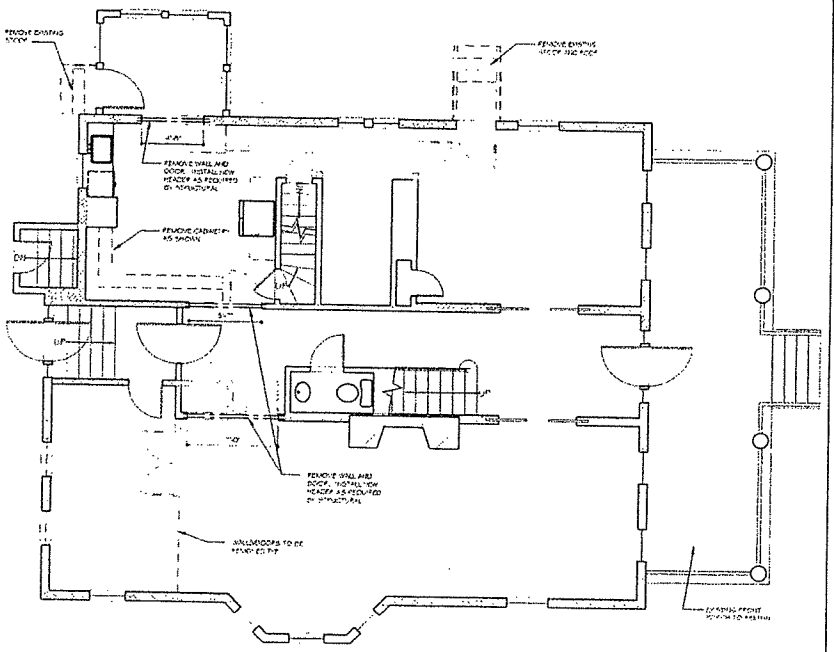
AND DEVELOPMENT SERVICES

KEY
- EXISTING WALLS
- EXISTING BEARING WALLS TO BE VERIFIED IN FIELD
- EXISTING WALLS, STAIRS, DOORS ETC. TO BE REMOVED
- NEW HEADER AS REQUIRED BY STRUCTURE



2ND FLOOR DEMOLITION PLAN 2



GROUND DEMOLITION PLAN 1

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

5

FAMILY ACADEMY OF BETHESDA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland,
License number 19233
expiration date 11/30/2013

City Submission 01/25/2012

Professional Seal

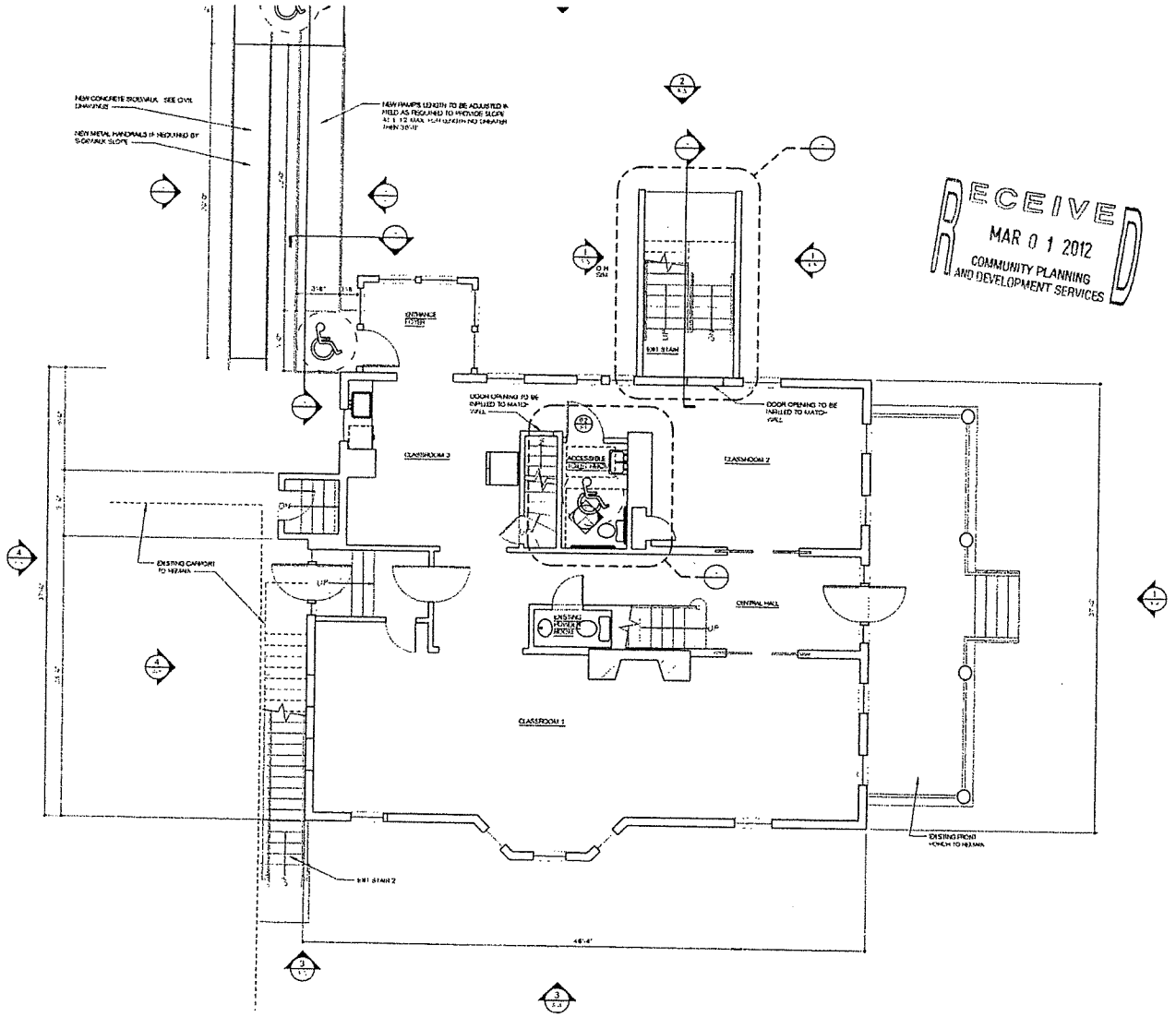
1

© Project No: 1101

Plans

Scale: As Noted

A-1



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GROUND FLOOR PLAN

1/4" = 1'-0"

4115 Fairfield Dr.
Bethesda, MD 20814
tel 240.401.9778
e-mail ws37103@gmail.com

King Farm Day Care Center
1101 Grand Champion Drive
Rockville, MD 20850

6

FAMILY ACADEMY OF BETHESDA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License number 11595
expiration date 11/29/2013

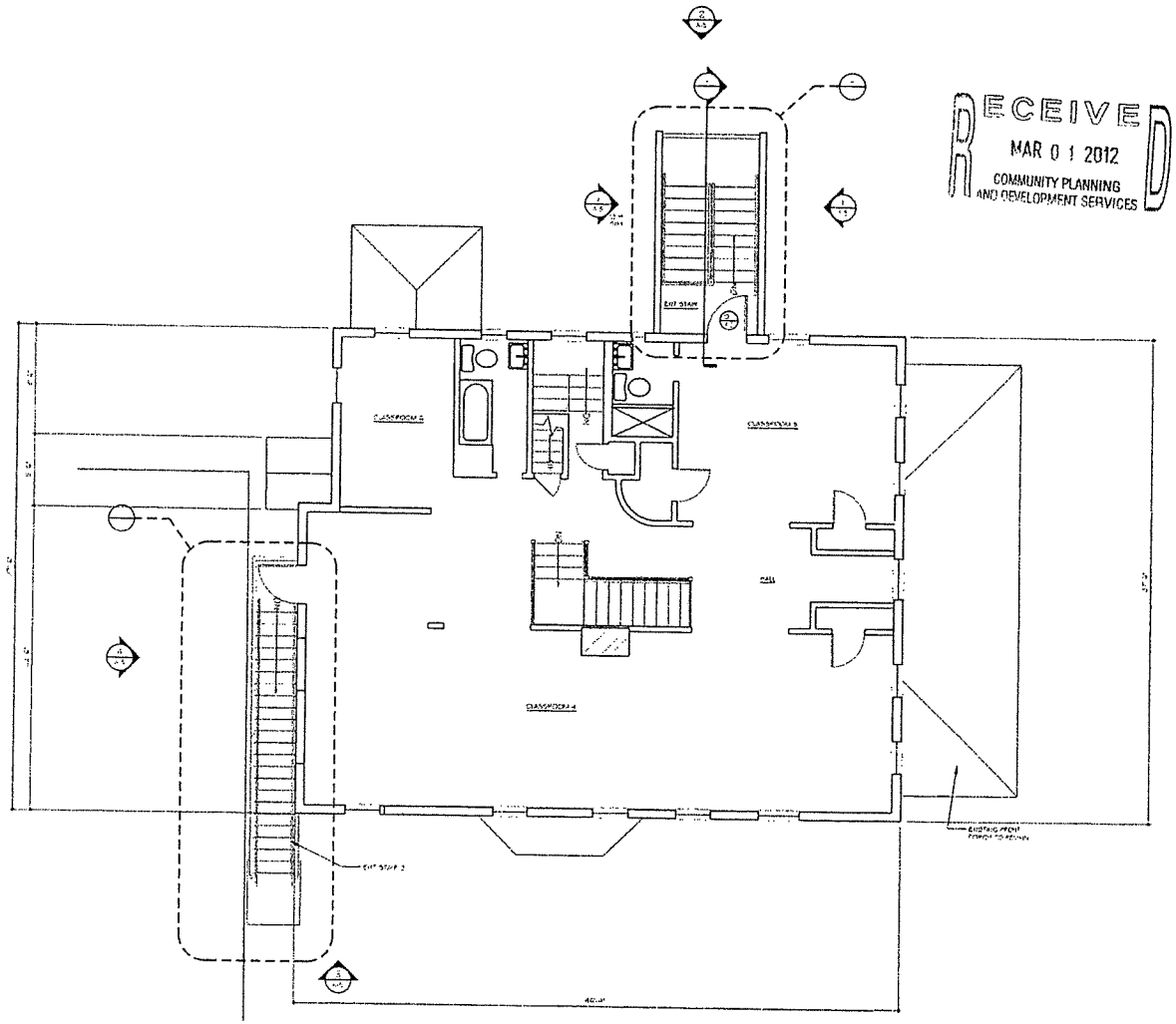
City Submission	02/28/2012

Preliminary Seal

1

Date: Project No: 1201

Scale:



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MAR 0 1 2012
COMMUNITY PLANNING AND DEVELOPMENT SERVICES

2ND FLOOR PLAN

6418 Fairfield Dr.
Bethesda, MD 20816
tel 240.401.9779
e-mail vis371192@gmail.com

King Farm Day Care Center
1101 Grand Champion Drive
Rockville, MD 20850

FAMILY ACADEMY OF BETHESDA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License number 11921
expiration date 11/30/2013

City Submission	05/29/1018

Professional Seal

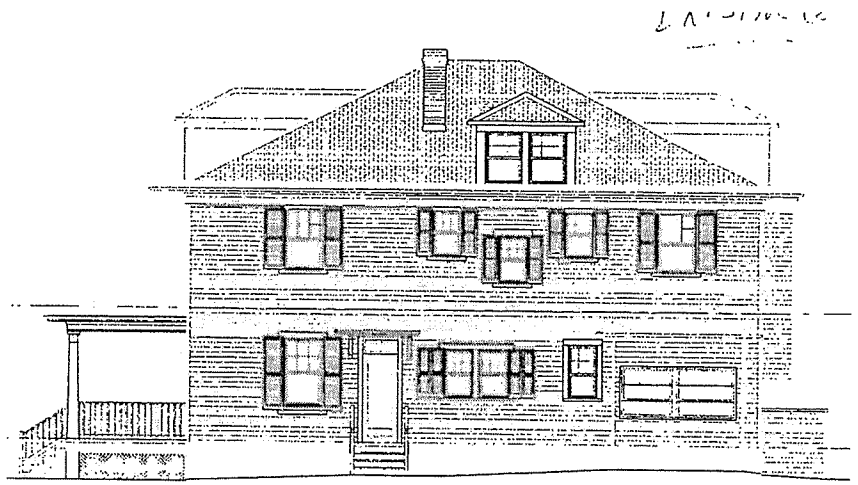
Project No: 1201

Plans

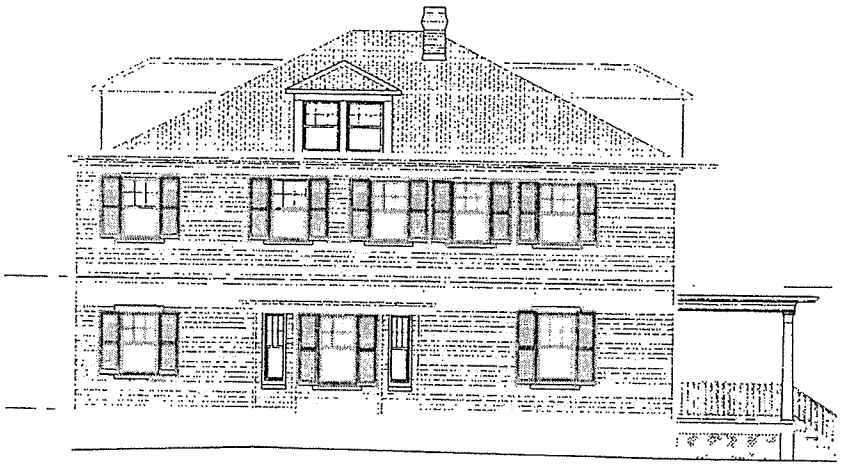
Scale: As Noted

A-3

WEST ELEVATION 4



NORTH ELEVATION 2



SOUTH ELEVATION 3

EAST ELEVATION 1

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MAR 01 2012
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

King Farm Day Care Center
1101 Grand Champion Drive
Rockville, MD 20850

8

FAMILY ACADEMY
OF BETHESDA

City Submission 08/30/2012

Project No. 1101

Existing Elevations

Scale: As Noted

A-4

WEST ELEVATION 4

NORTH ELEVATION 2

SOUTH ELEVATION 3

EAST ELEVATION 1

Steven S. Schwartzman, AIA, LEED AP
Architect
4410 Fairhill Dr.
Bethesda, MD 20814
tel 240.491.9779
e-mail ssa7779@gmail.com

King Farm Day Care Center

1101 Grand Champion Drive
Rockville, MD 20850

9

FAMILY ACADEMY
OF BETHESDA

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland,
License number 11988
expiration date 11/30/2013

Program Drawing 10/16/2012
City Submission 02/28/2013
City Submission 03/09/2013

Professional Seal

T

© Project No. 1101

Exit Stair
Elevations

Scale As Noted

A-5

Tab 22

Philip R. Lamb & Co., Inc.

Real Estate Appraisers & Consultants

David N. Lamb, MAI
Philip R. Lamb, MAI(ret.)
Members - Appraisal Institute

6533 Garden Grove Way
Laytonsville, MD 20882-1281
(301) 924-5517 (301) 924-5518 FAX
November 9, 2006

David N. Lamb, MAI
President
Laura G. Lamb
Vice-President

City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Re: 16100 Frederick Road
Rockville, MD 20855-2216
Parcel P200 in, "Valentine Garden"
Tax Map GS 122
4th E.D. Montgomery County

Attn: Mr. Burt Hall
Director of Recreation & Parks

Dear Mr. Hall:

As requested, we have made an inspection and complete appraisal of the above referenced property, which is located on the southwest side of Frederick Road/Route 355, just southeast of Shady Grove Road, in the incorporated portion of Rockville, Maryland. The property is also referred to as the Lawson King Home-Farm Complex. We have made a thorough investigation of the area and are providing the attached, summary appraisal report illustrating our findings and valuation.

The following is a *complete, summary appraisal* of the estimated market value of the subject historic property, in "AS-IS" condition, as of the date of inspection, November 2, 2006, for possible disposition purposes.

TYPE OF PROPERTY:

Approximately 58,154 ft² or 1.34 acres of land improved with a detached, historic, single family, colonial four-square style dwelling with full basement and attached two car carport.

DATE AND PURPOSE OF APPRAISAL:

To estimate the market value of the Fee Simple Interest in the subject historic property, in "AS-IS" condition, as of the date of inspection, November 2, 2006, for possible disposition purposes.

PROPERTY RIGHTS APPRAISED:

This is an appraisal of all of the rights in the fee simple form of ownership.

SCOPE OF THE APPRAISAL:

This **complete appraisal** was prepared in conformance with FIRREA and the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation.

The appraiser researched the area near the subject property for comparable sales that were felt to be similar to the subject property. The area investigated included all of Montgomery County. The subject was inspected on November 2, 2006, the effective date of this appraisal. Research for this project began on October 12, 2006 and the appraisal was prepared on November 1-8, 2006.

Software used in the preparation of this **summary report** includes MS-DOS, Windows XP, Microsoft Works, WinMax and MRIS t-III v.3.4. Microsoft Works files include word processing, database and spreadsheet files and are available to the client upon request. The services utilized in finding data included the multiple listing service (MLS) and assessment records from the Metropolitan Regional Information Service (MRIS), 1st American Real Estate Solutions, as well as some in-house data and information gathered from Realtors, brokers, appraisers, the City of Rockville, Robinson & Associates and other market participants in the area.

DEFINITION OF MARKET VALUE:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from the seller to buyer under conditions whereby:

(1) buyer and seller are typically motivated;
(2) both parties are well informed or well advised, and each acting in what he considers his own best interest;
(3) reasonable time is allowed for exposure in the open market;
(4) payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
(5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."[1]

PROPERTY RIGHTS APPRAISED:

This is an appraisal of all the rights in the fee simple estate form of ownership.

DEFINITION OF THE FEE SIMPLE ESTATE:

"Ownership of a title in fee establishes the interest in property known as the fee simple estate - i.e., absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."[2]

---

[1] *The Appraisal of Real Estate*, eleventh edition, (Chicago, IL: Appraisal Institute, 1996), page 23
[2] *The Appraisal of Real Estate*, eleventh edition, (Chicago, IL: Appraisal Institute, 1996), pg. 137

LEGAL DESCRIPTION:

P200 in, "Valentine Garden Enl"
4th Election District, MAP# 2006-00096
Montgomery County, Maryland
Ownership: City of Rockville
Recorded in Liber 13746 Folio 632
Census Tract/Blck: 700705/4000

ASSESSMENT & TAXES:

Below is the current (2006) tax information for the subject property.

ACCOUNT	LAND	IMPR'S.	TOTAL	TAXES/YR
160403118076	$100	$0	$100	$1.00
TOTAL	$100	$0	$100	$1
AMOUNT (sf)	58,154	3,476	3,476.00	RATE/$100 FCV
AMT/UNIT	$0.00	$0.00	$0.03	$1.000
		PLUS	Municipal	$0.00
		PLUS	FFBC	$0.00
		PLUS	Refuse	$0.00
			TOTAL BILL	$1.00

ZONING:

The subject property is zoned CPD1, Commercial, Office Park. This zone allows for commercial office use but the local historic designation overlay adds additional restrictions to the property.

The subject, a designated historic property, is a grandfathered-in, legal and conforming use.

AREA AND NEIGHBORHOOD:

The subject property is located in the central portion of Montgomery County in the incorporated city of Rockville. This area of Rockville is roughly 15 miles NW of the Zero Milestone, located on the Ellipse, in front of the White House, in Washington, DC.

Roadways that service the subject area include Rockville Pike, routes 495 & I-270.

Montgomery County is the Washington Metropolitan Area's ("MSA") largest suburban employment center and ranks second in employment only to Baltimore City within the State of Maryland. The 19 Federal government agencies located within Montgomery County include some of the most prestigious research and health agencies.

Major business concentrations in the County are located along the I-270 and Route 29 corridors. High technology and biotechnology industries are major employers in the County. Area employment districts include the commercial/industrial centers within Rockville, Silver Spring, Bethesda, Gaithersburg, Frederick County, Northern Virginia and Washington D.C. The federal government provides a large employment base and user of goods and services.

The county population has grown steadily over the last 20 years, and is projected to continue to grow over the next decade, although at a slightly slower pace. There are currently just over 3/4 million residents in Maryland, making up 282,903 households and 200,522 families.

This area of Montgomery County is close to support facilities, employment districts, parks and recreation as well as major roadways which provide easy access to Baltimore and Washington, DC. Much of the housing in the area is post-W.W.II construction, with a mix of newer homes subdivisions among older neighborhoods with a variety of home styles to include townhouses, condominiums, rental properties and detached custom ramblers, colonials, split levels and cape cods. The Planned Urban Development known as King Farm.

A search of all dwellings in comparable areas of the county, that exceeded 80 years of age, yielded a sold range of between $500,000. - $1,000,000. with an average sold price of $790,000. Properties are selling at 95% of asking prices with an average days on the market of approximately 120. Of these, few are in historically designated areas and even fewer properties are they themselves designated historic. Currently, there are 7 active listings for similar properties ranging from $350,000. - $1,400,000.

Interest rates remain favorable and are in the 7% range for 30 year fixed rate mortgages (11/06). Residential values are remaining stable at the present time but the market has slowed considerably since the fall of 2005 with properties on the market for longer periods of time.

SITE DATA:

Approximately 58,154 ft² or 1.34 acres of land improved with a detached, historic, single family, colonial four-square style dwelling with full partially finished basement and attached two car carport.

According to Burt Hall, from the City of Rockville, the subject site is a rectangular, 4 sided lot. There is a divided 6 lane asphalt road with concrete curb, gutter and sidewalk and street lights are on utility poles.

The site is mostly clear near the dwelling with a slight slope from southeast to northwest. The lot is above average in size for the area as it is over one acre. Access to the dwelling is provided by an asphalt driveway with an asphalt curb. There are mature shade trees, bushes and garden beds. Landscaping is average for the neighborhood.

Hazardous Materials: Due to the age of the subject's improvements, it is likely that there are asbestos containing materials, lead-based paint and possibly other potentially hazardous materials present at the site. The dwelling has reportedly had all lead based paint removed and has a lead free certificate. A radon sub-slab ventilation fan was present.

Easements: There are no apparent easements, encroachments or other adverse on site conditions.

Utilities: There is electricity and telephone connected to the subject. Property has sewer and city water is to come. A natural gas line meter yoke is in place on the exterior north wall. No meter is installed and the gas line has not been run from the yoke into the dwelling. Cable is available to subscribers.

Flood Plain Status: According to the National Flood Emergency Agency Map Panel # 240051 0001B, dated January 5, 1978, the subject is located in zone C which is not within the 100 year floodplain area.

Additional information about the site can be obtained from the photographs, location and tax maps, included in the addenda of this report.

IMPROVEMENT DATA:

The subject is currently improved with a detached 2-story, four-square colonial style, single-family dwelling with a full partially finished basement and attached two car carport. There is a crawl space in the basement under the first floor breakfast room. According to historical research, the dwelling was erected in 1914, making it approximately 92 years old.

The improvements provide 3,476± ft² of living area above grade as measured at the time of inspection. Tax records do not report the above grade finished area. At the end of the report is the WinSketch plan with the computations of the above grade living area and it is this figure that will be used in the comparables spreadsheet.

First Floor-

Entry is from the front door and open porch into the front foyer area and hallway. There is a half bathroom and stairway leading to the second floor. There is an additional stairway leading to the second floor from the kitchen as well. To the right is a formal dining room with entrance to the kitchen and a large walk-in pantry. Kitchen has exit to the rear yard and carport. Adjacent to the kitchen is a breakfast room and exit to the side yard. To the left of the foyer is a formal living room with fireplace and decorative wood mantel. There is an office off of the living room. A stairway from the kitchen leads to the basement.

Second Floor-

There are five bedrooms on this level and two full bathrooms. There is a room on this level that could be an additional bedroom but has no closet or it could be a den. Fixed stairs lead to an unfinished but floored attic.

Basement-

Steps from the first floor lead to the partially finished basement. There is a double utility sink, washer and dryer and welled exit.

Construction Notes: Dwelling has poured concrete foundation walls with a poured concrete floor. The exterior is composed of painted wood lap siding.

There are a combination of wood double-hung windows with screens and wood shutters and jalousie style windows in the breakfast room. The hip style roof is tin shingle with new steel gutters and downspouts. The roof on the carport is flat tar and gravel with brick support columns.

IMPROVEMENT DATA:(cont'd)

The interior walls and ceilings are painted plaster with some drywall and are in average condition. Partially finished basement walls and ceiling are walnut and the walls and ceilings in the breakfast room are wood panel. Interior doors are a combination of solid 5 panel wood with pocket style doors to the dining room. Flooring is composed of oak hardwood except for rolled vinyl tile in the kitchen, pantry and breakfast room and ceramic tile in the bathrooms. Kitchen has Formica countertops, wood cabinets, stainless sink, refrigerator, 4 burner electric stove with double oven and ventilation hood. Bathroom fixtures are older and wainscot is ceramic tile and tub is porcelain in the hallway full bath.

Heating is provided by an original oil fired hot water unit with radiators and new electric hot water heater. There is electric central air conditioning on the second floor only and the compressor is located in the attic. A monitored whole house alarm is present. The basement has a sump pump, radon fan and floor drain.

Condition: The subject is in overall above average condition for its' age and has undergone renovations since being acquired by the City of Rockville. Property has a new tin tiled roof, new gutters and downspouts, removal of lead based paint on both the interior and exterior of the dwelling and wood floors have been refinished. Kitchen has a new dishwasher, rolled vinyl flooring, refrigerator, countertops and sink. The electrical system has been updated with new wiring and circuit breakers and there is a new electric hot water heater. All water lines are original. The chimney in the attic area has been repaired.

The floorplan is open and functional in the interior while maintaining the exterior of an early 20th century period built dwelling.

Property needs some interior updating of bathrooms. Some exterior wood needs scraping and paint but no other repairs were noted to be needed at the time of inspection.

HISTORICAL DATA:

The subject property has been under the same ownership for over three (3) years. The site and dwelling have been designated historic, according Cindy Kebba of the City of Rockville, and are listed on overlay MAP# 2006-00096.

Property is historically and architecturally significant. The dwelling and associated outbuildings are collectively known as The King (Irvington) Farm. The property belonged to Mr. Lawson King who was a prominent Montgomery County resident, businessman, politician and dairy/beef farmer. Mr. King was locally and nationally known for his knowledge of agricultural practices but more specifically in the areas of cattle breeding, a top agricultural practice in Montgomery County until the mid 1960's. The farm contains a variety of buildings including residences, barns, sheds and silos. The entire dwelling and site has historic status and protection.

LEASE DATA:

The subject is presently vacant, unencumbered by any lease agreements and is not listed for sale or rent.

HIGHEST AND BEST USE:

Highest and best use as defined in the Real Estate Appraisal Terminology, sponsored by the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers.

> That reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal.
>
> Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.

In analyzing the highest and best use of the site, careful consideration has been given to the following information:

(a) Data relating to existing land use regulations and any reasonable probable modification thereof.
(b) The economic demand and feasibility of its proposed use.
(c) An analysis of neighborhood trends influencing its proposed use.

Below and on the following page is a discussion of the four (4) criteria for Highest & Best Use. A conclusion of the highest and best use for each is also contained on the following pages.

1) Physically Possible - The subject site is large and regularly shaped and is physically capable of supporting all legal uses.

2) Legally Permissible - The subject's zoning allows for various uses, including residential uses and others which are acceptable in a residential environment. The dwelling and entire site are designated historic in the Master Plan and are protected and governed by the Historic Preservation Commission.

3) Financially Feasible - Continued use as a single-family dwelling.

4) Maximally Productive - Development with a large single-family dwelling.

AS IMPROVED - Continued use as a single-family dwelling.

AS IF VACANT - Development with a single-family dwelling.

VALUATION PREMISE:

Your appraiser has analyzed all approaches to value in estimating the current market value of the subject property. An explanation of these approaches follows.

Cost Approach - The cost approach is defined as a method in which the value of the property is derived by estimating the replacement cost of the improvements and deducting therefrom the estimated accrued depreciation, and then adding the value of the land as estimated by the comparative or market approach.

This approach was not utilized, due to the age of the dwelling and its' historical status and the appraising principle that the land cannot be separated from the improvements when valuing a historic property.

Sales Comparison Approach - Traditionally, an appraisal procedure in which the market value estimate is predicated upon prices paid in actual market transactions and current listings, the former fixing the lower limit of value in a static or advancing market (pricewise); and the latter fixing the higher limit of value in any market. It is a process of analyzing the sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon (a) the reliability of comparable sales data, (b) the verification of the sales data, (c) the degree of comparability or extent of the adjustment necessary for time differences, and (d) the absence of non-typical conditions affecting the sale.

This approach has been used with regard to the subject property.

Income Capitalization Approach - This approach was not utilized, due to the lack of rentals and the fact that few investors are in the market for this type of property.

SALES COMPARISON APPROACH:

An investigation of the current market in the general area of the subject yields several sales of similar properties. The following adjustment grid adjusted each of the sales to the subject and provides an indicated value for the subject.

SUBJECT		COMPARABLE SALES								
16100 Frederick Road Rockville, MD 20855		SALE #1 300 Great Falls Rd Rockville, MD 20850		SALE #2 19 Brookes Ave. Gaithersburg,MD 20877		SALE #3 14 Forest Ave. Rockville, MD 20850		SALE #4 8 Camden Court Rockville, MD 20851	
ITEM OF ADJUSTMENT									
PROXIMITY TO SUBJECT	XXXXXXXXXX	approximately 3 miles		less than 2 miles		approximately 3 miles		approximately 3 miles	
SALE PRICE	XXXXXXXXX	$750,000		$630,000		$650,000		$1,000,000	
-- PRICE / S.F. --	XXXXXXXXX	XXXXXXXXXXX		XXXXXXXXXXX		XXXXXXXXXXX		XXXXXXXXXXX	
CONCESSION/FINANCING	XXXXXXXXX	closing costs/points	$0	closing costs/points	$0	closing costs/points	$0	closing costs/points	$0
DATE OF SALE/TIME	n/a	c4/13/06 s8/1/06	$0	c5/12/06 s6/7/06	$0	c5/15/06 s5/26/06	$0	c2/22/06 s4/24/06	$0
LOCATION	good	comparable	$0	comparable	$0	comparable	$0	comparable	$0
LAND AREA (ft²)	58,154/busy road	20,909/inferior	$70,000	14,810/inferior	$75,000	14,140/inferior	$75,000	13,068/inferior	$75,000
AGE OF DWELLING (YRS)	92	117	$0	107	$0	89	$0	193	$0
BUILDING DESIGN& APPEAL	colonial/avg	colonial/comp	$0	colonial/comp	$0	colonial/comp	$0	colonial/comp	$0
CONSTRUCTION QUALITY	average +	comparable	$0	comparable	$0	comparable	$0	comparable	$0
CONDITION & APPEAL	above avg/avg	comparable/comp	$0	superior/comp	($20,000)	comparable/comp	$0	sl superior/comp	($10,000)
TTL ROOMS/BR'S/BATHS	12/5/2.5	10/6/3.5	($8,000)	11/4/2	$9,000	7/3/2	$15,000	11/5/3	($10,000)
SUBJECT SIZE	*$/SF USED*	#1 S.F.-	ADJ. #1	#2 S.F.-	ADJ. #2	#3 S.F.-	ADJ. #3	#4 S.F.-	ADJ. #4
3,476	*$150.00*	2,568	$138,200	1,786	$253,500	1,512	$294,600	3,214	$39,300
BASEMENT AREA	f/pfin/walled exit	f/unfin/cellar exit	$1,000	f/pfin/walled exit	$0	f/unfin/walled exit	$0	f/unfin/cellar exit	$0
BASEMENT ROOMS	ut/r	ut	$5,000	ut/r	$0	ut/la	$5,000	ut	$5,000
FUNCTIONAL UTILITY	average	comparable	$0	comparable	$0	comparable	$0	comparable	$0
CAR STORAGE	ttached 2 car carport	driveway	$3,000	driveway	$3,000	detached 2 car gar	($5,000)	attached 2 car gar	($6,000)
POOL/DECK/PATIO	open front porch	patio/frt pch/deck	($5,000)	r pch/frnt pch/fence	($4,000)	r pch/frnt pch/fence	($4,000)	f pch/patio/fenced	($4,000)
HEATING	oil hw/ radiators	gas hw	$0	z gas fa	$0	gas hw	$0	z fa/oil/ehp/wd stv	$0
COOLING	cac on one level only	window units	$0	ecac	($5,000)	cac on one level only	$0	electric heat pump	($4,000)
FIREPLACE(S)	one	two	($1,000)	two	($1,000)	one	$0	three	($2,000)
OTHER	none	none	$0	none	$0	none	$0	none	$0
INDICATED VALUE OF THE SUBJECT		SALE #1 =	$951,200	SALE #2 =	$940,500	SALE #3 =	$1,030,600	SALE #4 =	$1,083,300
TOTAL ADJUSTMENTS			$201,200		$310,500		$380,600		$83,300
PERCENTAGE OF ADJUSTMENTS / SALE PRICE			21.15%		33.01%		36.93%		7.69%

All sales were historically designated properties. Sales were not adjusted for time as the market was and continues to be slow. All were adjusted for site size as the subject is located on a large 1+ acre lot.

Sale #1- This sale was adjusted for the site as it is a smaller lot but was also on a busy road. The dwelling was smaller had fewer rooms but had an additional full bathroom. It had no finishing in the basement and had and exterior cellar entry. It had undergone updating and renovating and had an additional fireplace, a deck and a patio. Property had a driveway but no carport or garage.

Sale #2- This sale was adjusted for the site as it is a much smaller lot but was not on a busy road. The dwelling was significantly smaller had one fewer rooms and had no half bathroom. Its' finishing was superior and had electric central air throughout. It had undergone superior updating and renovating and had an additional fireplace and an additional porch. Property had a driveway but no carport or garage and was fenced.

Sale #3- This sale was adjusted for the site as it is a much smaller lot but was not on a busy road. The dwelling was significantly smaller had four fewer rooms and had no half bathroom. Its' finishing was comparable and had electric central air on the second floor as well. Property had a detached two car garage.

SALES COMPARISON APPROACH: (cont'd)

Sale #4- This sale was adjusted for the site as it is a much smaller lot and not on a busy road. The dwelling size was similar but had an additional full bathroom. Property had electric central air throughout. It had no finishing in the basement and had a welled exit as well. It had undergone superior updating and renovating, had two additional fireplaces and was fenced. Property also had an attached two car garage.

Reconciliation and Final Value Estimate:

The most weight was placed on sales #1 & #4 due to their similar size, amenities and proximity.

The exclusive use of the sales comparison approach mimics the actions of the typical market participant for the subject property.

As a result of our study and analysis, we are of the considered opinion that the fair market value of the fee simple estate of the historic subject property, as of the effective date of this appraisal and inspection, November 2, 2006, is

$1,000,000.
(One Million Dollars)

The attached report contains much of the data gathered and the methods of approach used in making this appraisal.

Respectfully Submitted,

David N. Lamb, MAI
MD Certified General Appraiser #04-1340

Laura G. Lamb, vice-president
MD Licensed Appraiser #20500

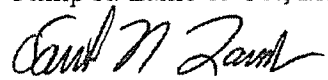
CERTIFICATIONS OF THE APPRAISER

4/02

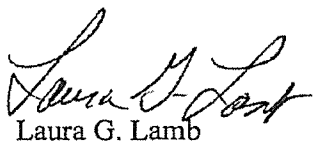
The undersigned appraiser hereby certifies that, to the best of his knowledge and belief:

- The statements of fact contained in this appraisal report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Appraisal Policies and Guidelines adopted by the Intended User.
- I have made a personal inspection of the property that is the subject of this report.
- No one other than the undersigned and David N. Lamb, MAI provided significant real property appraisal assistance to the person signing this certification. This includes property inspections, data gathering, economic analysis and report preparation.
- David N. Lamb, MAI currently holds the "Certified General" Appraisal License in Maryland, Virginia and the District of Columbia. I hold the "Licenses" Appraisal Licens in Maryland.
- I certify to the best of my knowledge and belief, the reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Proffessional Appraisal Practice (USPAP).
- I certify that the use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.
- As of the date of this report, David N. Lamb, MAI is a Designated Member of the Appraisal Institute, and he has completed the requirements of the continuing education program of the Appraisal Institute.

Philip R. Lamb & Co., Inc.



David N. Lamb, MAI
President



Laura G. Lamb
Vice-President

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

In conducting this appraisal, I have assumed that:

1. Title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions, except those specifically discussed in this report. The property is under responsible ownership and competent management and is available for its highest and best use, unless otherwise noted in the appraisal. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

2. Unless otherwise noted in the appraisal, existing judgments, pending or threatened litigation are assumed to have no effect on the value of the property.

3. There are no hidden, unapparent or undisclosed conditions of the land or of the improvements which would render the property more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

4. The revenue stamps placed on any deed to indicate the sale price are in correct relation to the actual dollar amount of the transaction.

5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes, unless otherwise stated, described and considered in the appraisal. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

6. Unless otherwise noted in the appraisal, it is assumed that the property is not located in an area in which the purchase of flood insurance is required as a condition for Federal or Federally related financial assistance. The Intended User is cautioned to confirm this; the appraiser is not an expert in flood hazard determination.

7. If the appraisal is for a property with improvements to be constructed and/or renovated, such construction and/or renovation will be completed as outlined in the report.

8. The appraisal does not give effect to any proposed federal income tax legislation now under consideration. Uncertainties in the marketplace could eventually have a material affect on a property's market value.

The appraisal report is subject to the following limiting conditions:

1. An appraisal is inherently subjective and represents only one estimate of a property's Market Value. The forecasts and projections contained herein are based on current market conditions, anticipated short-term supply and demand factors and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions, as is the value conclusion.

2. The conclusions stated in the appraisal apply only as of the date of valuation and no representation is made as to the effect of subsequent events.

3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless otherwise noted in the appraisal.

4. No environmental impact studies were either requested or made in conjunction with this appraisal, and I reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. Required revisions, beyond the scope of the original appraisal assignment, would be subject to a new appraisal engagement letter. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.

5. By reason of this assignment I am not required to give testimony or to be in attendance in court or any government or other hearing with reference to the property without written contractual arrangements relative to such additional employment being made beforehand. By accepting this appraisal – as evidenced by compensating the appraiser in the agreed upon amount – the Intended User hereby agrees to promptly indemnify and defend the appraiser against any damage or claim resulting by any third party arising out of the use or the dissemination of this appraisal report (or any portion of the contents). The Intended User further agrees to allow the appraiser to approve any attorney employed by the Intended User to defend against such claim or cause of action.

6. No survey of the property has been made and no responsibility is assumed in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only. No such sketch or survey is scaled for size, unless otherwise noted in the appraisal. The appraisal covers the property as described in this report, and the areas and dimensions set forth herein are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, and it is assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in the appraisal.

8. No responsibility is accepted for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters, geologic considerations, such as soils and seismic stability, civil, mechanical, electrical, structural and other engineering, environmental and toxic contaminants. All illustrative material in this report is included only to help the reader visualize the property and is assumed to be correct.

9. If the property is improved, the distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate(s), unless such proration or division of interests has been set forth in the report. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. This appraisal shall be considered in its entirety. No part thereof shall be utilized separately or out of context.

10. Neither all nor any part of the content of this report (especially any conclusions as to value, the identity of the appraiser, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the appraiser. Possession of this report does not carry with it the right of publication; such right can only be granted by the appraiser, in writing.

11. Information, estimates and opinions contained in this report, obtained from sources outside of this office, are assumed to be reliable and may not have been verified.

12. I have not reviewed any financial statements pertaining to the property, unless otherwise noted in the appraisal.

13. If the value of the property is relevant for federal income tax purposes, the methodology and/or results of the appraisal may be challenged by the Internal Revenue Service. In the event of such a challenge, there can be no assurance that the methodology and/or results of the appraisal will be accepted. In particular, the methodology for appraising certain types of properties, including without limitation government subsidized housing, has been the subject of debate among professional appraisers and may be especially susceptible to challenge.

14. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal cannot take into account the condition of the economy, of the real estate industry, or of the appraised property at the time the leases expire or otherwise terminate.

15. Unless otherwise noted in the appraisal, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

16. The current purchasing power of the dollar is the basis for the value stated in the appraisal; I have assumed that no extreme fluctuations in economic cycles will occur.

17. The soils in the area are assumed to be adequate for existing structures or construction of improvements as proposed if any are proposed.

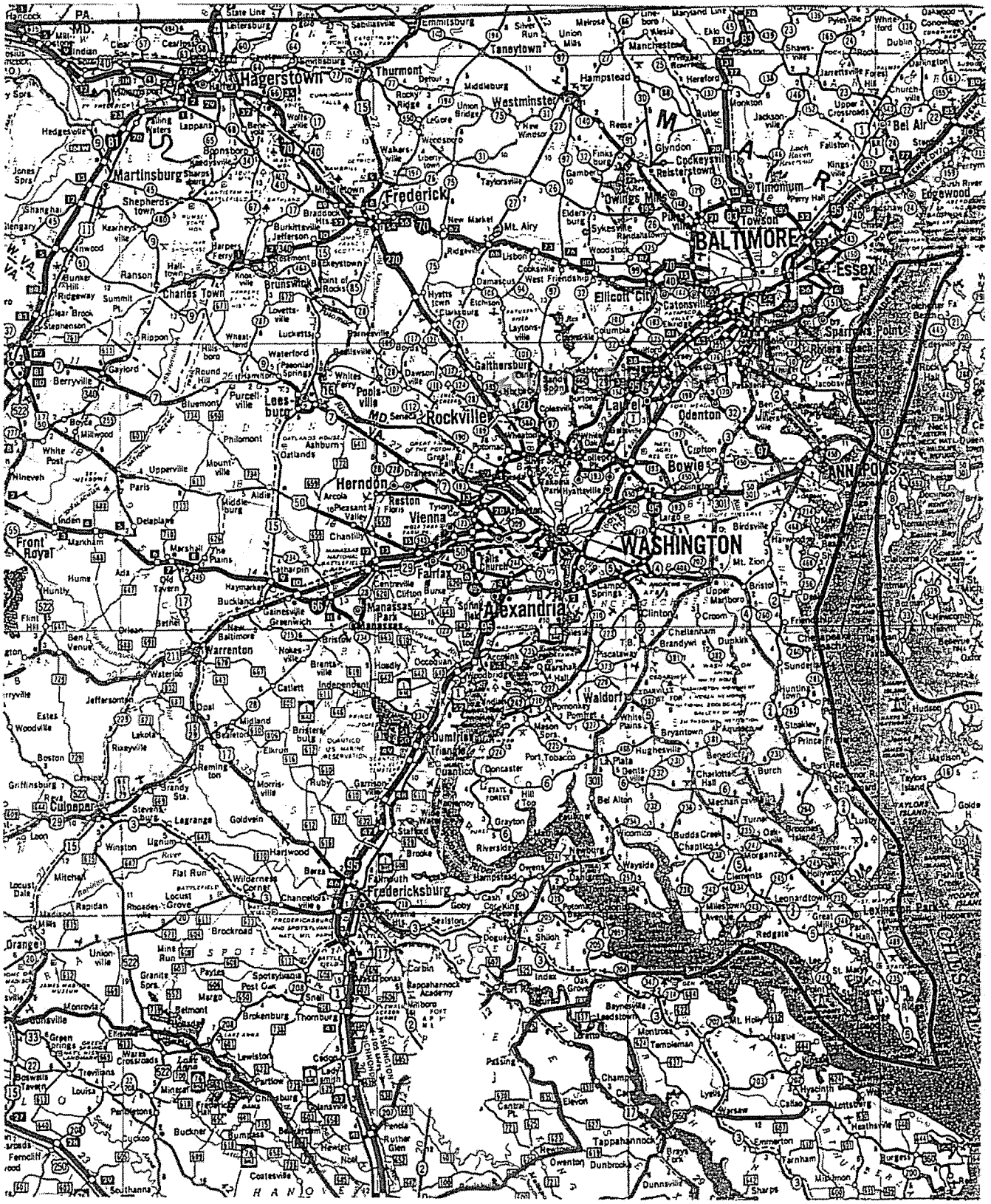
18. The existence of hazardous materials or conditions, which may or may not be present at the subject property, was not observed by the appraiser. The appraiser has no knowledge of the existence of any hazardous materials in or on the property, in any supplied public utility, or in or on a neighboring property affecting the subject property. The appraiser is not, however, qualified in the arts and sciences of environmental hazard detection and assume no responsibility for any such conditions. If any user of this appraisal report is concerned with the possibility of environmental hazard, I recommend retention of appropriate experts for counsel and advice.

19. Effective immediately, the Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities require that newly constructed and altered buildings and facilities be readily accessible to and useable by individuals with disabilities in terms of architecture, design and communications. I have not made a specific compliance survey and analysis of the property to determine whether existing or proposed improvements are in conformance with the numerous technical requirements of the ADA. It is possible that a compliance survey of the subject property could reveal that it is not in compliance with one or more requirements of the ADA. If so, it is likely this fact could have a negative impact on the subject's value. Since I have no such survey at my disposal, I made a specific assumption that the subject is in compliance with the ADA and have rendered my value estimates accordingly.

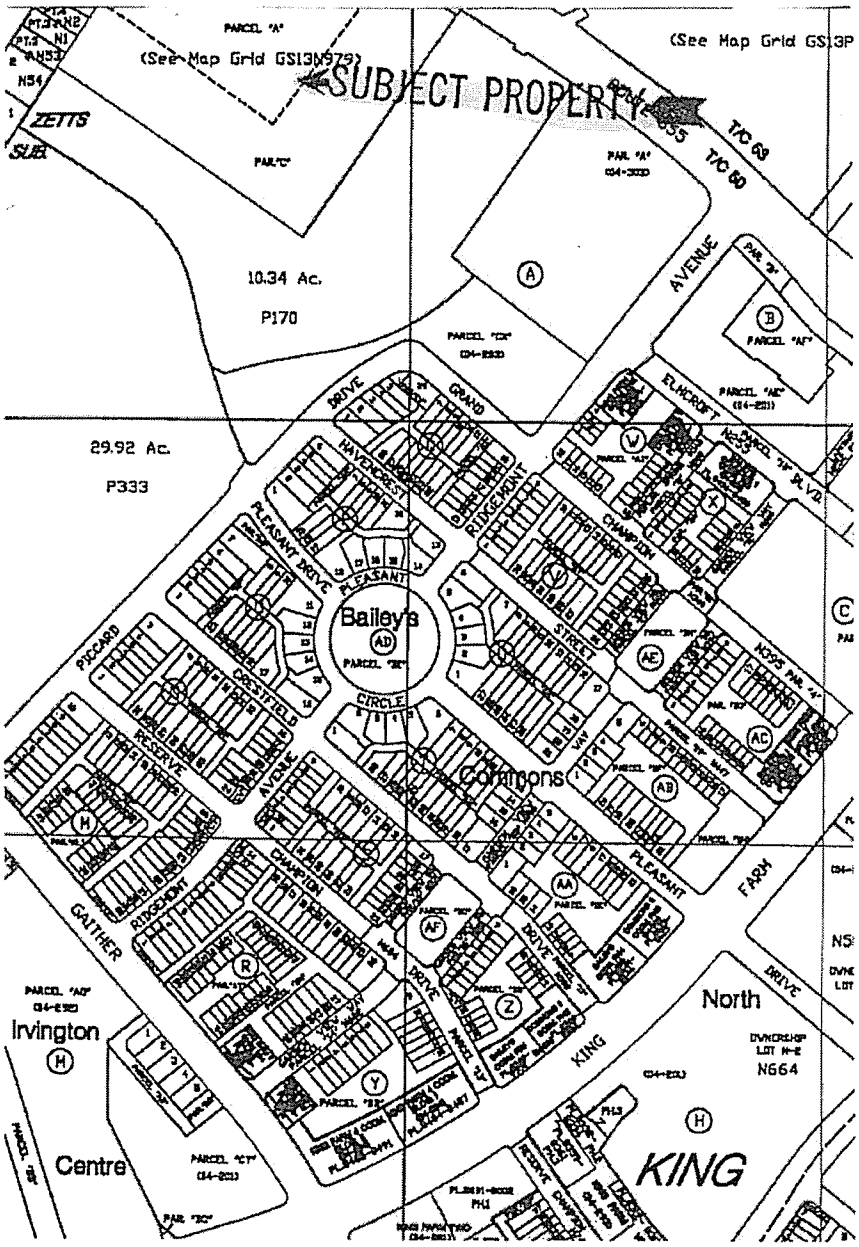
20. The appraiser is not a home or environmental inspector. The appraiser provides an opinion of value. The appraisal does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. Mold may be present in areas the appraiser cannot see. The appraiser is not qualified to determine the cause of mold, the type of mold or whether the mold might pose any risk to the property or its inhabitants. A professional home inspection or environmental inspection is recommended.

Philip R. Lamb & Co., Inc.

REGIONAL LOCATION MAP

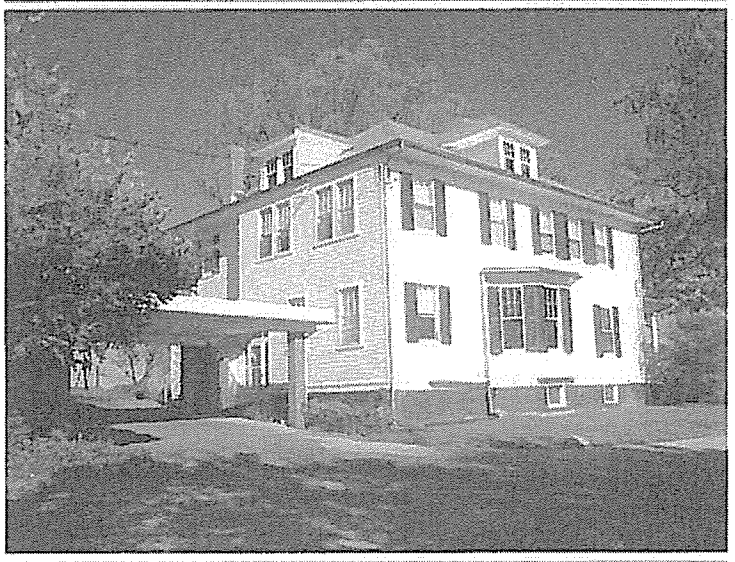


SUBJECT TAX LOCATION MAP

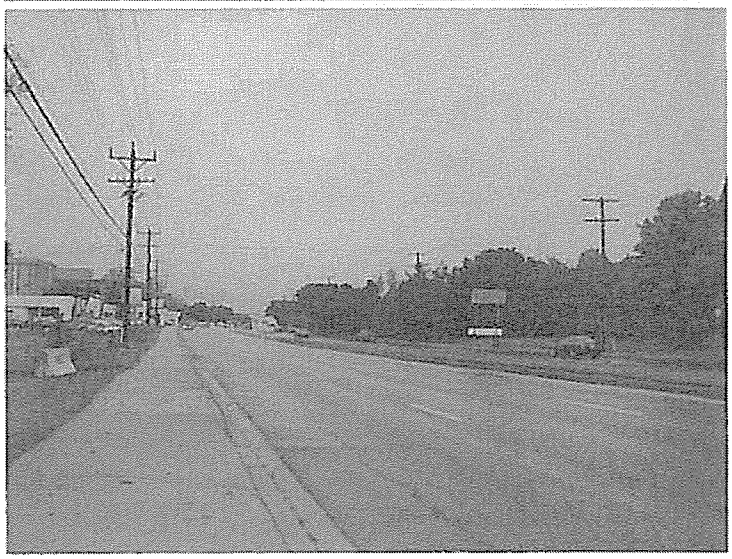


SUBJECT PHOTOGRAPHS
Philip R. Lamb & Co., Inc.

Front View



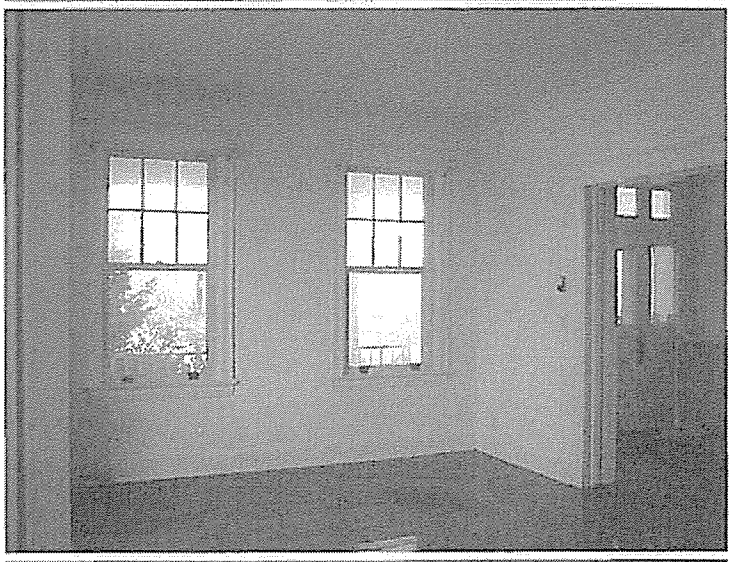
Rear View



Street Scene-subject on left side

SUBJECT PHOTOGRAPHS
Philip R. Lamb & Co., Inc.

Entrance into foyer area

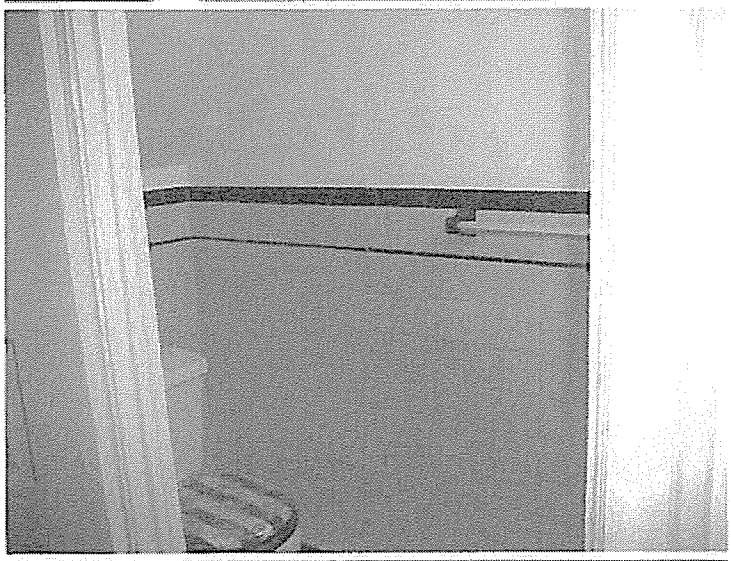


Dining room

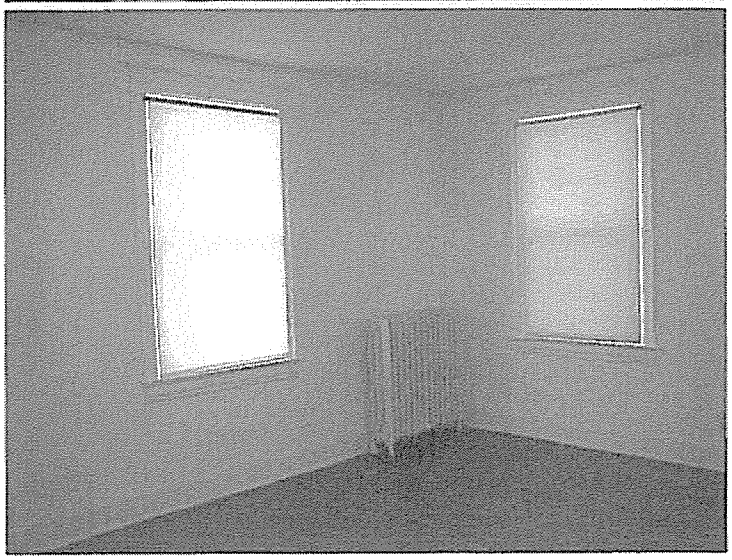
Kitchen and breakfast room

SUBJECT PHOTOGRAPHS
Philip R. Lamb & Co., Inc.

Living room and office



First floor half bathroom

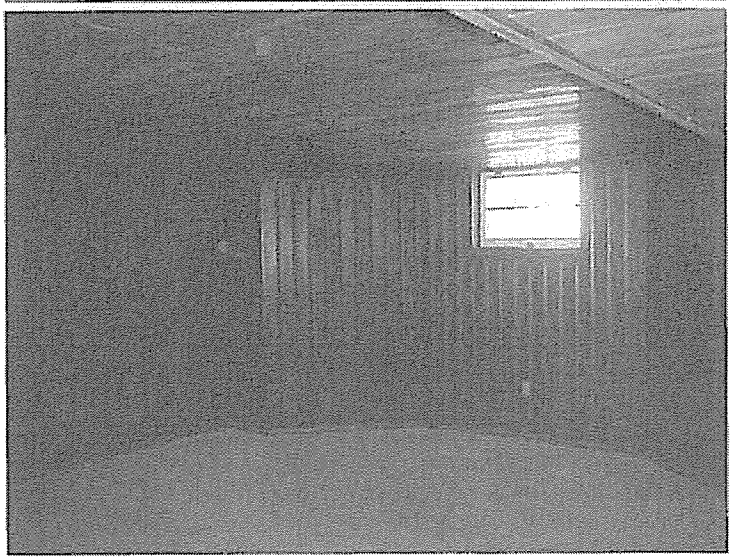


Second floor bedroom

SUBJECT PHOTOGRAPHS
Philip R. Lamb & Co., Inc.

Second floor full bathroom

Second floor den/or 6th bedroom



Partially finished basement area

SKETCH ADDENDUM

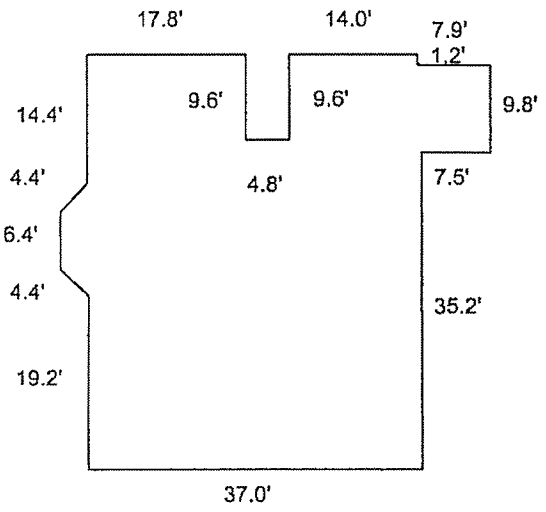
File No. Fr110206

Borrower

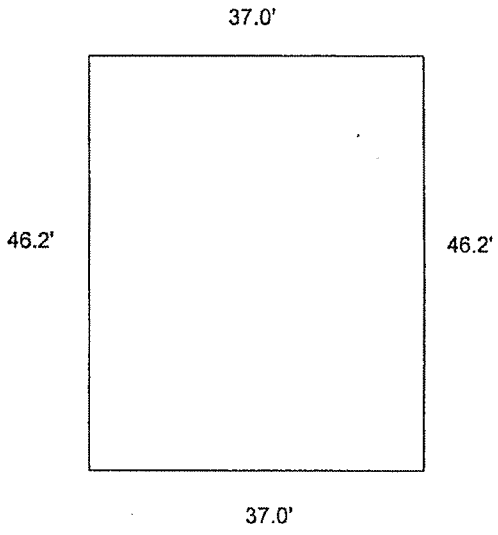
Property Address 16100 Frederick Road

City Rockville County Montgomery State MD Zip Code 20855

Lender/Client The City of Rockville Address

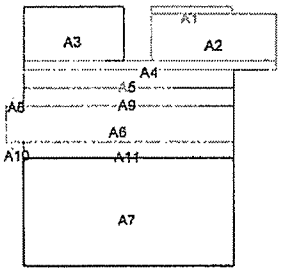


FIRST FLOOR

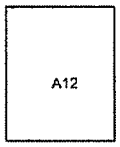


SECOND FLOOR

SKETCH CALCULATIONS



A1 : 14.0 x 1.2 =	16.8
A2 : 21.9 x 8.4 =	184.0
A3 : 17.8 x 9.6 =	170.9
A4 : 44.5 x 1.4 =	62.3
A5 : 37.0 x 3.4 =	125.8
A6 : 40.1 x 6.4 =	256.7
A7 : 37.0 x 19.2 =	710.4
A8 : 0.5 x 3.1x3.1 =	4.8
A9 : 37.0 x 3.1 =	115.1
A10 : 0.5 x 3.1x3.1 =	4.8
A11 : 37.0 x 3.1 =	115.1
First Floor	1766.7

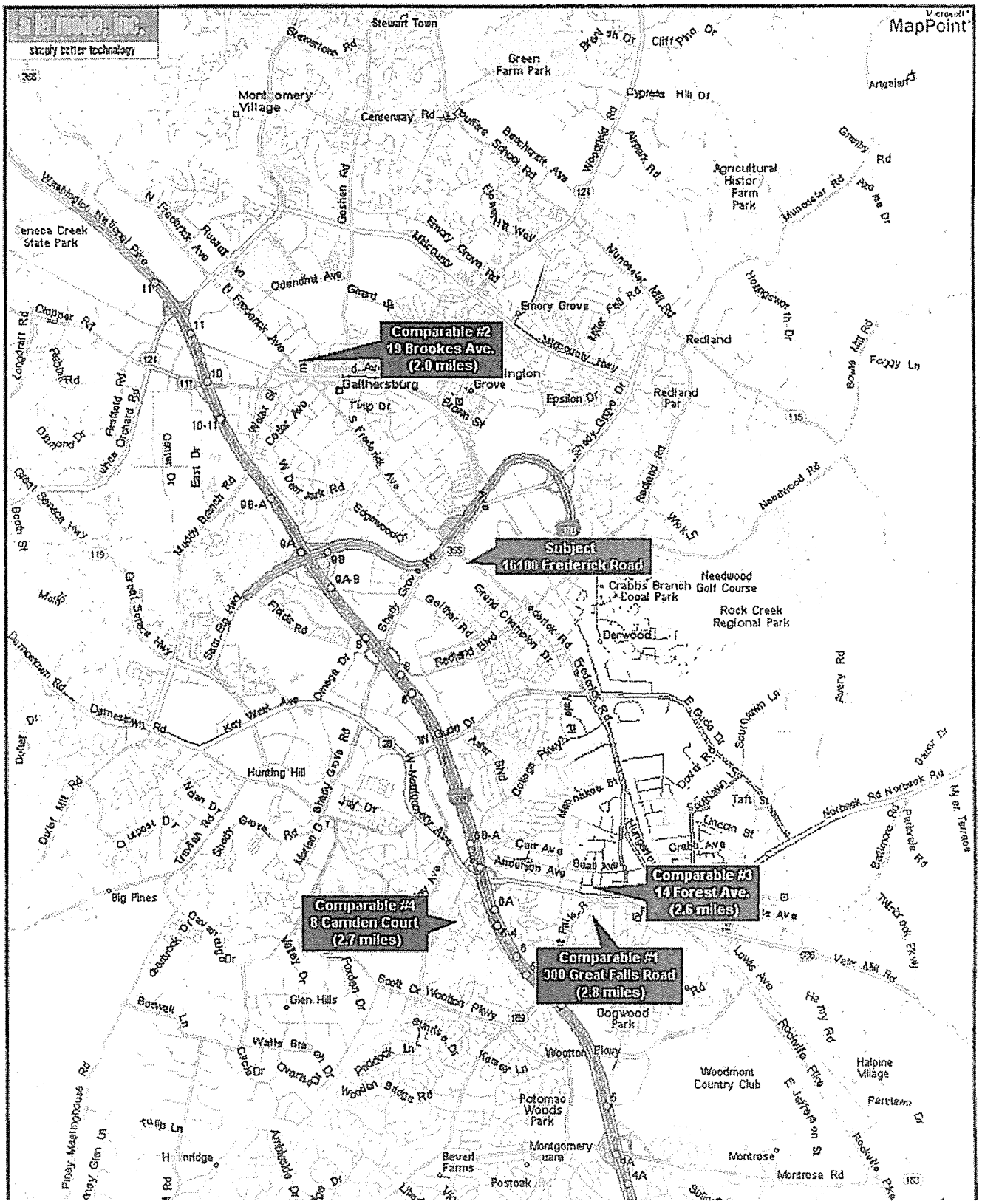


A12 : 37.0 x 46.2 =	1709.4
Second Floor	1709.4
Total Living Area	3476.1

WinSketch by Jammin Software

Comparable Sales Map

Borrower/Client n/a			
Property Address 16100 Frederick Road			
City Rockville	County	State MD	Zip Code 20855
Lender			



Qualifications for Laura G. Lamb, Vice President

Educational Background

2003	-	Construction Details & Trends, Factory-Built Housing, Appraiser Liability, National USPAP Update
2002	-	Highest & Best Use Concepts
2002	-	Fannie Mae Update, Appraisal Institute
1999	-	Appraisal Financing & Math, Maryland Assoc. of Appraisers (MAA)
1999	-	Standards of Practice & Ethics for Appraisers, MAA
1999	-	The Cost Approach to Valuing Res. & Comm.Properties, MAA
1998	-	The Sales Comparison Approach and the URAR, MAA
1994	-	Real Estate Analysis: Economic Considerations in Appraisal of Real Estate Markets and Analysis, How Property is Described, MAA
1993	-	The Basics of Appraisal: Overview of the Valuation Process; Types of Value; Influences on Market Value; Legal Statistical Considerations in Appraising; Highest and Best Use; Concepts, Maryland Association of Realtors
1991	-	Creative Financing, Long & Foster Institute of Real Estate
1991	-	Conventional Financing, Long & Foster Institute of Real Estate
1990	-	Successful Real Estate Selling, American Residential Mortg. Co.
1990	-	Selling to the First Time Home Buyer, American ResidentialMortgage Co.
1990	-	Ethics in Real Estate Law, Long & Foster Institute of Real Estate
1990	-	Financing Long & Foster Institute of Real Estate
1989	-	Buyer Prequalification & The Loan Process, Long & Foster Institute
1988	-	Pricing Residential Properties, Prince George's County Board of Realtors
1987	-	General Education for State Sales Licensure, Long & Foster Institute
1986	-	B.A. Health Science & Policy, University of Maryland Baltimore

Professional Organizations/Designations

Licensed Residential Appraiser in Maryland #20500
Member of the Maryland Association of Appraisers, Inc.
Licensed RN in the state of Maryland #R139544
Licensed Realtor in Maryland until 4/98 #97997

Achievements

1997 - Vice President, Philip R. Lamb & Co. Inc.
1990 - Long & Foster Executive Sales Club Award
1989 - Long & Foster Executive Sales Club Award

Clients

Bank of America, Sandy Spring Bank, First Union Mortgage Co., Citizen's National Bank, The Children's Handicapped Institute, AT&T Small Business Lending Corp., Weichert Relocation Services, MNCP & PC., Dreamhouse Mortgage Corp., Aapex Mortgage, Takoma Park, Grace Christian Methodist Church and many Washington Metropolitan Attorneys

Types of Properties Appraised: Residential single family and multi-family dwellings, vacant land, special purpose facilities including religious institutions and historical properties

Qualifications for David N. Lamb, MAI

Professional Organizations/Designations

Member - Appraisal Institute (MAI #11913)
Certified General Real Estate Appraiser (MD #1340, DC# GA10355, VA #4001-4196)
MD Licensed Realtor Registration No. 95076

Educational Background

2004 - HUD Fraud Seminar, Appraisal Institute
2003 - U.S.P.A.P. (Update), McKissock Data Systems & 1999-Appraisal Institute
2003 - Condemnation Appraising, (Course 720), Appraisal Institute
2003 - Condemnation Appraising, (Course 710), Appraisal Institute
2003 - Highest & Best Use Concepts, Appraisal Institute
2002 - Fannie Mae Update, Appraisal Institute
2002 - Gramm-Leach-Bliley Act-Privacy of Consumer Fin.Info. , Appraisal Institute
2001 - Virginia Law & USPAP Update, McKissock Data Systems
2001 - Econometric Solutions for Real Estate Valuations, Appraisal Institute
2000 - Report Writing & Valuation Analysis (Course 540), Appraisal Institute
2000 - Valuation/Due Diligence via the Internet, Appraisal Institute
1999 - Virginia Law & USPAP Update, McKissock Data Systems
1998 - Advanced Applications (Course 550), Appraisal Institute
1998 - Eminent Domain Issues, Appraisal Institute
1997 - U.S.P.A.P. Review, Greater Baltimore Board of Realtors
1997 - Commercial Cost Approach, MD Assoc. of Appraisers
1997 - Narrative Report Writing, MD Assoc. of Appraisers
1996 - Creative Financing, Long & Foster Institute of Real Estate
1996 - VA Financing, Long & Foster Institute of Real Estate
1996 - Explaining Financing, Long & Foster Institute of Real Estate
1996 - Risk Reduction & Management, Long & Foster Institute of Real Estate
1996 - Environmental Issues, Long & Foster Institute of Real Estate
1996 - Contemporary Law Issues, Long & Foster Institute of Real Estate
1996 - Fair Housing, Washington D.C. Assoc. of Realtors
1995 - Environmental Site Assessment of Commercial Real Estate (A.S.T.M., New York, NY)
1994 - Standards of Professional Appraisal Practice, pt B
1992 - Regulatory Techniques & Changes in Appraisal Theory
1992 - Argus Financial Software, Discounted Cash Flow
1992 - Capitalization Theory & Techniques, parts A & B
1992 - Discounted Cash Flow Analysis, Appraisal Institute
1991 - Greater Baltimore Board of Realtors Standards of Professional Practice, part A
1990 - Society of Real Estate Appraisers course 102
1989 - Society of Real Estate Appraisers course 101
1989 - Long & Foster Institute of Real Estate Analyzing Investment Properties
1988 - Long & Foster Institute of Real Estate- Financing
1986 - Long & Foster Institute of Real Estate, Gen. Ed.
1985 - U of MD, College Park, MD, BS-Industrial Technology

Qualifications for David N. Lamb, MAI

Achievements

2004 - Expert Witness - U.S. Federal Bankruptcy Court
2004 - Montgomery College - Teaching Staff (evening classes)
2004 - Board of Directors, Wash. Metro Chapter A.I.
2002 - Received MAI designation
2001 - Passed MAI Comprehensive Examination, Appraisal Institute
2001 - Expert Witness- Baltimore City Circuit Court
2001 - Passed Demonstration Appraisal Report, Appraisal Institute
1998 - Expert Witness- Montgomery County Circuit Court
1997 - Expert Witness - P.G. Co. Board of Property Review
1997 - President & Owner, Philip R. Lamb & Company, Inc.
1996 - Expert Witness - Mont. Co. Board of Property Review
1995 - Vice President, Philip R. Lamb & Company, Inc.
1994 - Recognized as a professional public speaker
1994 - Recognized as expert witness in MD tax appeal court
1989 - Long & Foster's Million Dollar Sales Club
1986 - Passed state Realtor exam & joined Long & Foster

Clients: Sandy Spring Bank, Branch Bank & Trust Co. (BB&T), Liberty FSB, CIT SBLC, Inc., Wachovia Bank, Valley National Bank, Eagle Bank, Potomac Valley Bank, Burke & Herbert Bank, Grand Bank, Suburban Bank, Bank of America, Unity Bank, FDIC, The Housing Opportunities Commission of Montgomery County, United States Postal Service, ExxonMobil, M-NCP&PC in both Montgmoery & Prince George's Counties, Washington Suburban Sanitary Commission, PEPCO and many area attorneys & C.P.A.'s.

Government clients include the State of Maryland,Montgomery & Prince George's Counties in MD, the Cities of Rockville, Takoma Park, College Park and Frederick, Maryland.

Types of Properties Appraised: Residential single family and multi-family dwellings, commercial and industrial properties, hotels and motels, shopping centers, vacant land, subdivisions, special purpose facilities including religious institutions, day care centers and schools as well as economic impact studies.