



KING FARM FARMSTEAD

PRESERVATION
&
POTENTIAL

MASTER PLAN
DECEMBER 8, 2025

Design
Collective

KING FARM FARMSTEAD

PRESERVATION & POTENTIAL MASTER PLAN

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2025 King Farm Farmstead Mayor and Council Presentations	

EXECUTIVE SUMMARY

King Farm Farmstead is a historic property with significant cultural value. The City of Rockville has initiated a planning process to transform the site into a multipurpose community destination. This report builds upon previous studies and summarizes the past nine-month effort that involved community engagement, program analysis, and conceptual design to create a conceptual master plan for the site's adaptive reuse. The overarching goal is to preserve the farmstead's unique historic character while adapting it to meet the evolving needs of the community.

A central component of the process was extensive community engagement. A two-stage approach provided opportunities for residents, stakeholders, and local organizations to share their visions for the site. The first stage used surveys, open-house style sessions, and online participation to identify what people most valued and what types of activities they would like to see in the future. Common themes included the importance of history and open space, the need for flexible event and performance spaces, and interest in community-focused programming such as markets, classes, arts, wellness, and youth / teen activities. The second stage of engagement presented concept options developed from this feedback, and participants were asked to evaluate them.

Four design concepts emerged, each offering a different level of intervention and reuse of the farmstead's buildings. At one end of the spectrum was a minimal approach that prioritized preservation and limited new construction, while at the other was a more ambitious approach that added new multipurpose spaces and improved circulation between the second floors of the dairy barns. Between these two were medium-level interventions that created flexible gathering spaces through selective modifications. Across both stages of engagement, community members expressed the strongest support for concepts that provided more usable space and greater flexibility for programming.

In July 2025, the Mayor and Council reviewed all four concepts along with the community's input and directed the design team to refine option 4 which proposed the greatest level of intervention.

This option was chosen because it balanced historic preservation with the creation of spaces large enough and flexible enough to host the types of programs and events most desired by the community. Adjustments were made to further align the concept with public priorities, including ensuring space for childcare, wellness, and additional multipurpose spaces.

After reviewing the initial concept refinement package, the Mayor and Council chose to make additional adjustments to the master plan. They eliminated the addition to the Dairy Barns but included other interventions to maintain the variety of multipurpose spaces needed to fulfill the programs requested by stakeholders.

The adaptive reuse of King Farm Farmstead is poised to address indoor recreation and special use / cultural level of service deficiencies identified in the 2020 Recreation and Parks Strategic Plan. The plan states that Rockville will need approximately 57,000 square feet of additional indoor recreation and 7,000 square feet of special use/cultural spaces. The proposed master plan will reduce that deficit by approximately 25,000 square feet.

The refined master plan envisions the farmstead as a hub for community life. It will provide a multipurpose hall for performances, markets, and large gatherings; flexible rooms for arts, technology, and wellness; and specialized spaces for a teaching kitchen, makerspaces, and childcare. These spaces are designed to overlap and adapt so that the facility can accommodate a wide variety of activities over time.

In addition to programming inside the buildings, the plan recognizes the importance of the farmstead's landscape. Gardens, open lawns, and its historic



Existing view of dairy barns level 1



Proposed view of dairy barns level 1 in the multipurpose auditorium

corridor will be preserved and integrated into the overall experience of the site, ensuring that the outdoor setting is as much a part of the community use as the indoor facilities.

Practical considerations have also been incorporated. Accessibility will be improved, and circulation will be enhanced with new connections to the surrounding neighborhood. These updates ensure that the site can support contemporary community needs in a welcoming and inclusive manner. Importantly, the design approach maintains the historic identity of the farmstead. Additions and modifications will be carefully designed to respect the original character of the buildings while providing the infrastructure necessary for modern use.

In conclusion, the King Farm Farmstead master plan represents a forward-looking vision that blends history and heritage with adaptability and community benefit. It is the product of sustained public dialogue and creative design. By creating a campus that is at once historic, flexible, and multipurpose, the project ensures that the farmstead will serve as both a cultural landmark and an active center of community life for generations to come.





Existing view along historic corridor along the farmstead driveway to be preserved



Proposed view of dairy barns from Elmcroft Blvd



A blue-tinted photograph of a farm scene. In the foreground, there is a dirt or gravel area. Behind it is a large, light-colored barn with a dark roof and several windows. Two tall, cylindrical silos with domed tops are visible in the background. A utility pole with cross-arms stands to the right of the barn. The sky is overcast. The entire image is overlaid with a semi-transparent blue filter.

SECTION 1.0

EXISTING CONDITIONS



King Farm Farmstead circa 1990, Photo by Richard H. Miller
<https://peerlessrockville.org/2016/08/08/king-farm-farmstead-task-force/>



Community Garden
livabl.com/rockville-md/king-farm

EXISTING CONDITIONS

PROPERTY MILESTONES

- » 1822 – Oldest chain of title of the farm property registered to James W. Graff.
- » 1914 – 122-acre Irvington Farm owned by the King Family is developed to become one of the largest dairy operations in the country. Farmhouse built.
- » 1925 – Existing garage, larger tenant house and smaller tenant house were all built following a tornado that struck the site.
- » 1932 – 19th century bank barn and corn house, smokehouse and chicken coop all destroyed by lightning/fire. Dairy Barn is built as a replacement.
- » 1964 – Irvington Farm proclaimed a “model dairy farm” by the National Holstein Association.
- » 1985 – Lawson King’s death and the end of farming operations.
- » 1995 – King Farm annexed into the City of Rockville.
- » 1999 – Property acquired by the City with Deed and Covenants from King Farm Associates
- » 2001 – Task Force #1 Report
- » 2003 – Mayor and Council Work session
- » 2006 – Site designated as a Historic District
- » 2010 – Request for Information for Adaptive Reuse issued. Received numerous unsolicited proposals throughout the City’s ownership (Montessori school, brewery/beer garden, hydroponic farming, etc.)
- » 2014 - Completed King Farm Farmstead Property Condition Assessment
- » 2017 – Task Force #2 Recommendations Report
- » 2018 – Completed structural renovations and façade restoration to Dairy Barns
- » 2023 – EYA develops property to the north – Annexation agreement includes developer build of 47-space parking lot on King Farm Farmstead Park for city use on King Farm Farmstead Park.
- » 2025 – City completes water/sewer infrastructure and fire suppression (Main House and Dairy Barns) and begins construction of electrical infrastructure project

SITE CONSIDERATIONS & CONTEXT

Deed and Declaration of Covenants:

Site to be used for a “park and recreational facility”

King Farm Assembly must be invited to participate in the formation of a task force, committee or other group.

Historic District Designation in 2006

Parking

Existing on-site parking: 47-space parking lot

~25 spots along Ridgemont adjacent to the site with a 2 hour time limit during week days

Surroundings

Parks

Mattie Park: 5-minute walk or .2 miles

~268 parking spaces

Playground, Sports fields and Dog Park

Pleasant Park

Garden View Square

King Farm Stream Valley Park

King Farm Park

Adjacent Communities:

King Farm: 395 single-family homes, 869 condominiums, 1021 townhomes and 1,044 apartments bringing the current number of residential units to 3,329 with approximately 8,000 – 10,000 residents

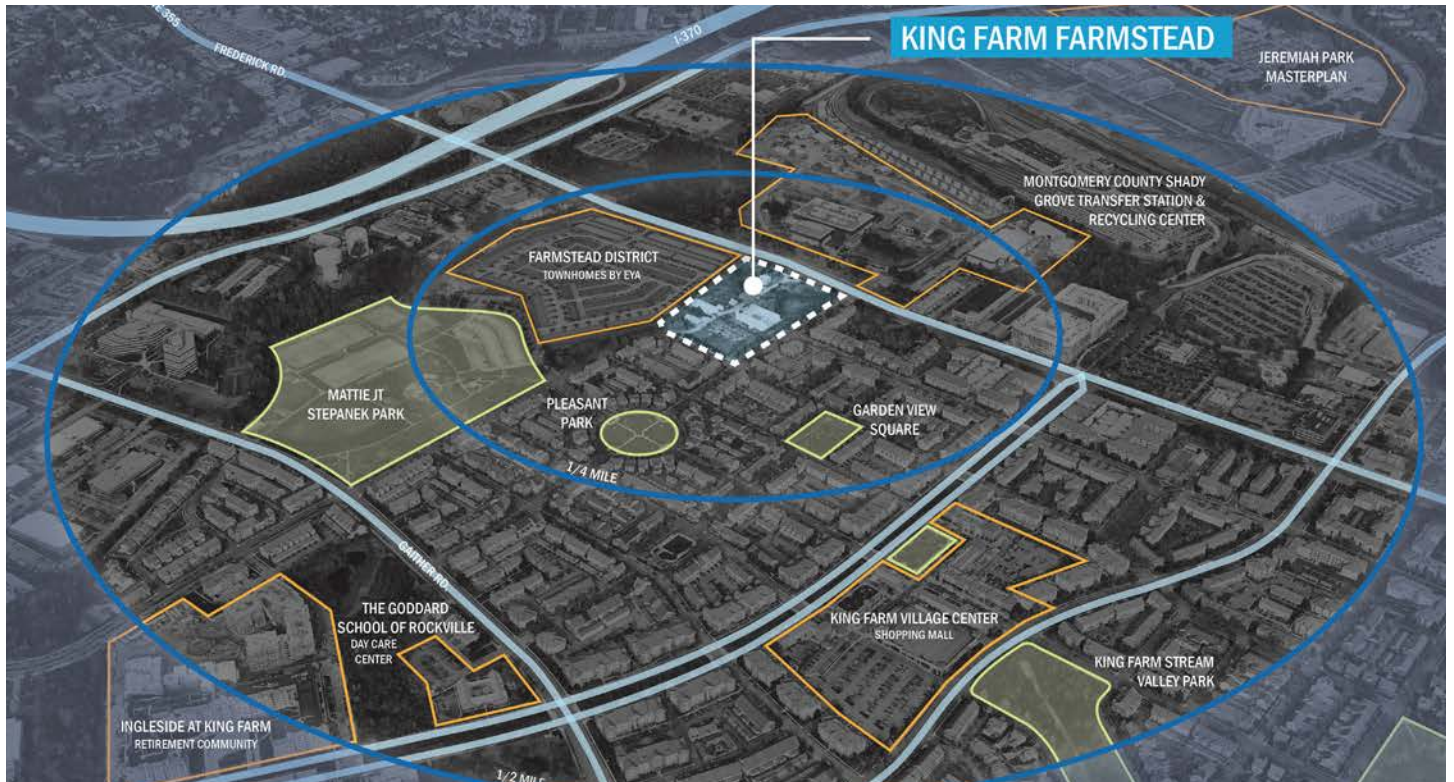
Farmstead District: 370 townhome and condominium units

Transit

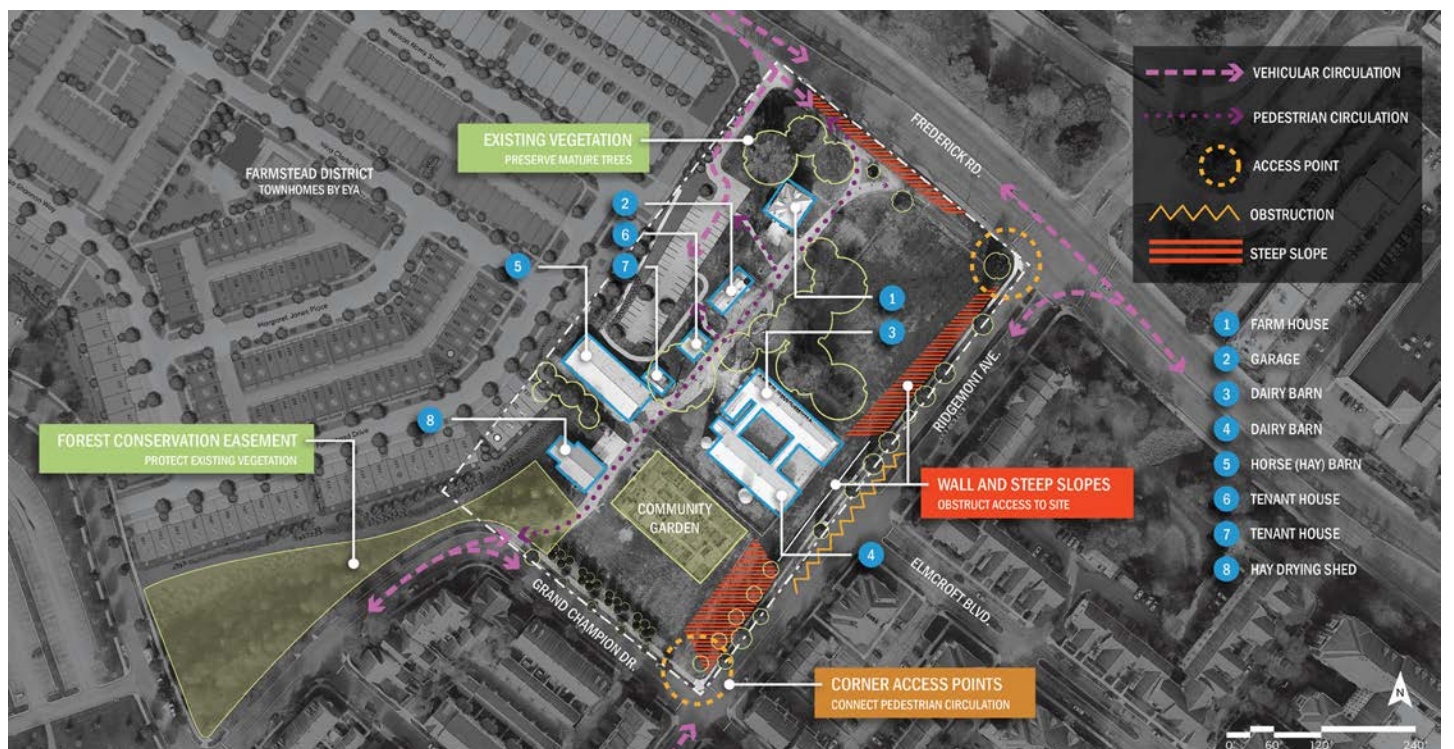
Shady Grove Metro Station: 15-minute walk or .6 miles

Bus stop: Corner of Frederick and Ridgemont with 3 bus lines

Bicycle Path: Cycletrack via Frederick Road and shared path & roadways throughout the King Farm neighborhood



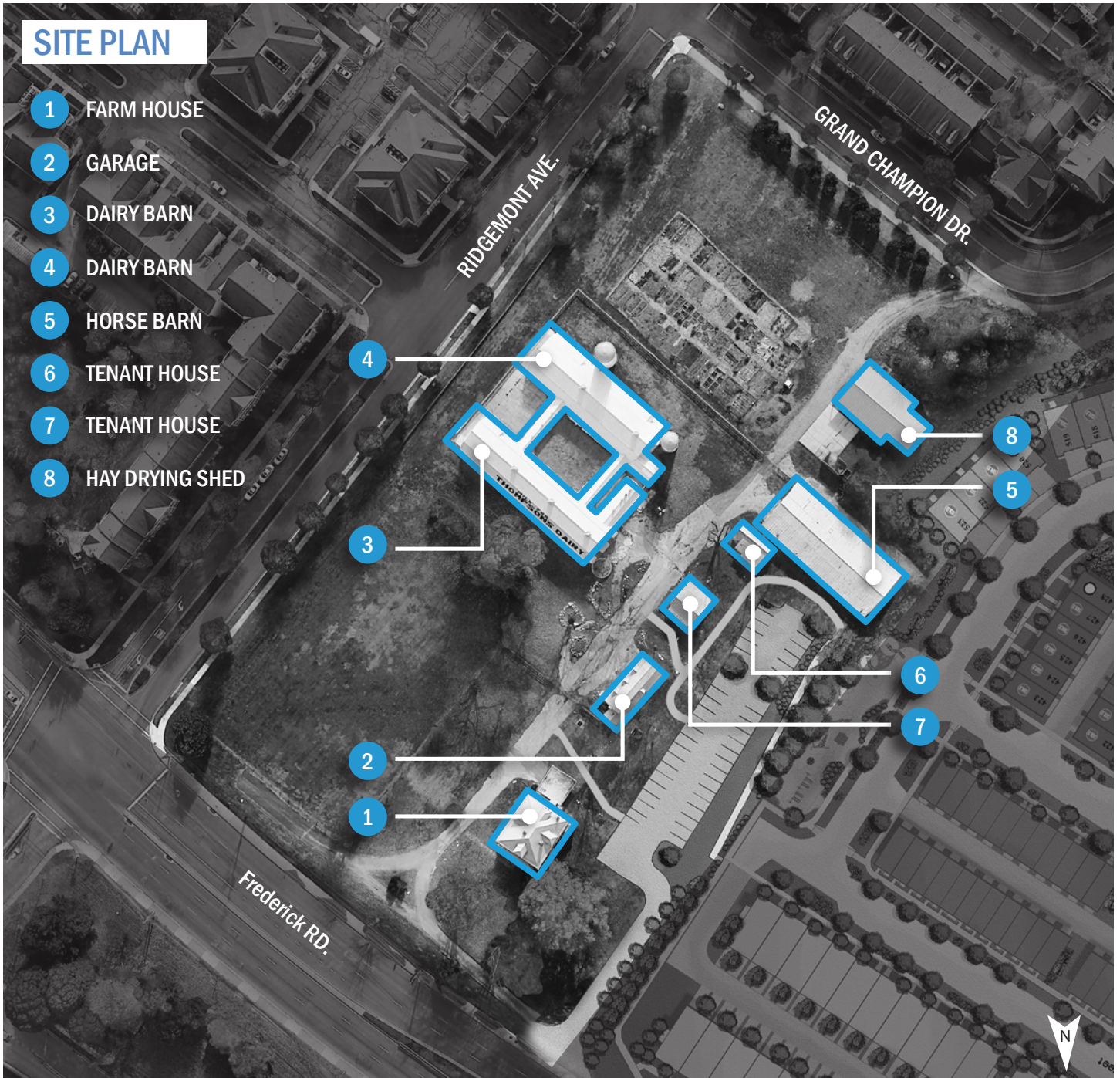
King Farm Farmstead location map



King Farm Farmstead site analysis

SITE PLAN

- 1 FARM HOUSE
- 2 GARAGE
- 3 DAIRY BARN
- 4 DAIRY BARN
- 5 HORSE BARN
- 6 TENANT HOUSE
- 7 TENANT HOUSE
- 8 HAY DRYING SHED



King Farm Farmstead building key plan

BUILDING CONDITIONS

A comprehensive existing conditions report was produced in 2014. This analysis reviewed each building on site and provided recommendations for stabilization, maintenance and historic preservation. Comments regarding future public use were also included, most importantly addressing accessibility.

For detailed information of the building systems please reference the full report. The following pages are a brief summary of the full report for reference with some updates on work that has been done since 2014.



King Farm Farmstead view from the south across the community garden
www.kingfarm.org

FARMHOUSE BUILDING 1

The farmhouse is in stable condition with no immediate structural or building envelope issues. To prepare the building for public use accessibility issues will need to be addressed. An accessible entrance will need to be provided and an accessible restroom is also needed.

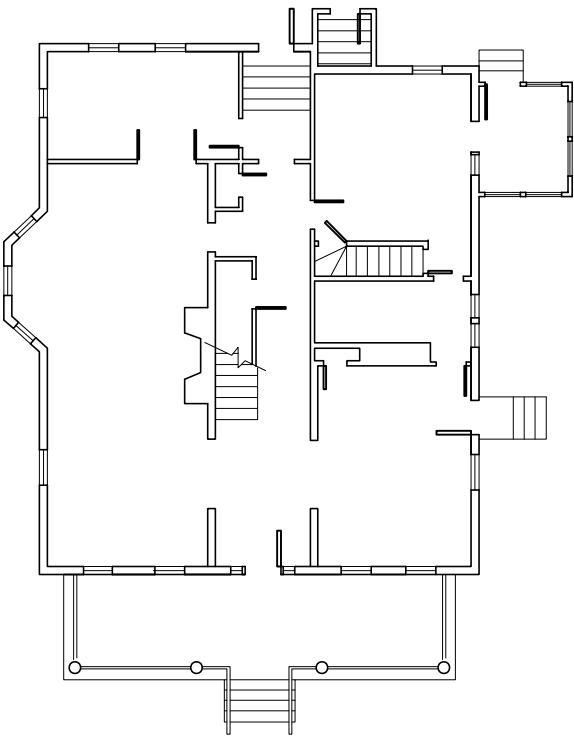
ADA access to the second floor would require the installation of an elevator. Therefore, any program located on level 2 must also be provided on level 1 to ensure accessibility. Alternatively, public access could be limited exclusively to the first floor. The basement and attic are designated for storage and are not anticipated to serve as programmable spaces.

In addition to the gross area take offs shown in the table below there is a 600 sq ft car port on the back of the house and a 300 sq ft porch on the front facing Frederick Road.

The current configuration functions as a residence, divided into rooms on the perimeter, and circulation space in the center. This limits the uses of the building to small function spaces.



LEVEL 1



Basement	1,420 sq ft
First Floor	1,695 sq ft
Second Floor	1,600 sq ft
Attic	1,000 sq ft
<hr/>	
Total Area	5,715 sq ft

1 FARM HOUSE

GARAGE BUILDING 2

The garage is stable but has envelope issues which may lead to problems in the future. The building has five garage bays and a smoke room on the north side of the building separated from the garage bays by the stair to the second floor. The second floor is configured for 3 apartments and only has one means of egress. This limits the occupancy of the second floor.

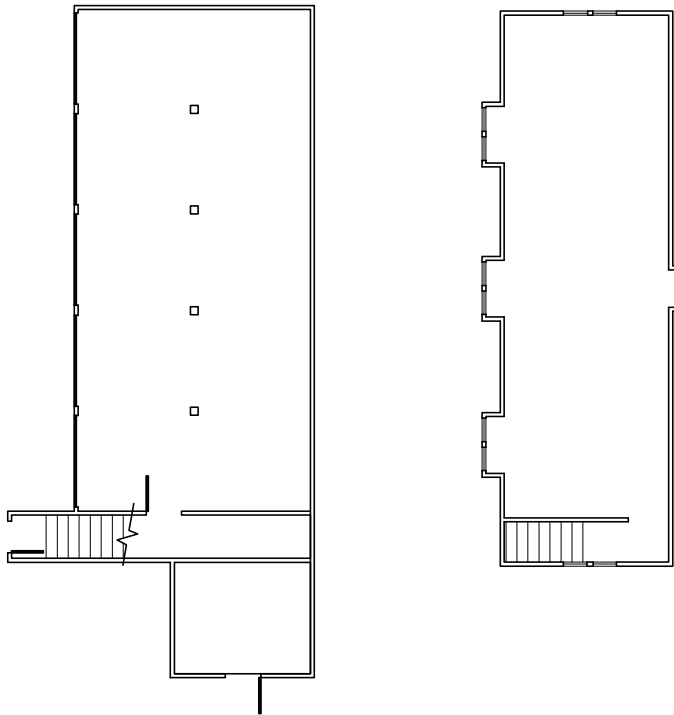
The building is not accessible, as it lacks a man door on the ground floor and the second floor requires a lift. Otherwise, the open ground floor allows for multiple uses.

Significant repairs and improvements are required to bring the building up to code as there has been rot and water damage.



LEVEL 1

LEVEL 2



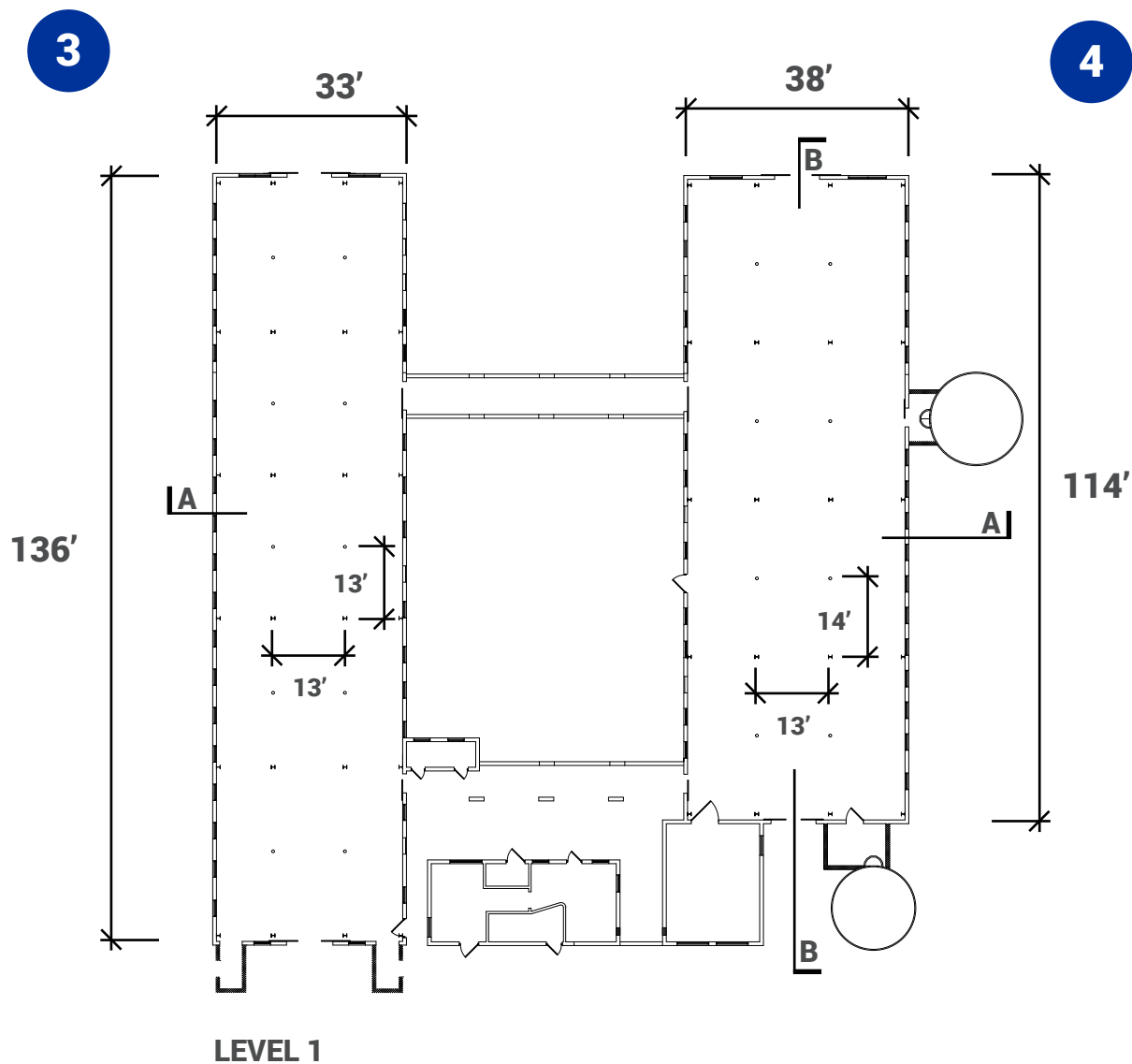
Level 1	1,065 sq ft
Level 2	690 sq ft
<hr/>	
Total Area	1,755 sq ft

2 GARAGE

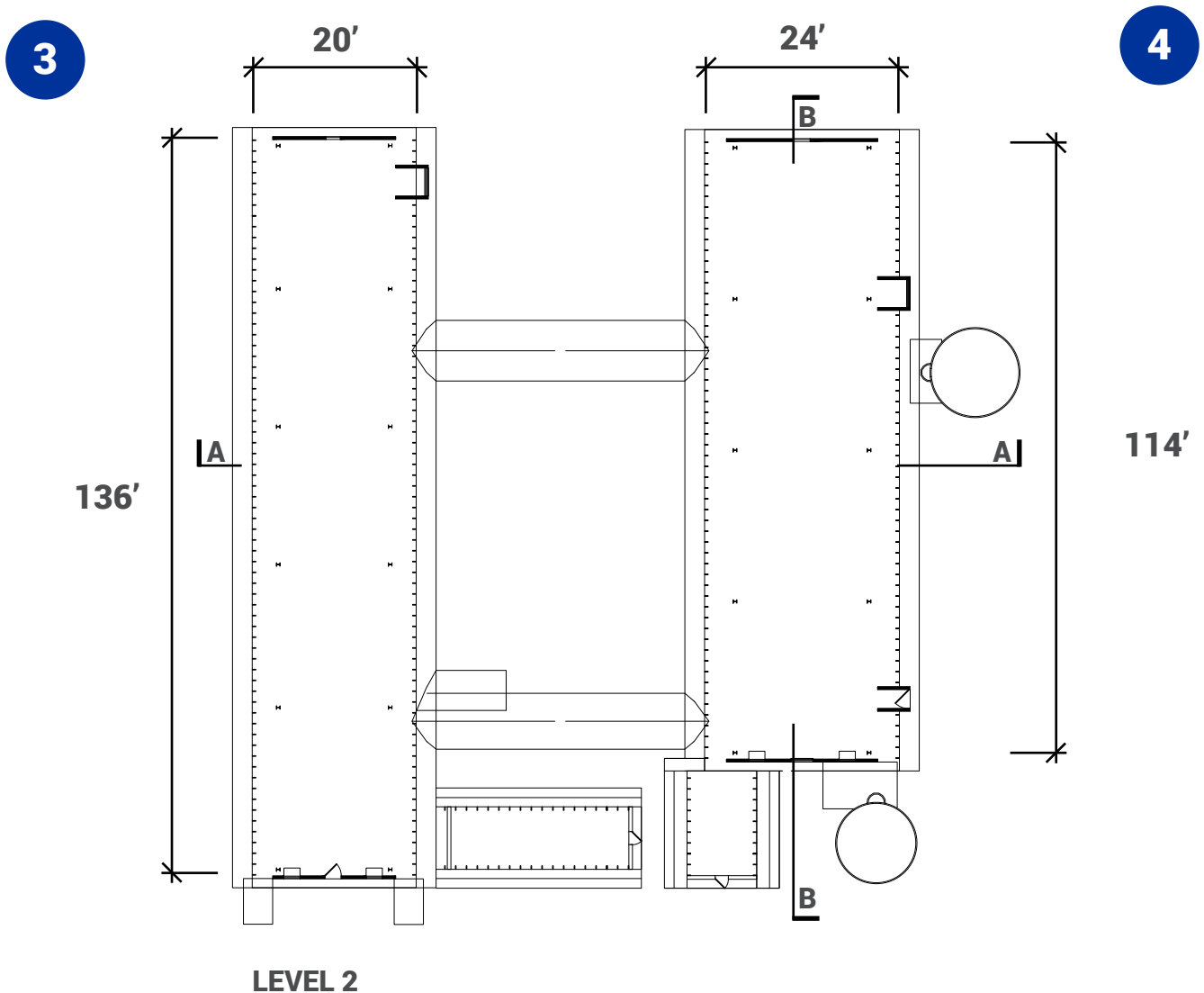
DAIRY BARNS

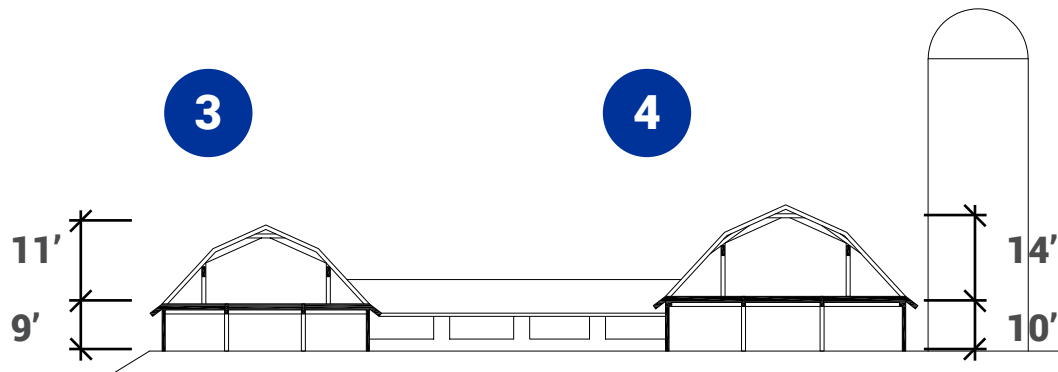
BUILDINGS 3 & 4

The Dairy Barns consist of two rectilinear buildings connected with two covered walkways, creating a courtyard in the center. The barn to the south is slightly larger in gross square feet as it is approximately 40'x114' with 13'x14' column bays on the ground floor level. The northern barn is slightly narrower but longer at 34.5'x136' with approximately 13'x13' bays on the ground floor level.

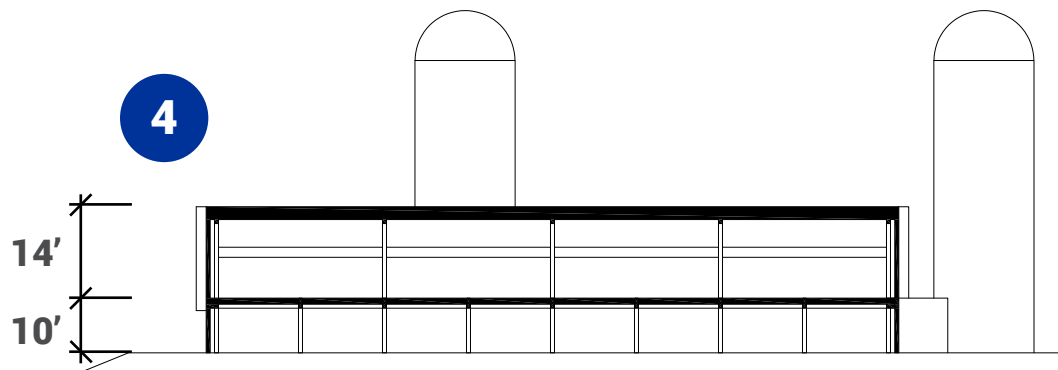


	North	South	Total
Level 1	4,740 sq ft	5,550 sq ft	10,290 sq ft
Level 2	3,990 sq ft	4,010 sq ft	8,000 sq ft
	8,730 sq ft	9,560 sq ft	18,290 sq ft





SECTION A



SECTION B

The barns have gambrel roofs that create a high vaulted space down the center of the 2nd level but have low ceilings along the long sides of the buildings. These lower spaces are not occupiable but could be utilized for mechanical systems or storage. This reduces the usable footprints of their second floors and limits their use, as a corridor would take up much of the remaining width. The second floor also has limited daylight as the roof does not have any skylights and the only windows are at the ends of the barns.

The milking shed houses the electrical room and is reserved for utilities. The barns once had approximately 4 grain silos of which 2 remain connected to the southern barn.

The barns were recently structurally reinforced with a new steel frame and wood I-joist for the second floor. The roofs have been replaced and the envelope made weather tight. The buildings, however, do not have insulation or mechanical systems. Plumbing and electrical systems will also need to be provided.

Depending on occupancy, additional egress measures may be required, and accessibility will need to be addressed, including elevators to the second floor. The ground floor will require a new floor slab. The existing windows are single pane uninsulated.

Utilities have been brought on site with water/sewer and electricity within 10' of the buildings.



Existing courtyard looking east



Existing first floor



Existing second floor

HORSE BARN BUILDING 5

The Horse Barn was deemed structurally unsound in the 2014 assessment. It was recommended that the barn should be demolished and rebuilt using as much of the salvaged material as possible.

Rebuilding the barn provides an opportunity to reconfigure the interior structure enabling a free plan that could provide long term flexibility. It will also provide a chance to integrate insulation and building systems on the interior while maintaining the historic appearance on the exterior, contributing to the farmstead’s historic character.

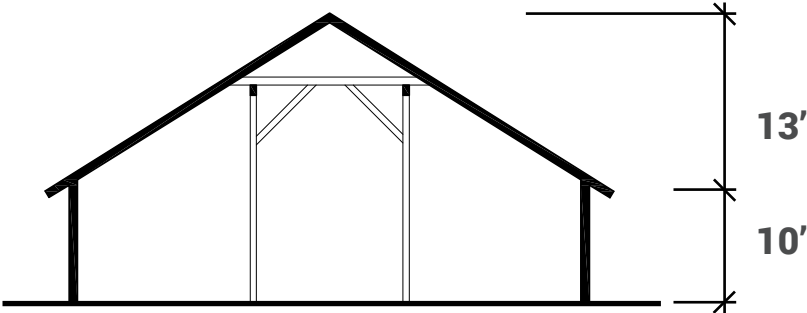
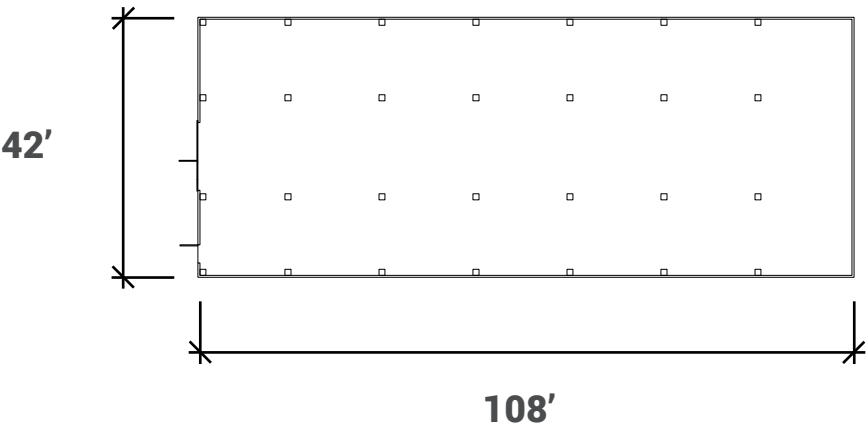


5

HORSE BARN

Level 1

4,700 sq ft



TENANT HOUSES

BUILDINGS 6 & 7

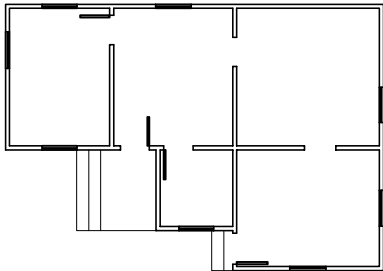
The farmstead has two tenant houses. Both are in bad condition. Building 6 next to the Horse Barn is the smallest of the two. The 2014 assessment recommended demolition and reconstruction with salvaged materials. This aligns well with the Horse Barn and provides an opportunity to build them together and possibly integrate them into one use.

Building 7 was assessed to be in slightly better condition in 2014. It is two stories so accessibility would need to be addressed as well as the existing envelope and building systems.



6

TENANT HOUSE

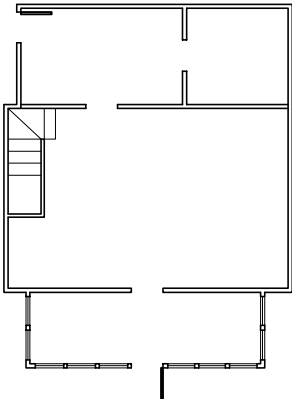


Level 1 550 sq ft



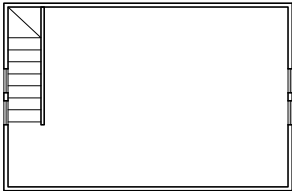
7

TENANT HOUSE



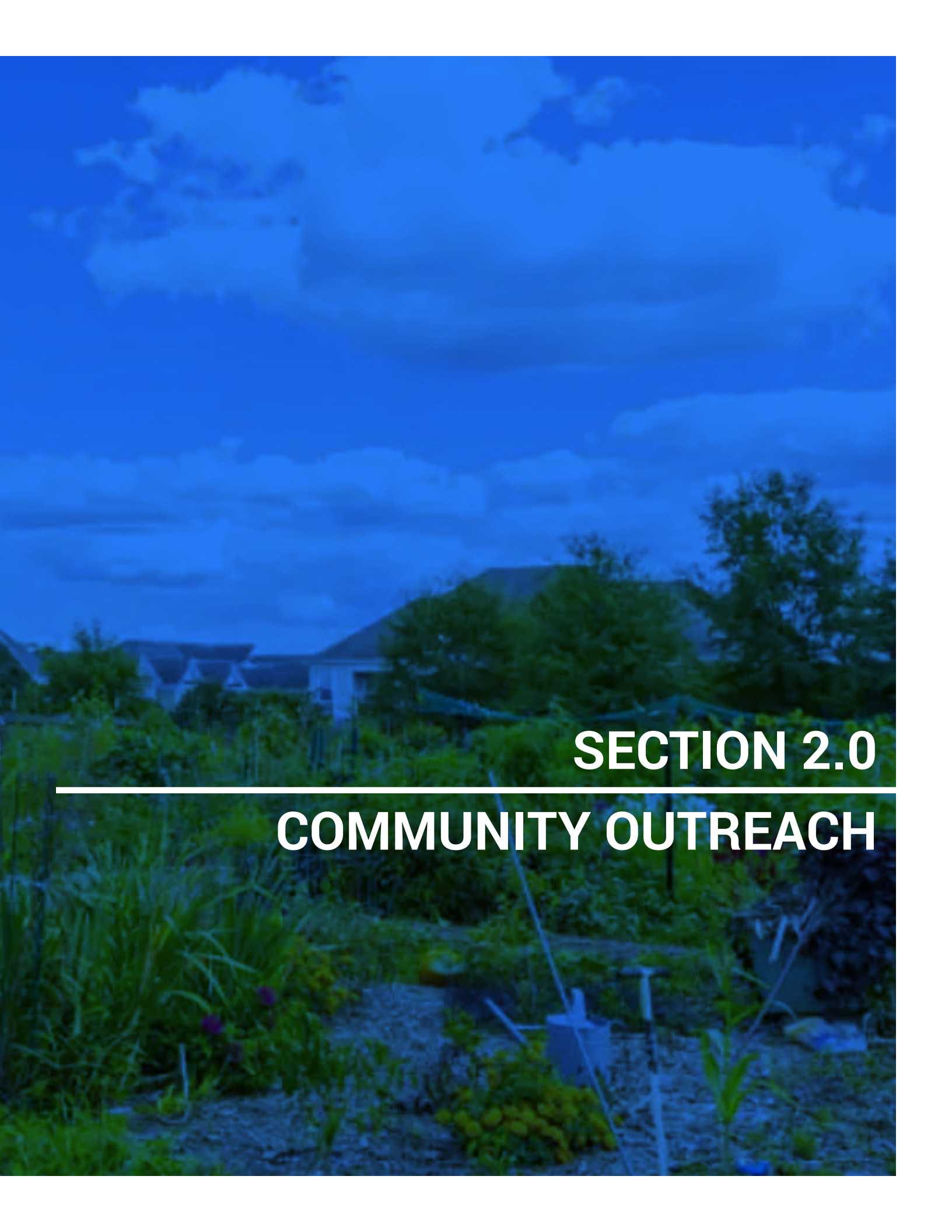
LEVEL 1

Level 1	690 sq ft
Level 2	375 sq ft
Total Area	1,065 sq ft



LEVEL 2





SECTION 2.0

COMMUNITY OUTREACH



COMMUNITY OUTREACH

The City of Rockville set up a two-stage process to engage the community. The first stage included the deployment of the Engage Rockville website. Information on the park's history and work to-date such as the existing conditions and recommended uses reports were posted there. These documents can be found in the appendixes. Project updates were also maintained using the website.

In person and online public Visioning Sessions were also employed to inform the community of the project and to gather stakeholder opinion on the future use of the King Farm Farmstead.

The second stage of the process included in-person and online work sessions. As part of that, the

stakeholder feedback was tallied and summarized from stage one.

Plan options were developed based on that feedback. The options were presented in the stage two filtering sessions, where participants were asked for their preference as well as any comments they might have.

The options and stakeholder preferences were then presented to the Mayor and Council who selected an option for further development. Their comments were incorporated into a new version of the master plan. This final version of the master plan was then used to produce a cost estimate and economic analysis as part of this report.

STAGE 1

SURVEY

An online survey was launched in January of 2025 on the Engage Rockville website, and it remained open until the end of April 2025. The survey had multiple choice questions as well as open comment sections. The goal of the survey was to find out what types of activities stakeholders wanted to see at King Farm Farmstead. The full results from the survey are included in the appendix.

They were also given a special sticker to mark their most favorite of all the activities. Participant were encouraged to use the Post-it notes to add any ideas they thought were missing from the boards or to provide any other feedback they might have.

The Introduction Station used maps, photographs, and diagrams to present the farmstead. The Live, Work, and Play board asked stakeholders to identify where they live, work, and play in relationship to the site.

VISIONING SESSIONS

Five Visioning sessions took place over eight weeks from March to April, four in-person and one virtual. The sessions utilized an open house format and consisted of five stations.

The process began with registration, participants were given stickers, Post-its, a pen and a post card with a QR code, linked to the Engage Rockville website.

Stakeholders were asked to place two color coded stickers on boards at each of the four programmatic stations to identify what activities they most wanted to see at King Farm.

Next the farmstead and its buildings were presented so that participants were aware of the existing conditions of the site and buildings.

Finally, participants were asked, "What makes King Farm Farmstead special?" The remaining four stations presented programmatic options. These activities were divided into four categories: Active, Passive, Events and Environment.

Active events included sports or other activities that tend to be loud and active such as dance or music.

Passive activities included quieter programs such as classes or reading spaces.

Events were temporary activities such as seasonal festivals or private events like weddings or banquets.

The Environmental category included programs which address sustainability as well as the landscape. This

process is primarily about the farmstead buildings but connection to the landscape was also addressed in the environment category.

STAGE 1: DATA SUMMARY

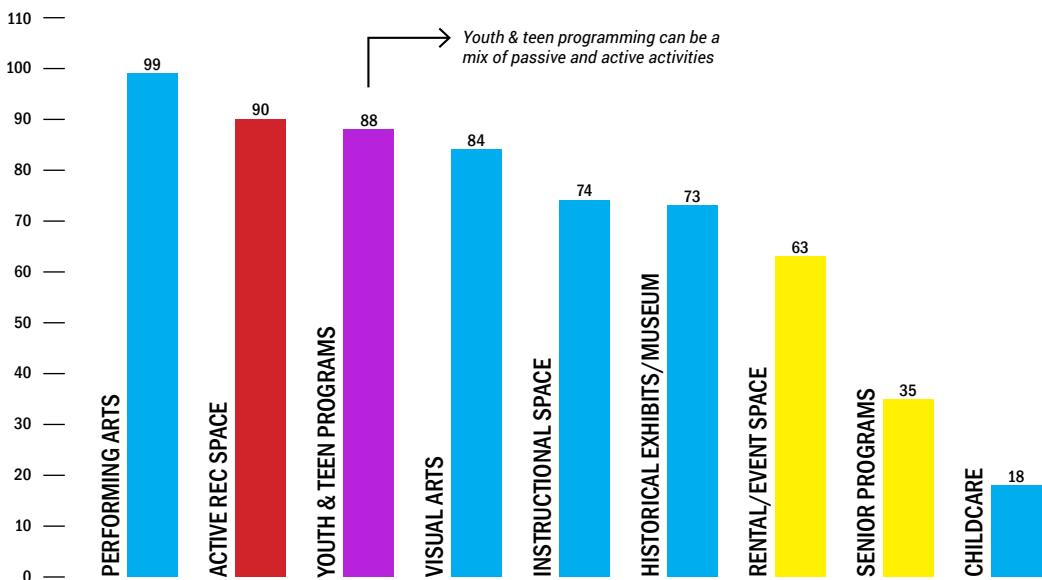
All the comments left on Post-it notes and provided in the open survey responses were used to produce the word cloud on the next page. You can see that History, Open Space, and Community stand out as popular themes.

The survey and Visioning Session programming preferences were similar for the most part, with events as well as performing and visual arts were popular in both.

The popularity of Active programs varied between the two. Active programming was more popular in the survey than in the Visioning Session results. Teen Programs also stood out more in the survey results than they had in the Visioning Sessions.

To visualize the popularity of different activities, on pages 32 & 33 we have taken the most popular images and provided the number of votes they received.

SURVEY PROGRAM PREFERENCE RESULTS



Distribution of programming based on how you ranked your top three choices. 246 total responses

The farmer's market and performance space were by far the most popular but in general the takeaway was that activities that can share multipurpose spaces tended to be popular and activities that required specialty spaces were lower priorities.

The exception to this was the opportunity for a teaching kitchen and makerspaces.

The public also provided additional ideas in the survey and at the Visioning Sessions. We have listed a few on the next page as examples.

In preparation for Stage 2 of the public engagement, the data collected in Stage 1 was synthesized into program recommendations and then applied to concept plans. These plans were presented in Stage 2 for more public feedback. The recommendations and concepts are described in more detail in Section 3 & 4 of this report.

STAKEHOLDERS' VISIONS FOR KING FARM FARMSTEAD PARK

Compiled from survey free responses and Visioning Session post cards.

"...bridge the past and present through hands-on experiences with nature and agriculture."

"...beautiful space to learn about history."

"Rockville has a wide variety of recreational and cultural opportunities... I see King Farm as a location that will augment these activities."

"...events where our diverse population could engage with each other."

"...a multi use space, cultural programming in support of food... grow specific foods, cook them, teach others, celebrations of cultural differences."

"A beautiful place with educational, entertaining facilities for the enjoyment of all ages."

"...in keeping with the good soil and hands-on spirit of the farm"

"Make this a destination for Rockville."

"...maintain its originality while making great use of it."

"Public space for cultural and arts activities and pursuit... expand on agricultural heritage."

ADDITIONAL STAKEHOLDER IDEAS



PASSIVE

POTTERY STUDIO
MODEL RAILROAD
PETTING ZOO
MODEL RAILROAD
LANGUAGE CLASSES
TOOL RENTAL
ROBOTICS
BED & BREAKFAST



ACTIVE

BIKE REPAIR SHOP
LAWN GAMES
TRAMPOLINE
ZIP-LINE
BALLET STUDIO
CURLING
ARCHERY RANGE
NON-PROFIT
COMMUNITY BIKE SHOP



EVENTS

OPEN MIC
LOCAL ART EXHIBITS
CULTURAL FESTIVALS
JAZZ FESTIVALS
FORUMS
MARKETS IN OFF-SEASON
PUBLIC-PRIVATE PARTNERSHIP
COMEDY
DAYTIME PERFORMANCES
LIVING HISTORY EVENTS
4H



ENVIRONMENT

STARGAZING
NATIVE PLANTINGS
RAIN GARDENS
FLORAL EXHIBITS
FRUIT TREES
BIRDWATCHING
AGRICULTURAL RESEARCH
GARDENING AND FARMING
EDUCATION
FARM TO TABLE
SEASONAL NATURE
EXHIBITS

VISIONING SESSIONS: FEEDBACK DOTS

30+
votes

FOOD MARKETS



66

MUSIC - PERFORMANCE



50

URBAN AGRICULTURE



37

GARDENS



33

20<30
votes

MUSIC FESTIVAL



29

OUTDOOR DINING



28

ARTISAN MARKETS



26

FITNESS - EQUIPMENT



24

SEASONAL



23

COMMUNITY GATHERING



23

ART - STUDIO



19

ATHEISURE - GAMES



19

FOOD TRUCKS



19

ATHLEISURE - FITNESS



19

ART - GALLERY



19

SPORTS - ADVENTURE



18

SEASONAL ACTIVITIES



14

PUBLIC HEALTH



13

PLAY



13

CAMP - ARTS



12

WATER & ECOSYSTEMS



12

CARE - DAYCARE



11

BALL SPORTS



10

MEDIA CENTER



9

WILDLIFE EDUCATION



8

MEDIA CENTER



6

CO-WORKING



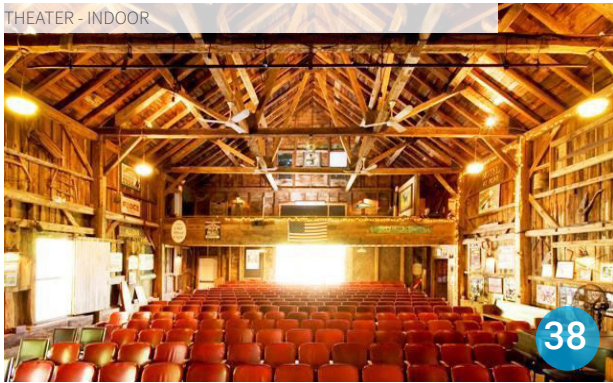
5

SKATE PARK



5

THEATER - INDOOR



PASSIVE



ACTIVE

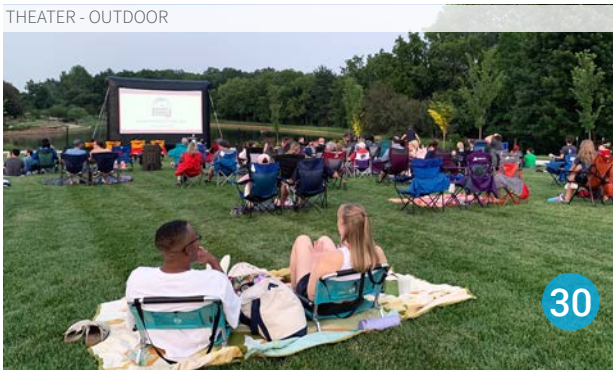


EVENTS



ENVIRONMENT

THEATER - OUTDOOR



FOOD



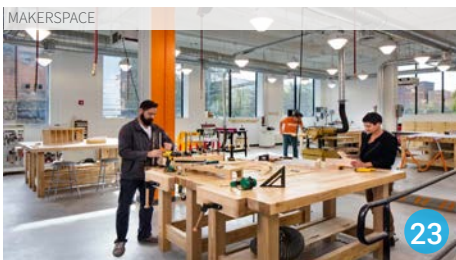
DANCE



LEISURE



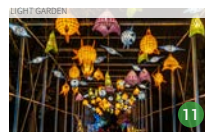
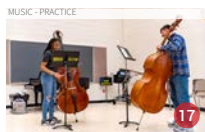
MAKERSPACE



TECHNOLOGY



GREENHOUSE



STAGE 2: FILTERING

The second stage of the community engagement consisted of a second set of open house workshops. Two in-person workshops and one virtual workshop took place at the end of May and beginning of June.

Similar to the Visioning Sessions in stage one, there were five stations. The first station, in addition to introducing participants to the farmstead, summarized the stage one data and presented the findings from that data. The remaining four stations

were used to present building use options of which participants were asked to choose their preferred option and encouraged to add feedback via Post-its again.

Members of the design team and Rockville’s Department of Recreation and Parks were present to discuss and receive feedback on the options. Section 4 contains more detail on each of the concepts but below is a brief summary.

OPTION 1 MINIMAL INTERVENTION

Keeping the Dairy Barns as they are. Spaces with lower ceiling height requirements are placed in the dairy barns. The Horse Barn can be reconstructed with clear spans to create a multipurpose hall.

OPTION 2 MEDIUM INTERVENTION

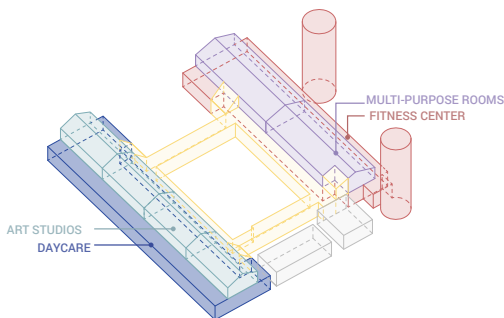
Multipurpose Hall in the dairy Barn – requires new structure to remove the second floor and support the roof structure.

OPTION 3 MEDIUM INTERVENTION

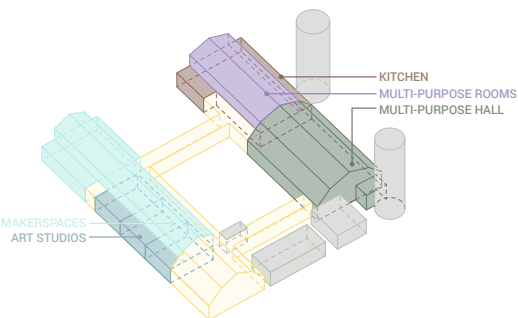
2 smaller Multipurpose Halls split by the kitchen but also connected by the loft above the kitchen. Additionally, the second-floor roof is opened up to create more usable space on the second floor.

OPTION 4 HIGHER INTERVENTION

Multipurpose Hall added to the east end of the Dairy Barns. Double height space that can connect the second floor of both barns.



OPTION 1
4 VOTES



OPTION 2
19 VOTES

Options Two and Four were the most popular but all the options received feedback during the filtering sessions. Below are some of the comments left on the various options.

The next step in the process was to present the findings from the community engagement process to the Mayor and Council, including all four concept

options. Their feedback was used to refine the concept down to a single option. This would be the basis for the economic analysis and construction cost estimate.

Refer to Section 5 for the concept refinement, Section 6 for the economic analysis and Section 7 for the construction cost estimate.

“Makerspaces are inclusive spaces that enrich our community and elevate our future.”

“Silos...Arts. Maybe a structure hanging above and kaleidoscopic light filtering through.”

“Move kitchen to the end to provide more performance space.”

“Add a cafe/library”

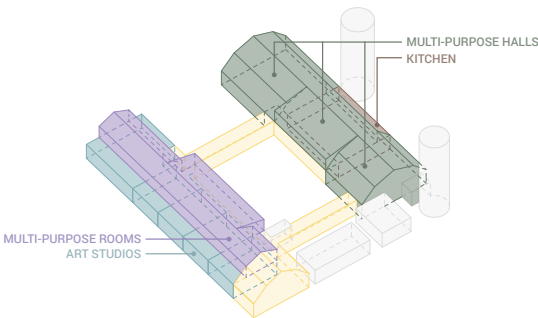
“Combine arts/tech and makerspaces in dairy barns. Move daycare to tenant house.”

“Keep it simple and get it done!”

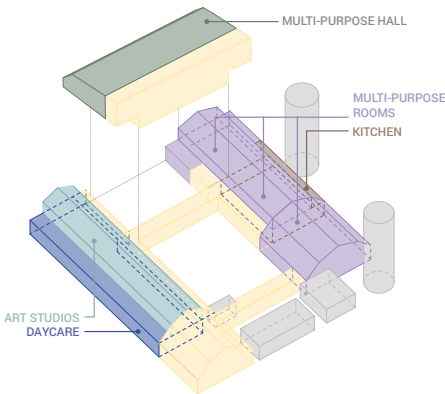
“Seniors have recently renovated center... Youth have new skate park... DAYCARE is needed.”

“Love the idea of multiple makerspaces to keep loud and dirty activities separate... Great opportunity for jobs, art and people of all ages.”

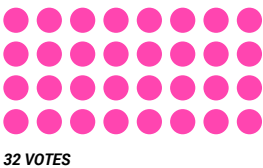
“Make the optional addition glass...”



OPTION 3



OPTION 4







SECTION 3.0

RECOMMENDED ELEMENTS

RECOMMENDED ELEMENTS

PROGRAM

The recommended elements have been developed through conversations with the Department of the Recreation and Parks, review of previous reports and input of stakeholders through the community engagement process described in the previous chapter.

A broad selection of program activities were collected. Redundant items that are already provided in Rockville or those that do not meet the requirements of the farmstead's covenant were filtered out. Items that would not fit on site were also removed.

Applicable program items were then separated into the four categories described in the community engagement process, Active, Passive, Events, and Environmental.

These categories were a way of dividing up a lot of information into digestible bites. Many of the items can cross categories so the categories themselves are not critical but rather the spaces they require as the goal will be to make a multi-purpose facility that is flexible for the long term.

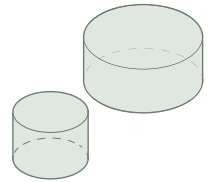
The images used during the Visioning Sessions are meant to be generic, though they do show particular activities, the project is still in the conceptual phase. Further program development will be required. It is still too early to say if an arts space will have drawing or pottery classes. This process was meant to gather general preferences.

These preferences were synthesized into space requirements. Programs that could share space of similar size were grouped together in an effort to develop a master plan that is flexible and adaptable for changing needs and circumstances.

MULTIPURPOSE HALLS

2,000-5,000 SQ FT

+20 FT CLEAR HEIGHT



MULTIPURPOSE ROOMS

700-1800 SQ FT

10-15 FT CLEAR HEIGHT



ARTS & TECH

4 X 600 SQ FT

10-15 FT CLEAR HEIGHT



WELLNESS

2,000-5,000 SQ FT

10-30 FT CLEAR HEIGHT



MULTIPURPOSE HALLS

FOOD MARKETS



66

MUSIC - PERFORMANCE



50

THEATER - INDOOR



38

ARTISAN MARKETS



26

MULTIPURPOSE ROOMS

DANCE



26

COMMUNITY GATHERING



23

PRIVATE EVENTS



17

FLEX SPACE - WELLNESS



14

ARTS & TECH

CAMP - ARTS



12

ART - STUDIO



19

ART - GALLERY



19

ADULT EDUCATION



17

WELLNESS

FITNESS - EQUIPMENT



24

FITNESS - STUDIO



14

RACKET SPORTS



4

SPORTS - MARTIAL ARTS



3

Many of the most popular activities such as markets or performances would require a large hall space. Other popular activities could share smaller multipurpose spaces such as dance or music practice rooms.

Some spaces are very specialized such as the makerspace, teaching kitchen and daycare. While others can overlap such as the Teen Center which can use a variety of the multipurpose rooms, functioning more like a recurring event rather than a separate space.

The wellness space could be incorporated into multipurpose rooms but some wellness spaces such as gyms that require equipment can be more specialized spaces.

Arts and technology spaces can also vary. Some require specialized equipment and a dedicated space while others could function in a variety of spaces.

Additional program planning will be required in the next phase of the project to determine the details of these specialized uses. The intent of this master plan is to layout an infrastructure for a multipurpose building and to identify locations for specialized spaces where they can be used efficiently.

The cylinder beside each of the program descriptions is to scale and depicts the space requirements of each category at the same scale. The heights of the cylinders also represent the clear height needed for each category. This will be important as we look at the existing buildings.

For example, the dairy barn first floor is approximately 8' clear below the beams with an approximately 13' column grid. This limits the uses for this space in its existing configuration. The concept options will need to take these limitations into account.

YOUTH / TEEN CENTER
+/- 2,000 SQ FT



MAKERSPACE
1,500-3,000 SQ FT
10-20 FT CLEAR HEIGHT



DAYCARE
2,000-4,000 SQ FT



KITCHEN
1,500 SQ FT
10 FT CLEAR HEIGHT



YOUTH / TEEN CENTER

TEEN ZONE



PRIVATE EVENTS



CARE - AFTER/BEFORE



MEDIA CENTER



MAKERSPACE

CAMP - ACADEMIC



MAKERSPACE



DAYCARE

CARE - DAYCARE



KITCHEN

FOOD

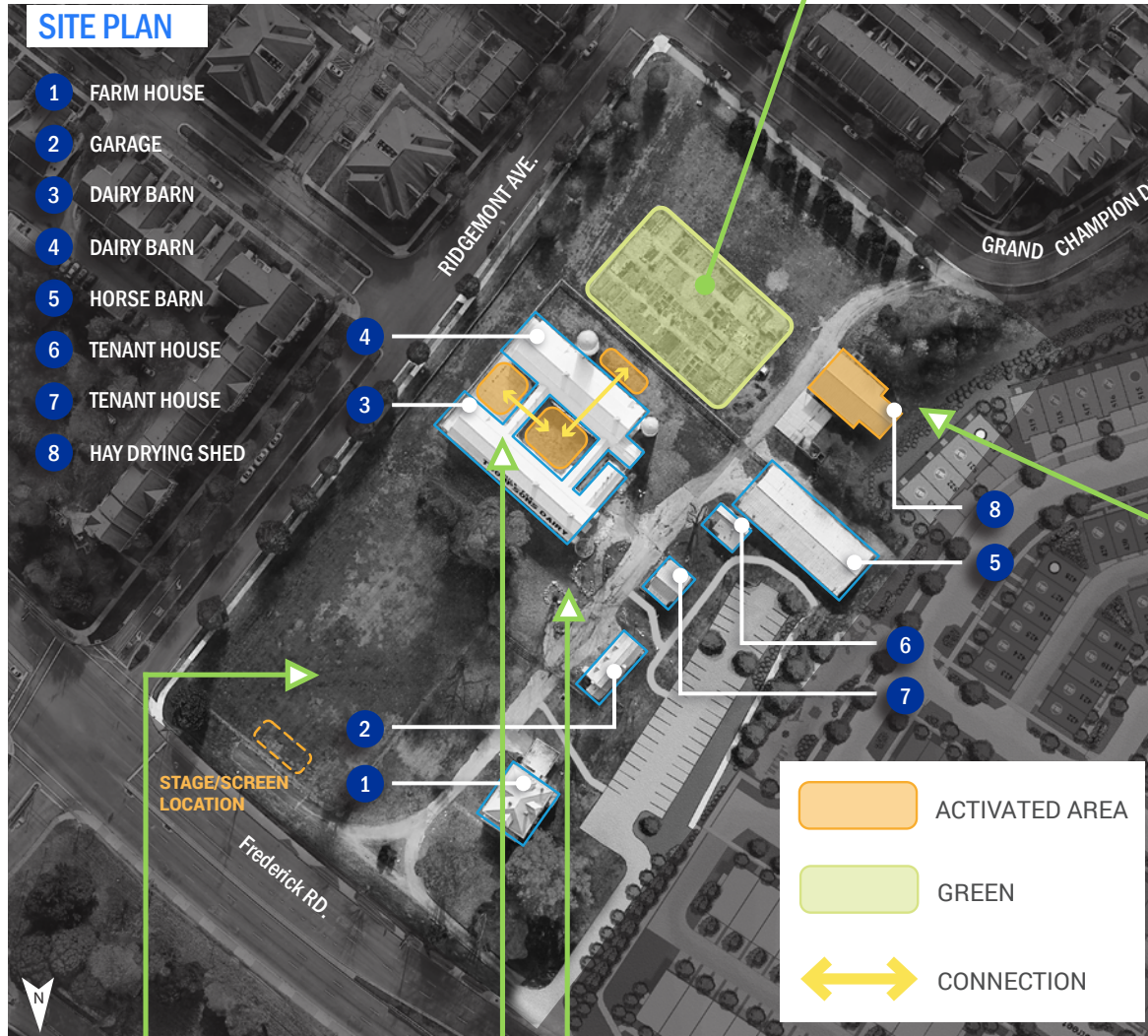


COMMUNITY GARDEN

URBAN AGRICULTURE



SITE PLAN



FLEX LAWN

THEATER - OUTDOOR



LEISURE



MUSIC FESTIVAL



LANDSCAPE

This process is focused on the farmstead buildings, but we need to mention the stakeholder’s emphasis of the importance of the landscape to the community.

The open space, history of the site and community gardens are all items to be preserved.

The site plan on the previous page includes feedback received from stakeholders at the Visioning Sessions regarding the landscape and its relationship to the buildings.

Stakeholder feedback reinforced existing uses such as the community garden and Hay Drying Shed pavilion. Other uses of the landscape were also identified and listed here for future consideration.

GATHERING SPACE

OUTDOOR DINING

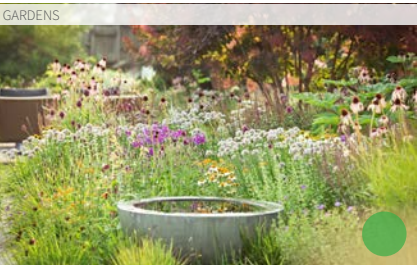


EVENT SPACE

FOOD MARKETS



FUTURE CONSIDERATION



HISTORIC PRESERVATION

On the following page, is another site plan, showing the proposed historic rehabilitation strategy.

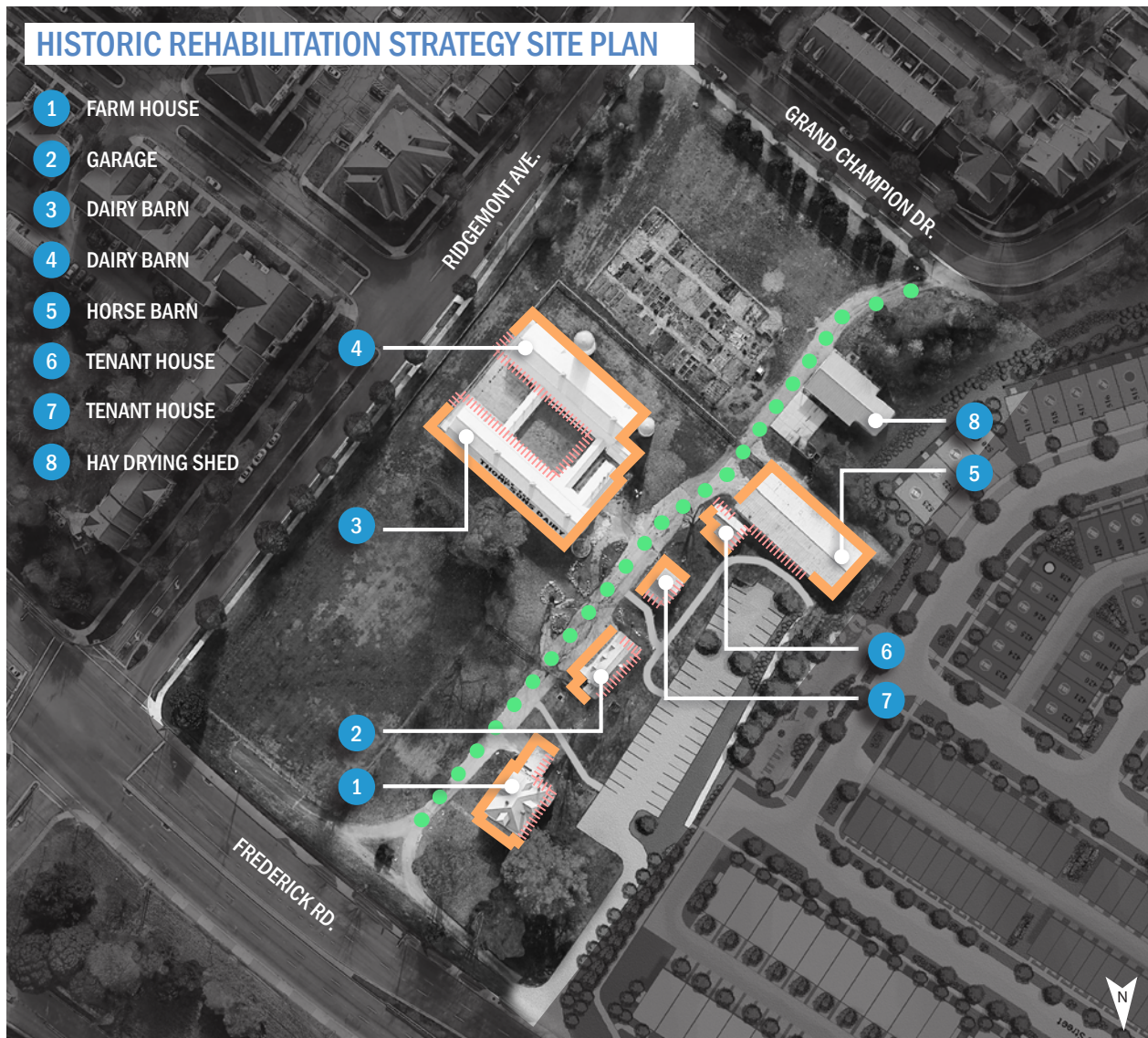
The approach is to maintain a historic corridor along the spine of the site. Limiting interventions to those required for code compliance along the historic driveway. Larger interventions intended to modernize the campus would be placed along the sides of the buildings marked with a dashed line.

The intent is to preserve the feel of the historic farmstead while updating the buildings to meet the

needs of the community. Interventions would be designed to contrast with the historic buildings so that the historic fabric can be distinguished from new.

This master plan is only the first step in the redevelopment of the farmstead. It is intended to determine the future use of the site and will set the stage for further development. The master plan will provide the roadmap to developing the site with approval required by the Historic District Commission as well as other regulatory approvals.





As the landscape and each building are designed, ways of incorporating the history of the landscape and farmstead should be developed in cooperation with the community. Interpretive signage, art works, and other ways of conveying the area's history can be incorporated into the design at each stage.

This master plan shows images to inspire what is possible but is not at all a final product. It is meant as a framework.



HISTORIC CORRIDOR



HISTORIC ELEVATION WITH MINIMAL INTERVENTION REQUIRED TO BRING THE BUILDING UP TO CODE.



LOCATION OF LARGER INTERVENTIONS OR ADDITIONS REQUIRED TO MAKE THE BUILDING FUNCTION IN ITS NEW USE.

PARKING

Parking provides a conundrum at King Farm Farmstead. Parking is necessary to provide visitors with access to the site. Yet space on site is limited and the stakeholders have identified the open space and historic value of the landscape as its greatest attributes.

A parking lot containing 47 spaces was built by EYA as part of their development of the property to the north. This lot is dedicated to the farmstead's use. In addition to those spaces on site there are approximately 25 parallel parking spaces along Ridgemont Avenue beside the site with time limitations. Mattie JT Stepanek Park has over 250 spaces and is less than a quarter of a mile away or about a 5-minute walk. This park however is reserved for a possible middle school development so these spots may not be available in the long term. Activities in Mattie JT Stepanek Park can occupy the majority of those spaces on occasions so coordination of events is required.

The King Farm Farmstead benefits from multiple transit opportunities beyond car commuting. The site has excellent public transit opportunities. Shady Grove Metro Station is a 15-minute walk or about .6 miles away. There is a bus stop at the corner of Frederick Road and Ridgemont Avenue with three bus lines.

Bicycle connectivity is also high with shared roadways throughout the King Farm neighborhood. Cycle Tracks are proposed along Frederick Road, MD 355, which will also benefit from the proposed Flash Bus Rapid Transit (BRT). The infrastructure for these projects is scheduled to start construction in 2028 and be completed in 2031.

King Farm Farmstead also has an incredible walkshed with approximately 15% of Rockville's residents residing in the adjacent neighborhoods. The evolution of ride sharing applications in the past ten years provides yet another alternative to driving as well.

A parking reduction of 20% seems appropriate when the transit options discussed above are considered. To vet this suggestion, traffic and parking consultants should be engaged in the next stage of the project. Their expertise can also address traffic concerns.

The table on the following page shows the parking required by Rockville zoning for the refined concept, presented in Section 5. This establishes a baseline parking requirement of 88 spaces in Phase 1 and a total of 131 spaces in Phase 2. A 20% reduction due to transit options results in a suggested parking allocation of 71 spaces in Phase 1 and an additional 35 spaces in Phase 2 for a total of 106 spaces required when the project is completed. The existing on site parking, street parking on Ridgemont Avenue and accessible parking spaces to be located near the building entrances will provide 77 spaces. Phase 2 will require the use of spaces at Mattie JT Stepanek Park for the balance of the suggested spaces.

Two hundred spaces were established as the maximum parking capacity for the farmstead. This was determined by limiting the overflow parking sent to Mattie JT Stepanek Park to approximately half its capacity.

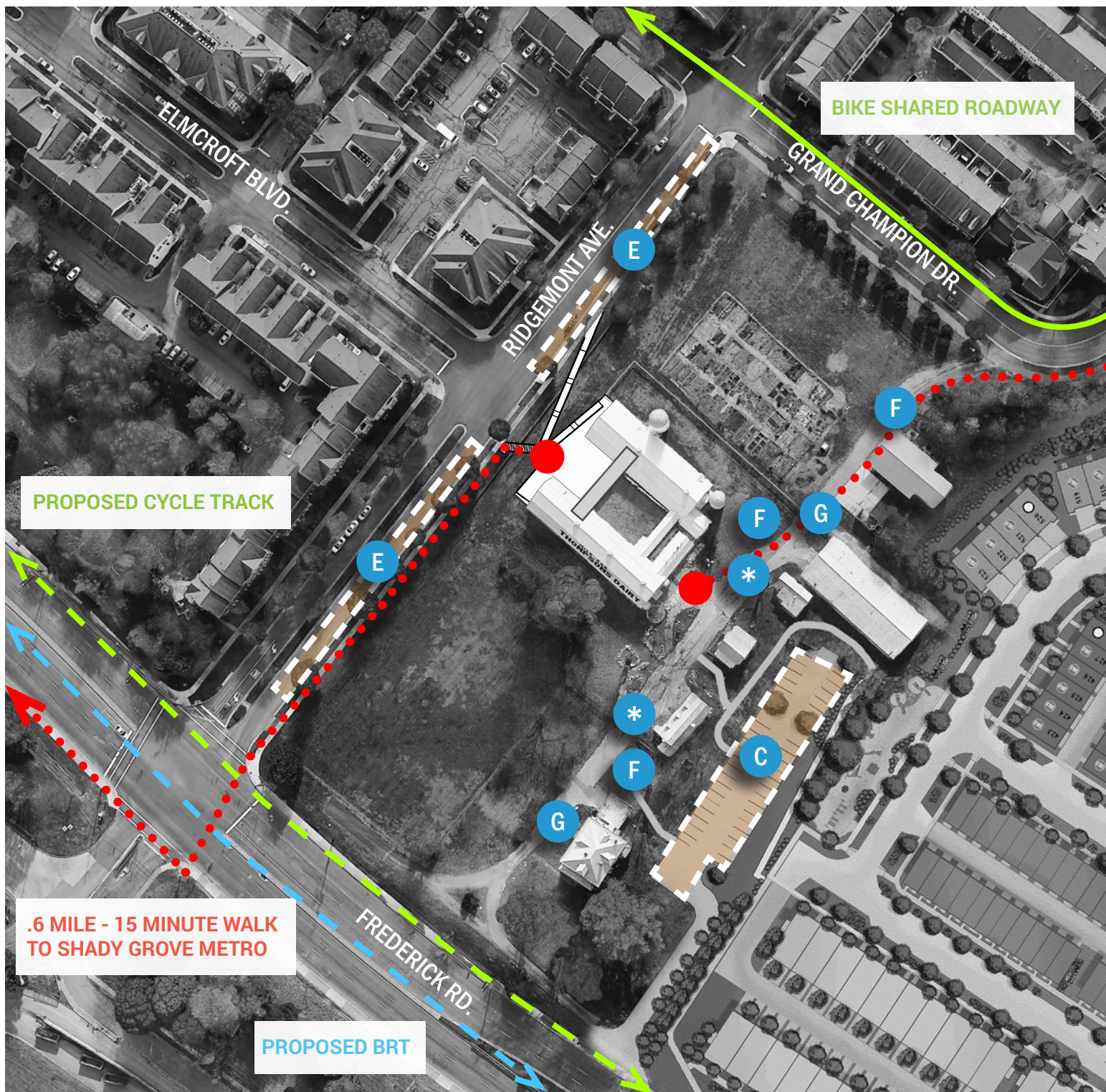
The maximum parking space figure was used to establish a theoretical operational schedule based on the ability of users to find parking. Refer to the Economic Analysis in Chapter 6 for additional information.

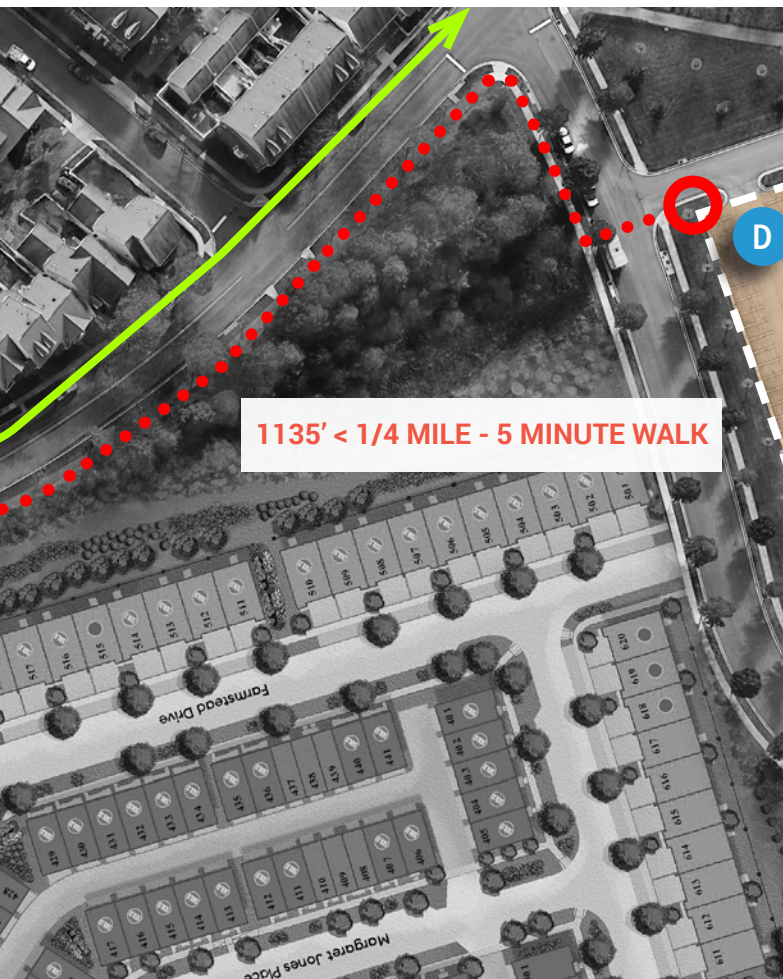
Parking: Base Zoning - Reductions for Transit Options

Building	Area	Seats / DC spots	Use	Ratio	Base	Reduction	Suggested
Phase 1							Mass Transit Walkshed Bike Paths Ride Share
Farmhouse	1,200	30	Daycare	1/6 children	5		
Dairy Barns	16,470		Community Center	1/200 sq ft	83		
					88	20%	71
Phase 2							
Tenant House 2	1,065		Community Center	1/200 sq ft	6		
Garage	1,755		Community Center	1/200 sq ft	9		
Horse Barn & Tenant House 1	5,540		CC/H&F	1/200 sq ft	28		
					43	20%	35
Total Spaces							106

Parking Distribution per Phase

Phase / Capacity	Onsite		Ridgemont (along site, existing)	Mattie	Total
	Lot	Accessible on Driveway			
Phase 1	47	5	25	0	77
Phase 2	47	7	25	27	106
Maximum Capacity	47	7	25	121	200





PARKING DIAGRAM

The existing 47 spaces (C) and the 25 street spaces along Ridgemont Avenue (E) are used in Phase 1.

Phase 2 takes advantage of the excess parking capacity of Mattie JT Stepanek Park (D) to meet the suggested parking requirements.

The maximum parking capacity used in the Economic Analysis uses less than half of the spaces available at Mattie JT Stepanek Park (D) or ~120 out of over 250 spaces located at the park.

PARKING DIAGRAM

- C - EXISTING PARKING LOT 47 SPACES
- D - MATTIE STEPANEK PARK LOT ~250 SPACES
- E - RIDGEMONT AVE. STREET PARKING - 25 SPACES - TIME LIMITED
- F - ACCESSIBLE SPACES (DISTRIBUTED NEAR ENTRANCES)
- G - SHORT TERM DROP-OFF / PICK-UP PARKING

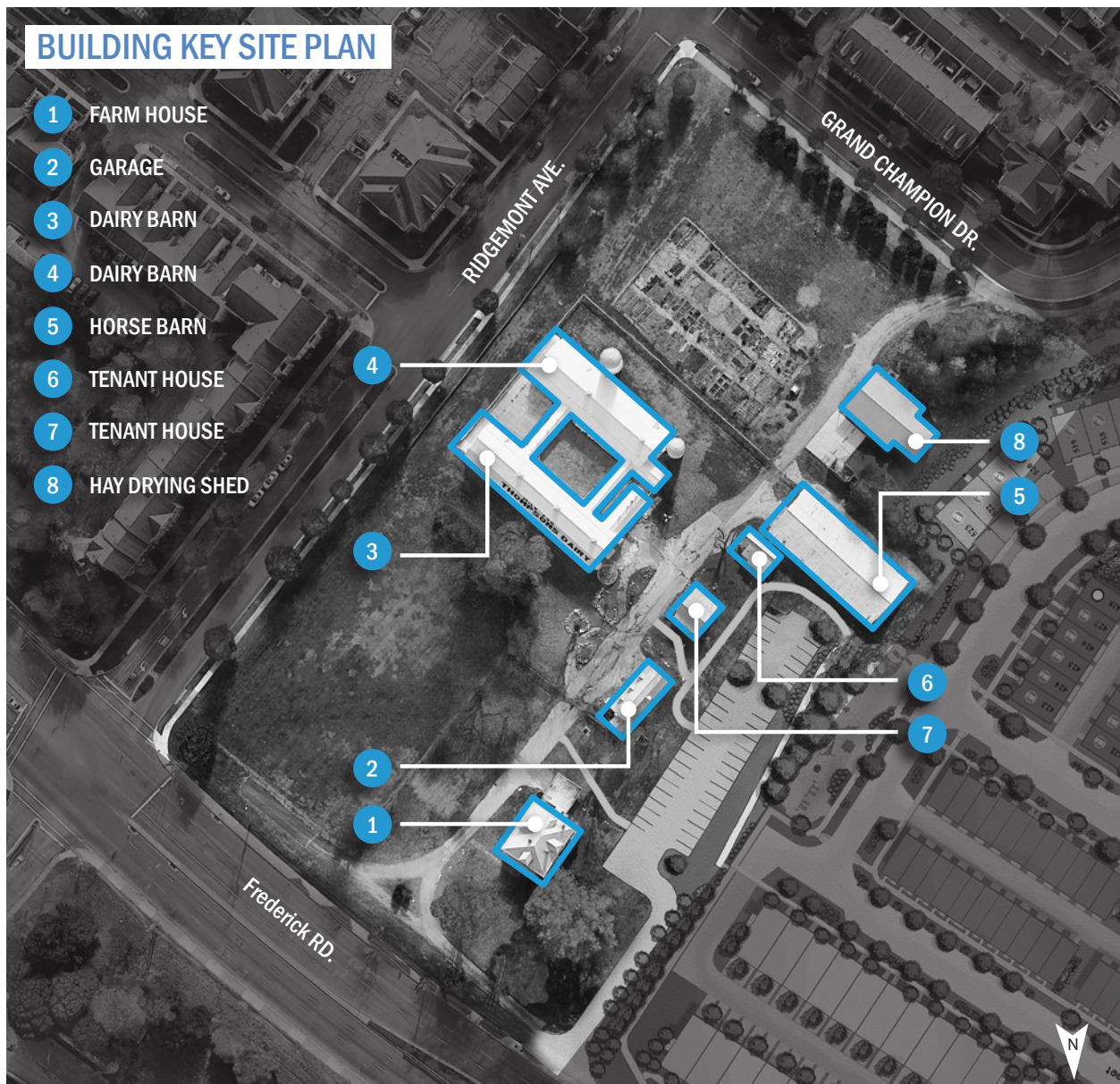
* THROUGH TRAFFIC FORBIDDEN ON THE FARM DRIVE.
LIMITED ACCESS VIA BOLLARDS OR OTHER TRAFFIC DEVICES TBD.



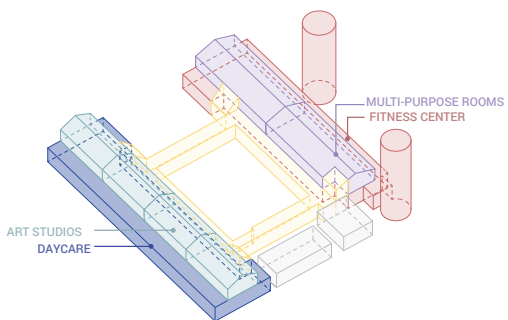


SECTION 4.0

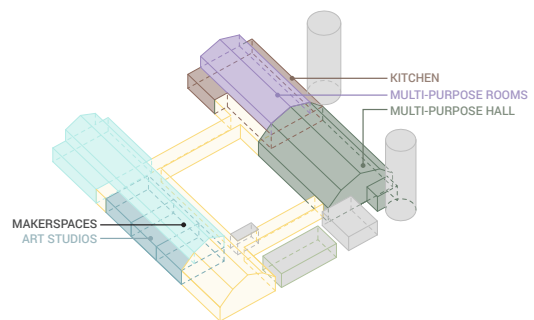
CONCEPT DESIGN



OPTION 1 MINIMAL INTERVENTION



OPTION 2 MEDIUM INTERVENTION









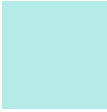
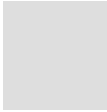


CONCEPT DESIGN

The overall program is similar between all four options. The application of specialized space varies between some options. The location and the amount of specific programs can vary as well.

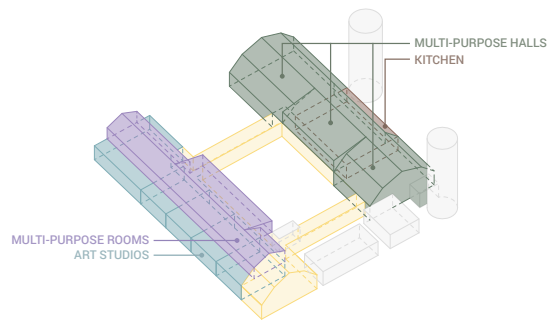
The primary distinction between the different options is in the level of intervention on the Dairy Barns as they house the majority of enclosed space at the farmstead.

The Dairy Barn configurations drive the options. The smaller buildings can be adjusted ala carte as desired for the concept refinement stage.

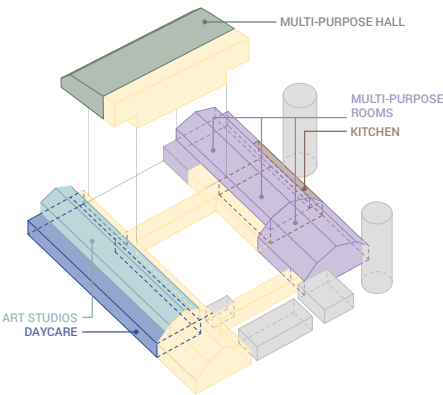
PROGRAM KEY

		
MULTIPURPOSE HALL	KITCHEN	MULTIPURPOSE ROOM
		
STUDIO	FITNESS	DAYCARE
		
MAKERSPACE	SUPPORT	YOUTH / TEEN CENTER
		

OPTION 3 MEDIUM INTERVENTION



OPTION 4 HIGHER INTERVENTION



CONCEPT OPTION NO. 1

MINIMAL INTERVENTION

Option 1 works with the dairy barns as they are as much as possible. Demolition and new construction are limited to updates required by code for accessibility and life safety.

Spaces with lower ceiling height requirements are placed in the dairy barns on the first floor as the clearance is too low for the multipurpose hall or even for multipurpose rooms as the column spacing is quite close.

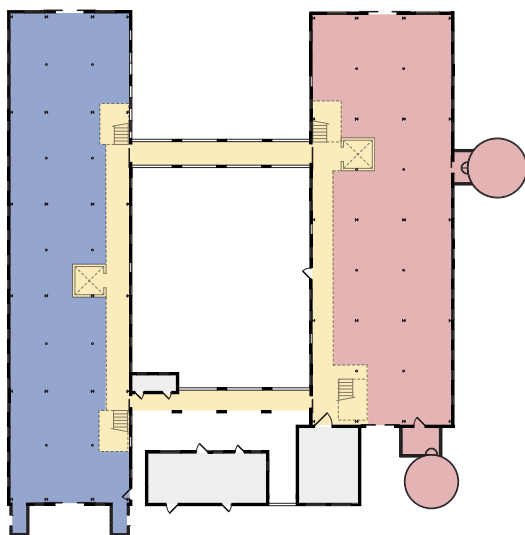
In this option the first floor of the north barn is dedicated to daycare. Above the daycare, a visual arts and technology space is suggested. The southern barn is programmed with wellness activities on the ground floor and the second floor is reserved for multipurpose rooms.

To accommodate the desire for a large multipurpose hall, the horse barn can be reconstructed with clear spans. This option includes the teaching kitchen so that events in the hall can use the kitchen. The tenant house adjacent to the horse barn is proposed to be used to provide services for the horse barn such as bathrooms and storage.

The larger tenant house and the garage are proposed to be used as makerspaces and the farmhouse is limited to support space in this option as it assumes limited accessibility without major intervention.

3

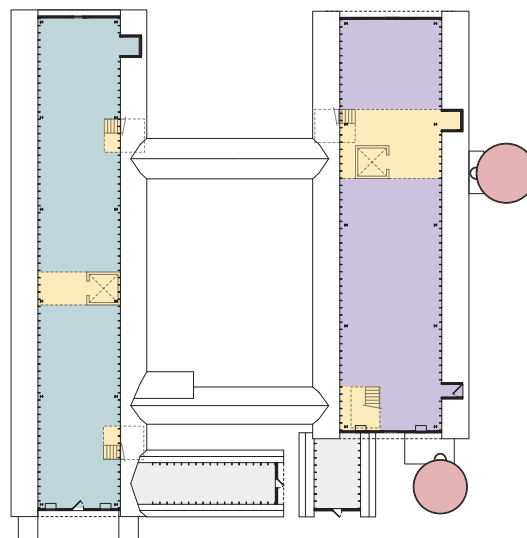
DAIRY BARN



LEVEL 1

4

DAIRY BARN



LEVEL 2

BUILDING PROGRAMMING

PROGRAM KEY



MULTIPURPOSE
HALL



KITCHEN



MULTIPURPOSE
ROOM



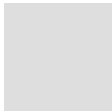
ART & TECH.



WELLNESS



YOUTH / TEEN
CENTER



SUPPORT



MAKERSPACE



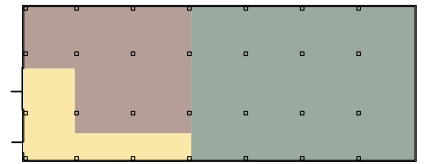
DAYCARE



CIRCULATION

5

HORSE BARN



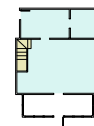
6

TENANT HOUSE



7

TENANT HOUSE



LEVEL 1

LEVEL 2

2

GARAGE



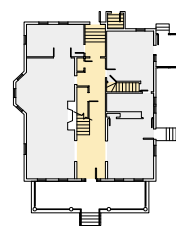
LEVEL 1



LEVEL 2

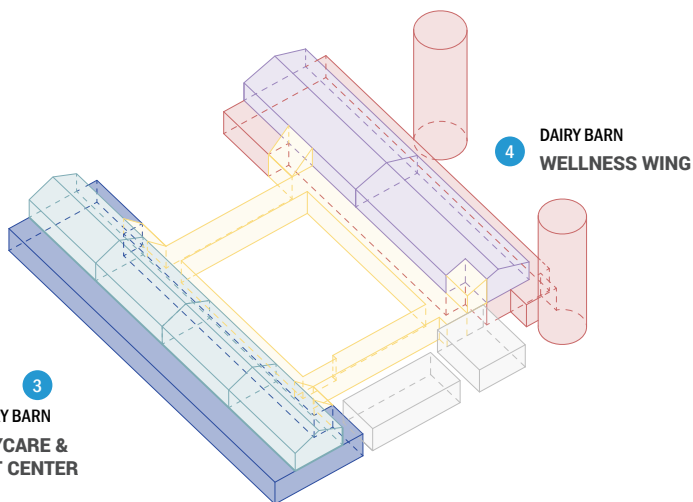
1

FARM HOUSE



3

DAIRY BARN
DAYCARE &
ART CENTER



4

DAIRY BARN
WELLNESS WING

CONCEPT OPTION NO. 2

MEDIUM INTERVENTION

This option considers modifying the dairy barns by removing portions of the second floor to create a double height entry and full height, multipurpose hall. These interventions would require some demolition and structural reinforcement of the roof where the second floor is removed.

The north wing of the dairy barns is proposed to house art and technology rooms on part of the first floor and makerspace in the remainder of the wing. The southern wing would house a multipurpose hall with the teaching kitchen adjacent and multipurpose rooms above on the second floor.

The horse barn in this option is proposed to be a wellness center with a portion of the building reserved

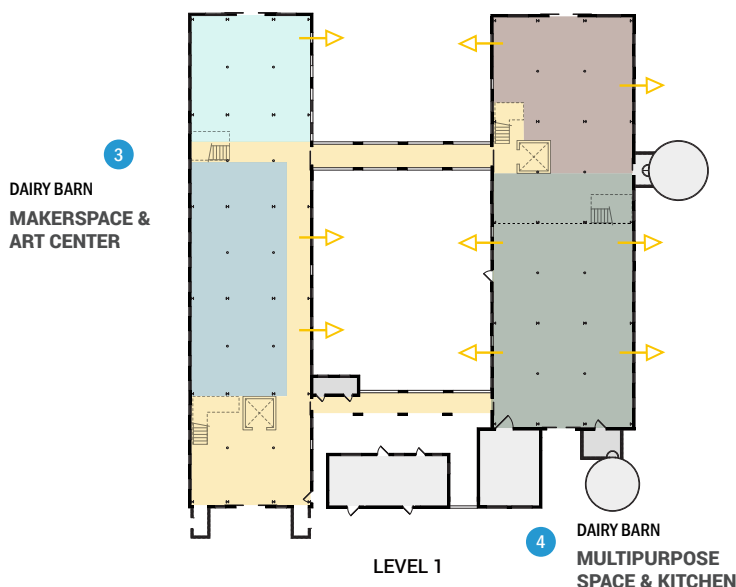
for changing rooms and storage. The adjacent tenant house is again proposed to be support spaces.

The larger tenant house is proposed to be an arts and technology space in this option, separate from the dairy barn it was envisioned as a possible artist studio or for programs run separately from the primary space in the dairy barns. Similarly, the garage is a separate makerspace from the primary space in the dairy barns, allowing for separate management and programming.

The farmhouse in Option 2 is a dedicated youth / teen center.

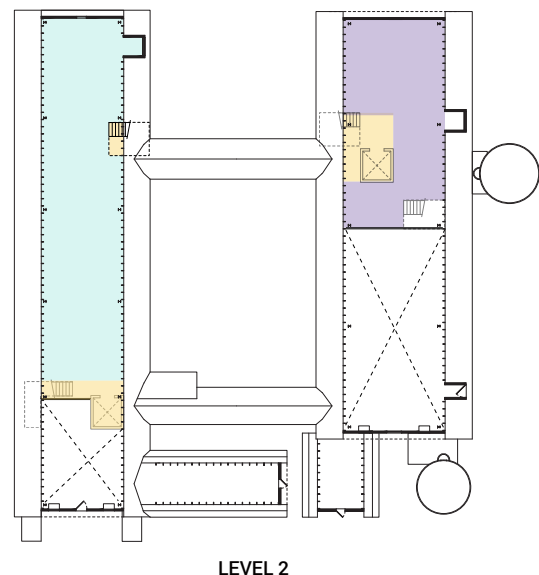
3

DAIRY BARN



4

DAIRY BARN



BUILDING PROGRAMMING

PROGRAM KEY



MULTIPURPOSE
HALL



KITCHEN



MULTIPURPOSE
ROOM



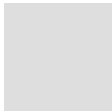
ART & TECH.



WELLNESS



YOUTH / TEEN
CENTER



SUPPORT



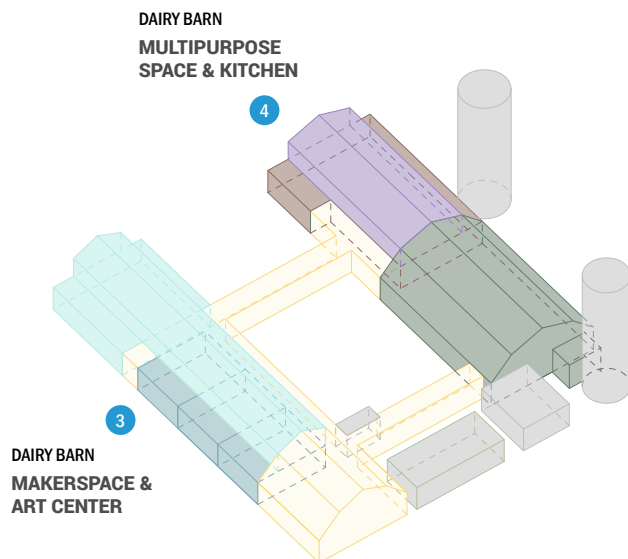
MAKERSPACE



DAYCARE

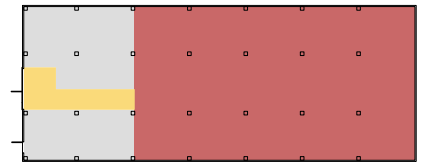


CIRCULATION



5

HORSE BARN



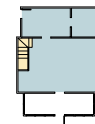
6

TENANT HOUSE



7

TENANT HOUSE



LEVEL 1

LEVEL 2

2

GARAGE

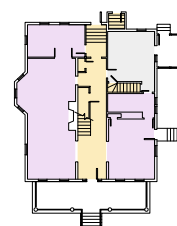


LEVEL 1

LEVEL 2

1

FARM HOUSE



CONCEPT OPTION NO. 3

MEDIUM INTERVENTION

Option 3 builds upon the previous option's intervention with the addition of dormers on the second floor of both wings facing the courtyard.

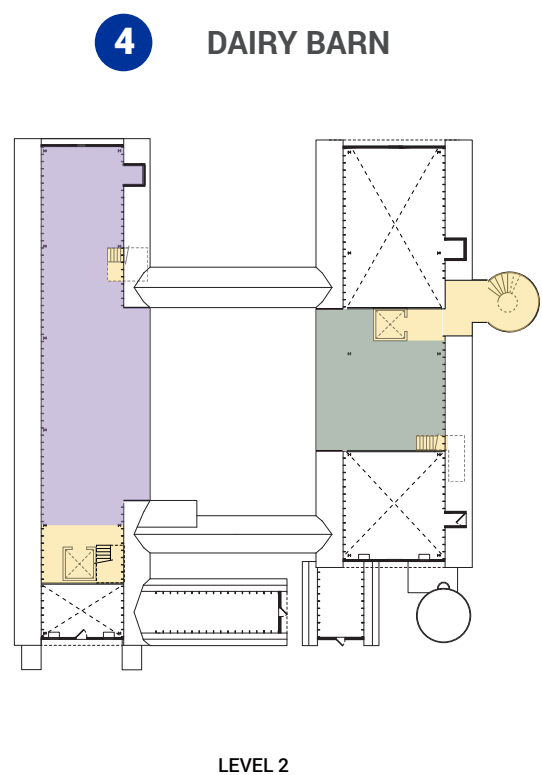
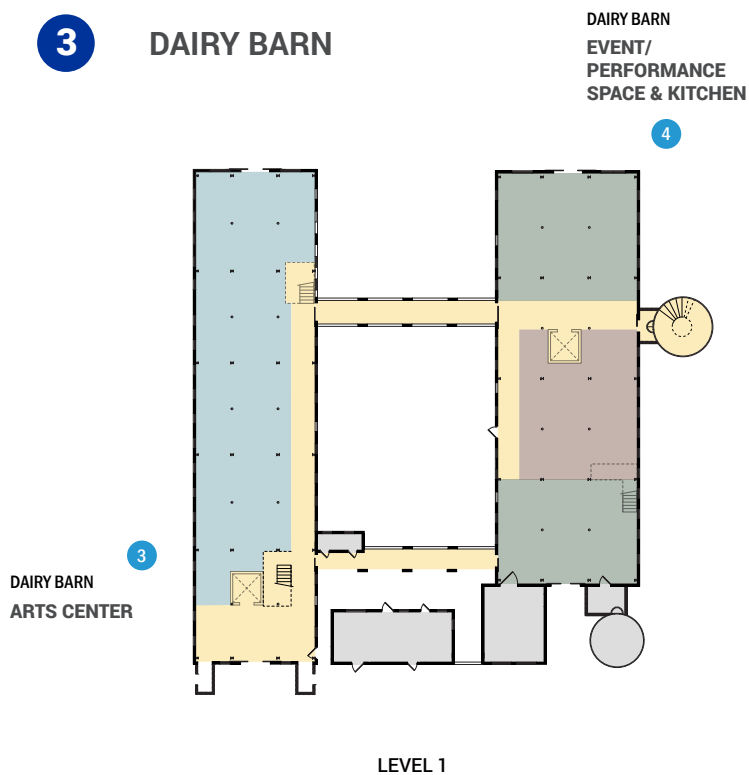
The dormers add usable space to the second floor and bring daylight into the center of the 2nd floor which otherwise only has windows at the end of each wing.

The north wing houses arts and technology spaces on the ground floor and multipurpose rooms on the second floor. The south wing in this option, centers the kitchen on the courtyard and creates two double height spaces on either side of the kitchen.

This option removes portions of the 2nd floor to create hall spaces on either side of the kitchen.

Wellness was placed in the horse barn in option 3, again connected to the tenant house next door for support spaces such as bathrooms and storage.

The larger tenant house and garage were designated makerspaces. The farmhouse, in this option, is utilized for daycare.



BUILDING PROGRAMMING

PROGRAM KEY



MULTIPURPOSE
HALL



KITCHEN



MULTIPURPOSE
ROOM



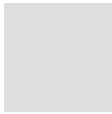
ART & TECH.



WELLNESS



YOUTH / TEEN
CENTER



SUPPORT



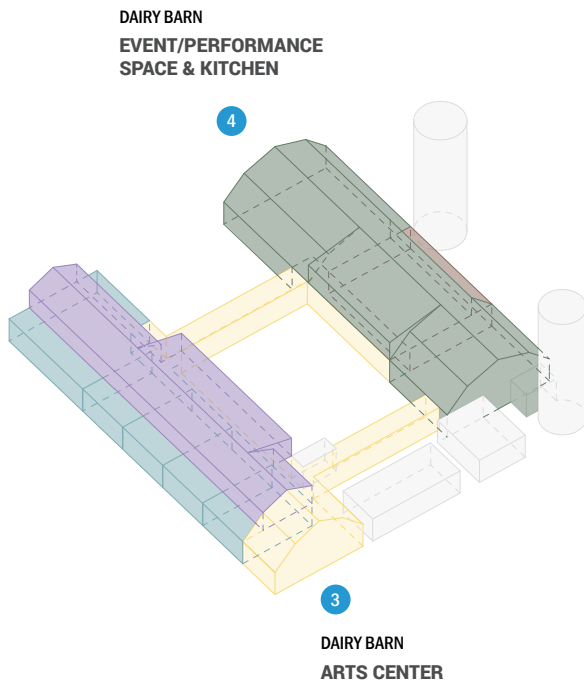
MAKERSPACE



DAYCARE

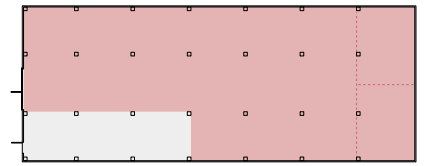


CIRCULATION



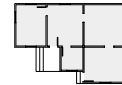
5

HORSE BARN



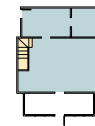
6

TENANT HOUSE



7

TENANT HOUSE



LEVEL 1

LEVEL 2

2

GARAGE



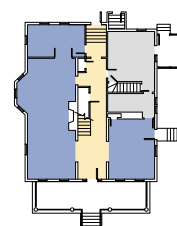
LEVEL 1



LEVEL 2

1

FARM HOUSE



CONCEPT OPTION NO. 4

HIGHER INTERVENTION

The fourth option includes an addition to the dairy barns on the east end of the central courtyard. The addition would connect both wings of the dairy barns with a conditioned space. The addition would be a two-story space with a bridge going through the space connecting both sides on the second floor as well.

The multipurpose hall would be placed in the addition. The north wing would have daycare on the first floor and arts and technology spaces on the second floor.

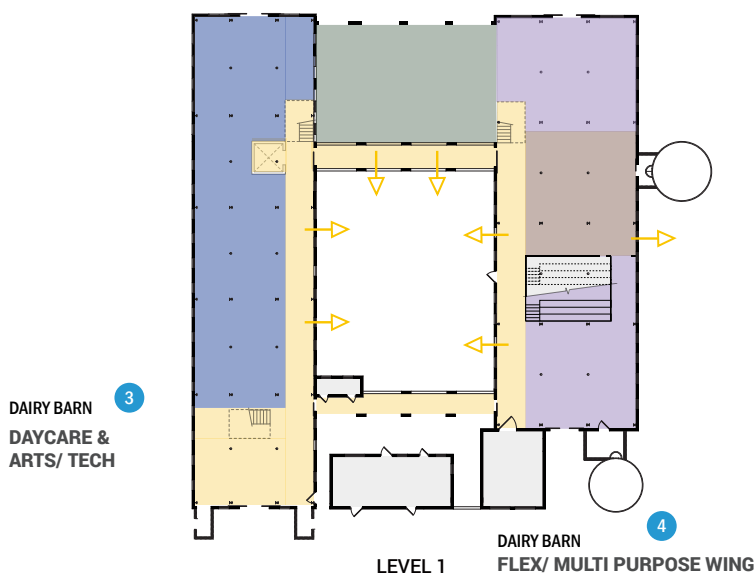
The teaching kitchen is located in the south wing, connected to the courtyard. A multipurpose amphitheater is shown to the west of the kitchen and

a multipurpose room to the east, connected to the large hall. A third multipurpose room is located on the second floor.

The remaining buildings in option 4 are similar to those proposed in option 1 with wellness in the horse barn, maker's spaces in the larger tenant house and garage, and support services in the farmhouse.

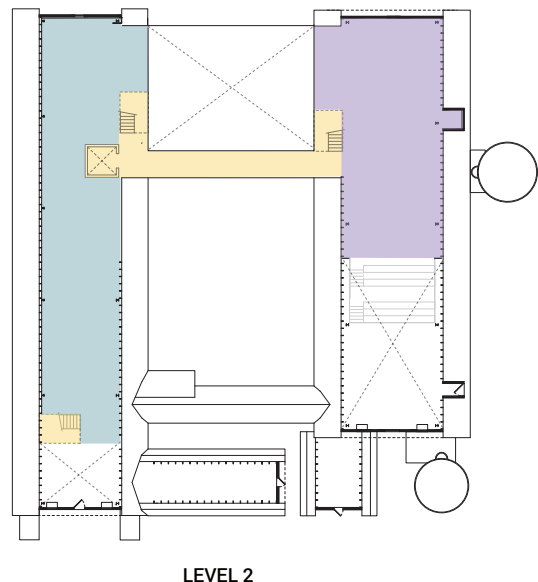
3

DAIRY BARN



4

DAIRY BARN



BUILDING PROGRAMMING

PROGRAM KEY



MULTIPURPOSE
HALL



KITCHEN



MULTIPURPOSE
ROOM



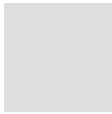
ART & TECH.



WELLNESS



YOUTH / TEEN
CENTER



SUPPORT



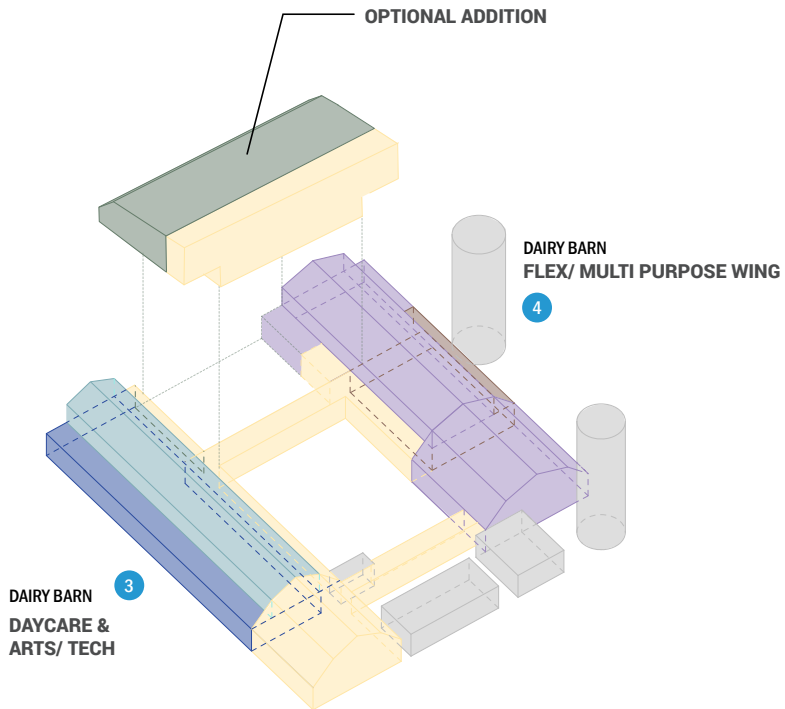
MAKERSPACE



DAYCARE

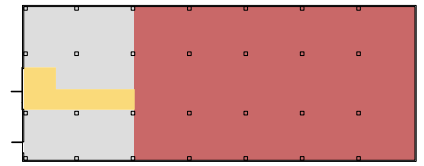


CIRCULATION



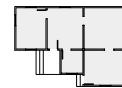
5

HORSE BARN



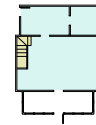
6

TENANT HOUSE



7

TENANT HOUSE



LEVEL 1

LEVEL 2

2

GARAGE

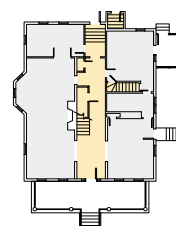


LEVEL 1

LEVEL 2

1

FARM HOUSE



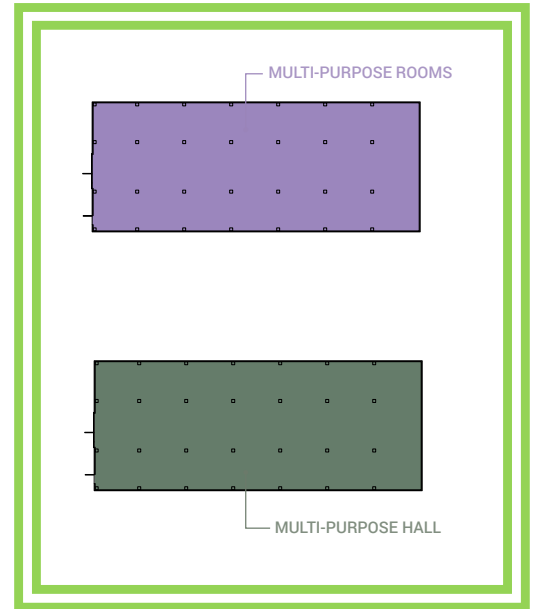
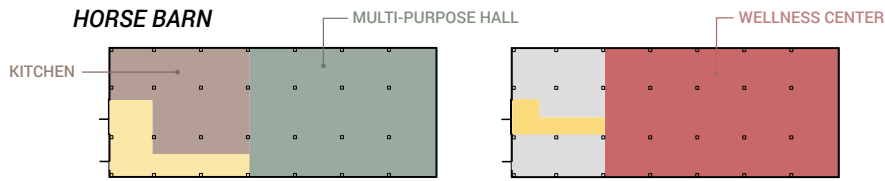
JULY 14, 2025

Adjustments included moving the daycare to the farmhouse, extending the multipurpose hall into the north dairy barn wing, and providing a multipurpose

These comments and those from the stakeholders in the filtering session were used to develop a refined concept plan, presented at the September 29, 2025 Refined Concepts work session.

4 VOTES

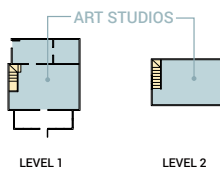
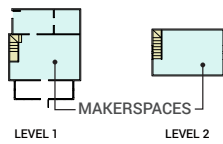
19 VOTES



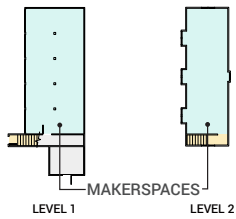
TENANT HOUSE 1



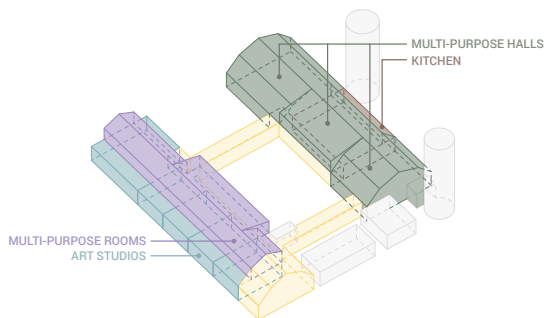
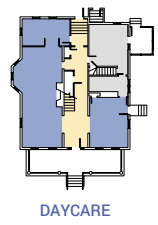
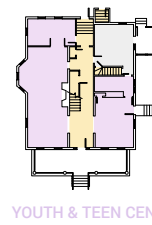
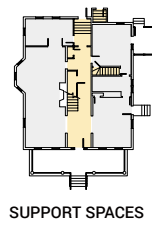
TENANT HOUSE 2



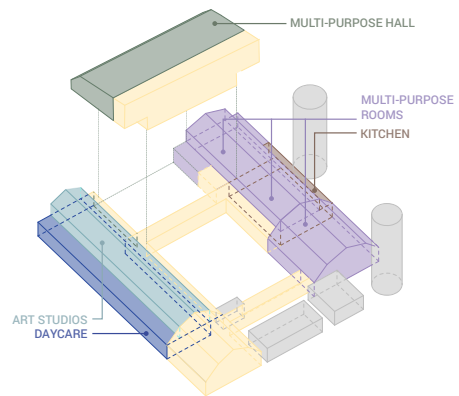
GARAGE



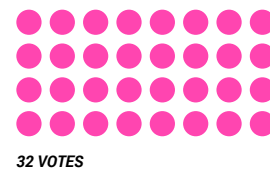
FARM HOUSE



OPTION 3



OPTION 4



REFINED CONCEPT

WORK SESSION FEEDBACK

SEPTEMBER 29, 2025

The Mayor and Council Refined Concept work session was held on September 29, 2025. The refined concept package was presented at this meeting. The presentation included updated concept plans of the Dairy Barns, Horse Barn and Farmhouse based on the previous meeting's comments.

Renderings based on the refined concept plans, including an addition to the Dairy Barns and union of the Horse Barn with the adjacent Tenant House were presented. This included interior and exterior views of each. The Construction Cost Estimate was provided based on this refined concept package.

To implement the project, a three phased approach was recommended by the city staff. The Economic Analysis was based on this phasing plan. Refer to the complete presentation included in the appendix for additional information.

The Mayor and Council requested several updates for the presentation to be included in the first draft of the master plan. These updates addressed parking, phasing, and the cost estimate.

The Mayor and Council wanted more options for the parking, including options that would consider more creative solutions such as off-site parking and the availability of mass transit.

The Mayor and Council asked that stabilization of the silos be addressed in the cost estimate and that escalation, design fees, and the construction contingency figures be included in the estimate summary.

They directed the team to update the phasing to include the Dairy Barns and Farmhouse in phase one with the remaining buildings to follow in phase two.

DRAFT MASTER PLAN

WORK SESSION FEEDBACK

OCTOBER 20, 2025

The items from the September 29, 2025 work session were updated and included in the draft master plan dated, October 20, 2025, posted for public review on October 13, 2025. Refer to the appendix for the October 20 presentation which included three parking options, an updated phasing plan, and an updated cost estimate summary.

Following the review of the draft master plan and presentation on October 20th, the Mayor and Council had additional comments requiring edits to the master plan which have been incorporated into the draft dated December 8, 2025.

The Mayor and Council requested that the addition to the Dairy Barns be removed but the auditorium, the southeast terrace and bridge be incorporated into the plan. This change shifted the location of the kitchen to the Horse Barn as there is no longer a multipurpose hall in the Dairy Barns for the kitchen to support.

The Mayor and Council chose to provide no additional parking in the master plan, relying on the existing 47 spaces, approximately 25 spaces along Ridgemont Avenue adjacent to the farmstead, and additional spaces located at Mattie J.T. Stepanek Park. Refer to the parking section in the Recommended Elements Chapter for additional information.

The following Concept Refinement Chapter reflects the changes requested by the Mayor and Council during the work session on October 20, 2025. The previous concept is documented in the appendix within the Mayor and Council presentations.





SECTION 5.0

CONCEPT REFINEMENT

CONCEPT REFINEMENT

The refined master plan is a result of feedback received from the Mayor and Council during the three work sessions described at the end of Chapter 4. The refined master plan pulls from multiple options presented to the public in the Concept Phase. A description of each of the buildings and the work required to prepare them for their new use according to the master plan is provided in this section.

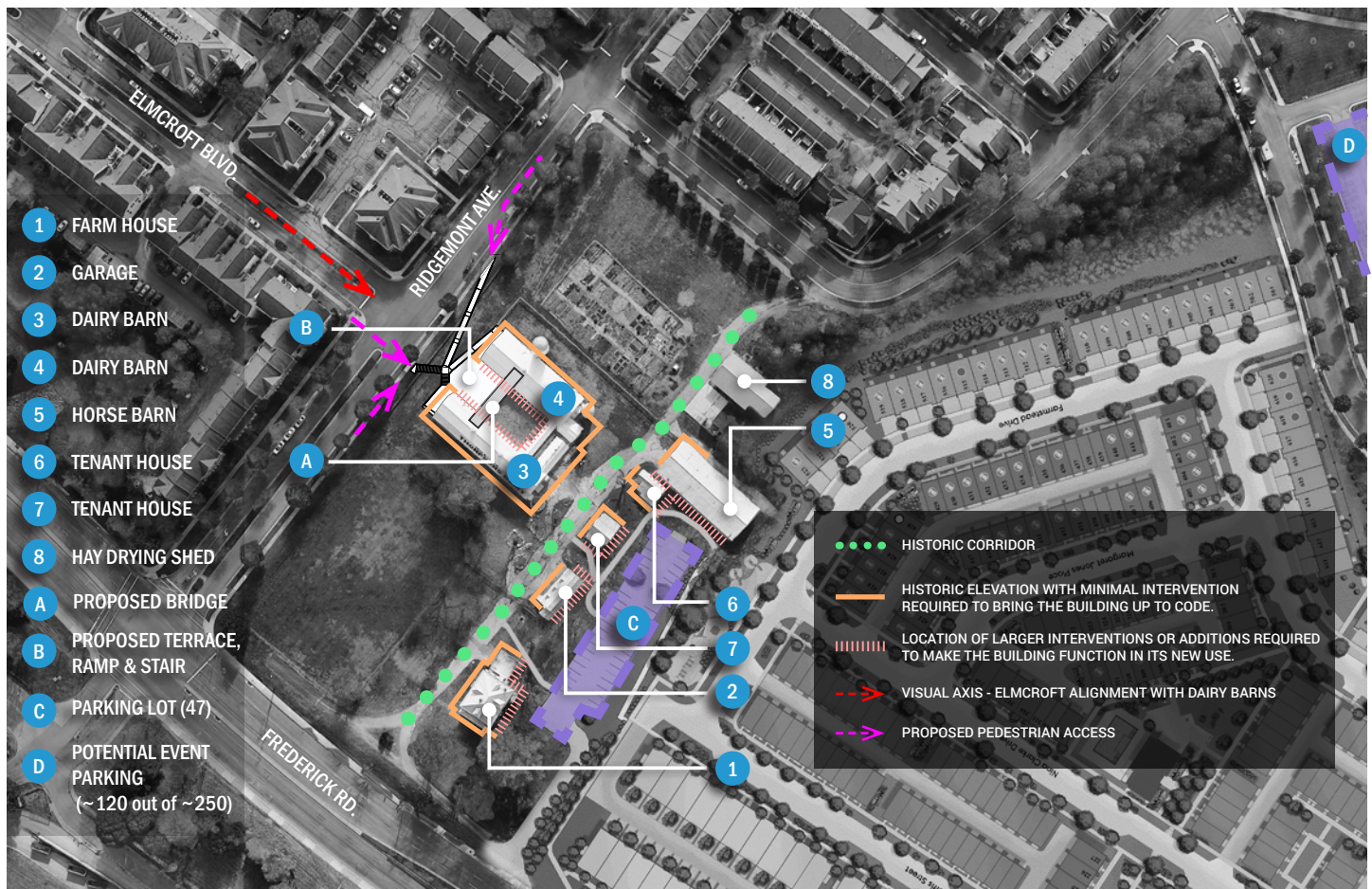
GENERAL SITE CONDITIONS

Utilities have been brought to the site including electrical service which is housed in the Milking Parlor on the west end of the Dairy Barns. Water and sewer infrastructure has also been provided and can be assumed to be within 10 feet of the buildings.

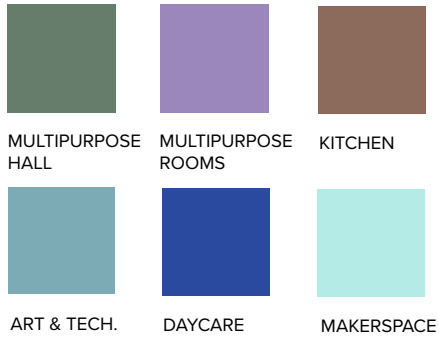
No additional on-site parking is included in the master plan as directed by the Mayor and Council. This plan recommends using the existing parking on site, adjacent street parking on Ridgemont Avenue and sharing parking with Mattie J.T. Stepanek Park to meet the parking needs of the farmstead.

It is recommended that traffic and parking consultants be involved in the future to review the parking and traffic impacts of the farmstead development.

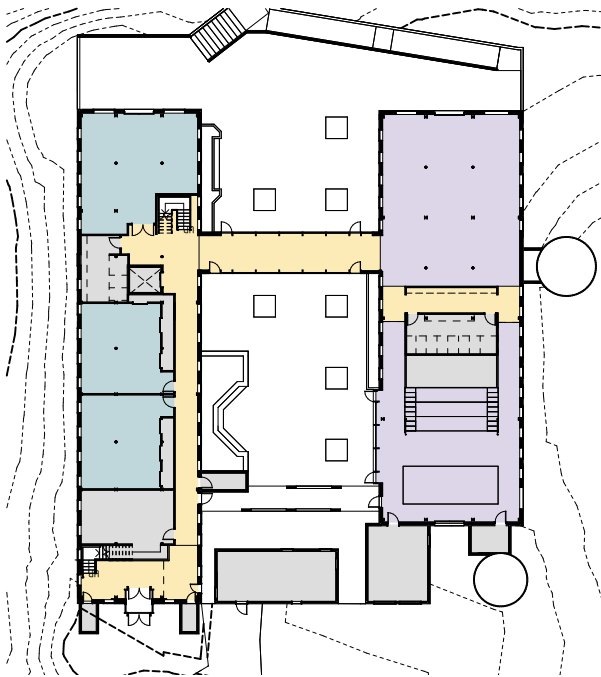
This master plan process was focused on the programming of the farmstead buildings. It only loosely references the landscape design. This plan recognizes that the landscape design is important to the success of the project. Future phases of the project should



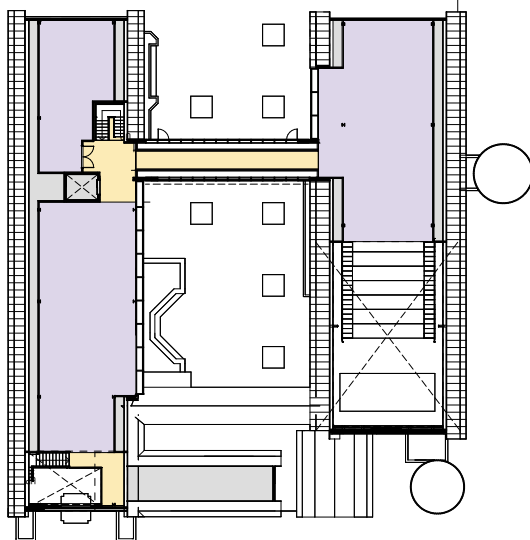
PROGRAM KEY



DAIRY BARN 3 4

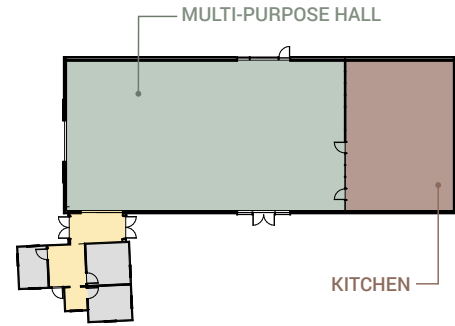


LEVEL 1

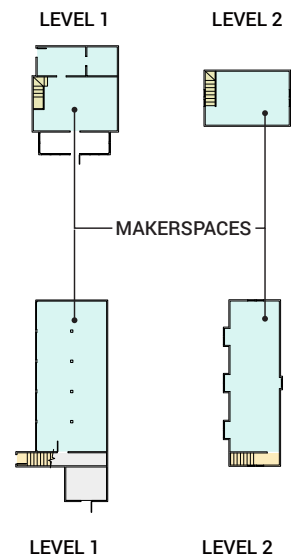


LEVEL 2

5 6 HORSE BARN / TENANT HOUSE 1

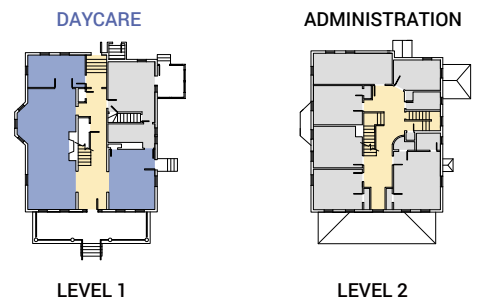


7 TENANT HOUSE 2



2 GARAGE

1 FARM HOUSE



address the landscape design, considering an overall strategy for the site and detailed design in coordination with each building as they are designed and completed.

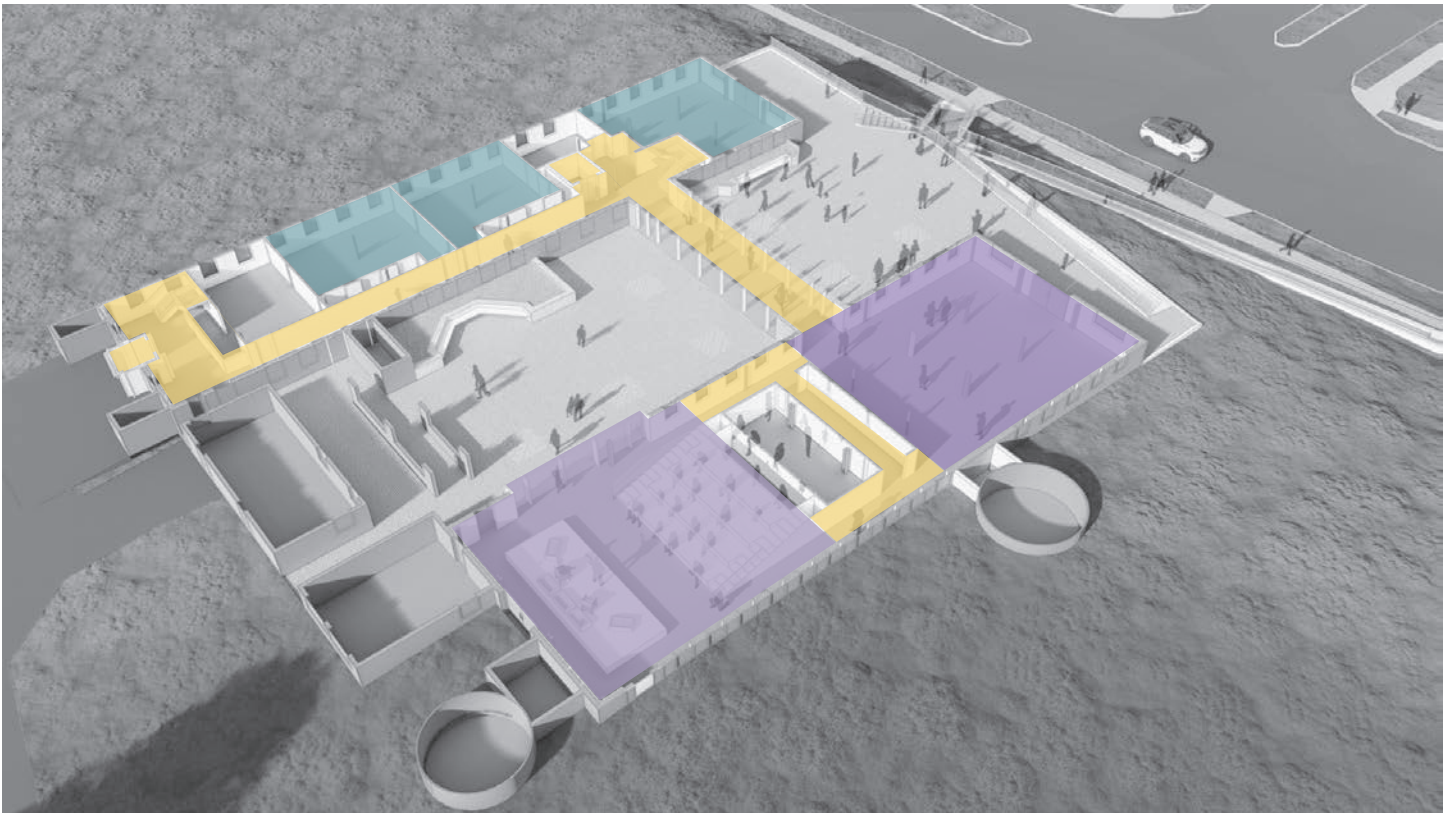
Following up on the recommendations in the Historic Preservation section in Chapter 3, the history of the site and surrounding area should be recognized on the farmstead, both in the landscape and building design.

Accessible parking near entrances and the addition of a ramp and stair from Ridgemont Avenue to the Dairy Barns are recommended to increase accessibility of the site and buildings.

PROGRAM KEY

		
ART & TECHNOLOGY	MULTIPURPOSE ROOMS	CIRCULATION

LEVEL 1



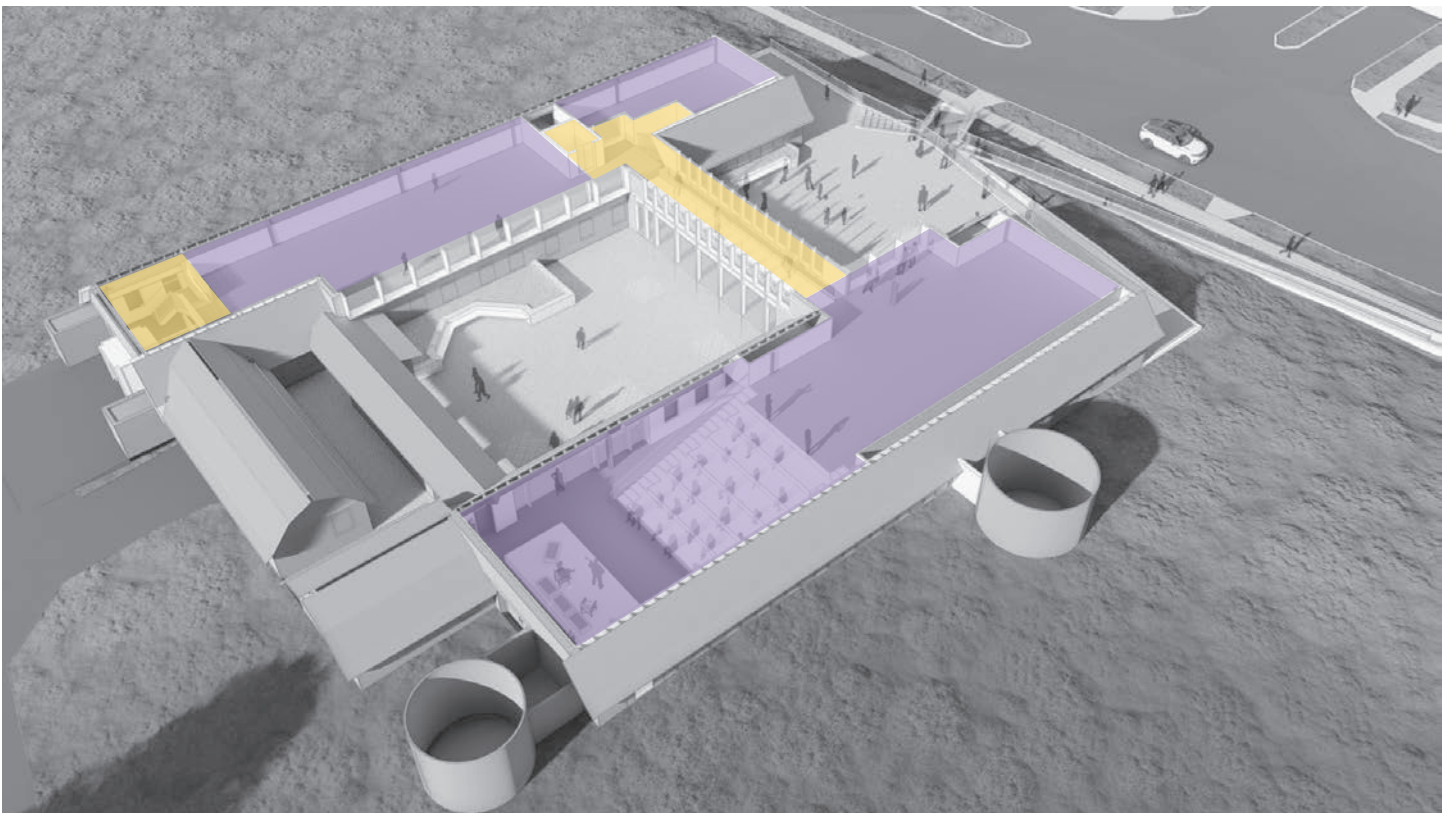
DAIRY BARN PROGRAM AND DESIGN DESCRIPTION

The master plan proposes using the Dairy Barns to house a variety of multipurpose spaces capable of accommodating a variety of events including performances, performing arts rehearsals, classes for visual arts and technology and small to medium gatherings for clubs or other organizations. The entire facility is meant to be multipurpose and adaptable.

Three rooms on the ground floor of the north wing are designed to function like classrooms. A multipurpose auditorium is proposed for the south wing on the west side. The east side of the south wing contains another multipurpose room which could accommodate a variety of uses including wellness programming.

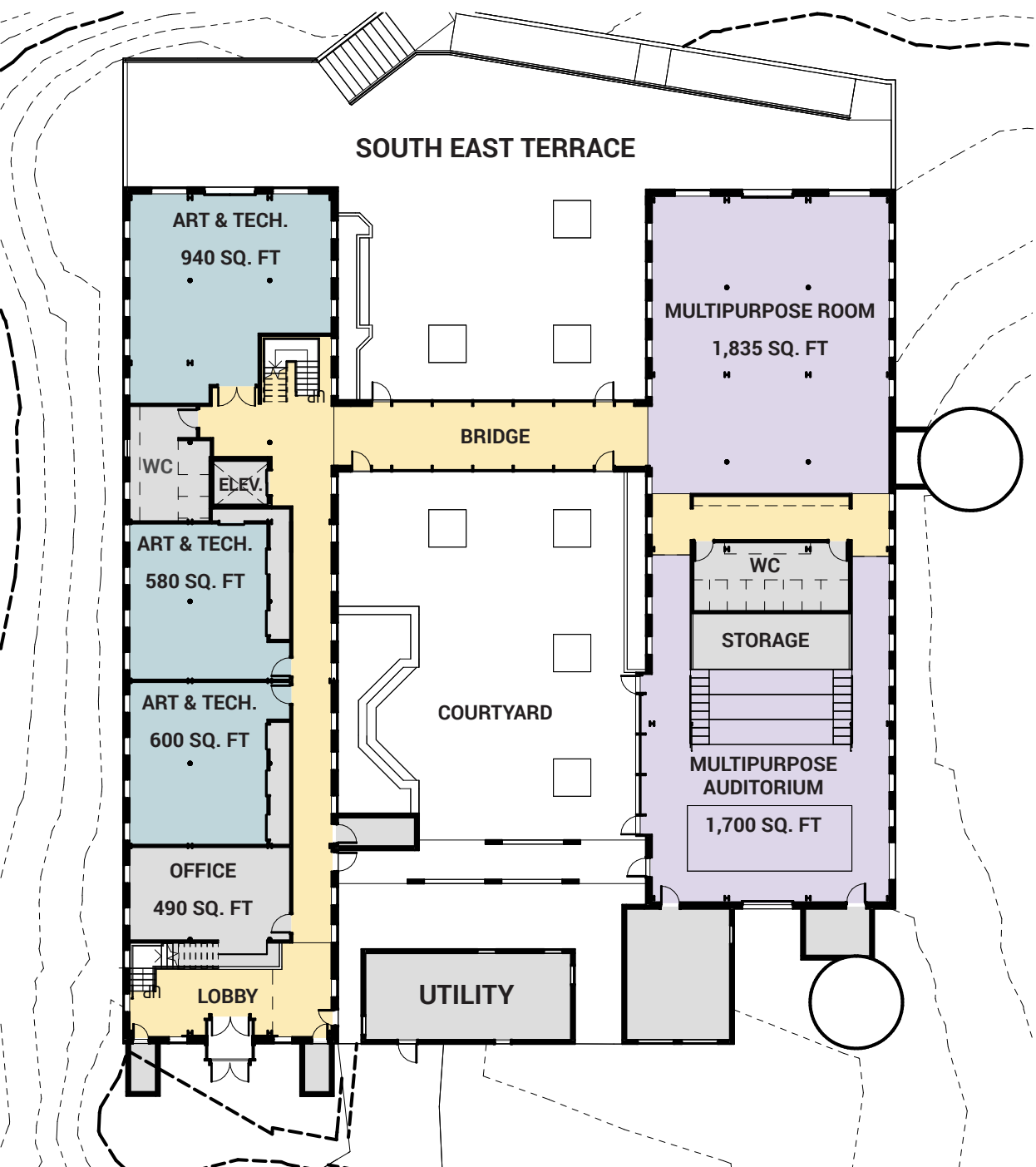
The second floor of the dairy barns contains three multipurpose spaces with storage located under the lower sections of the gambrel roofs. Two of the spaces are approximately 1,700 square feet while the third is approximately 700 square feet. No specific program has yet been determined for these spaces, but their width and height allow flexibility in programming.

LEVEL 2



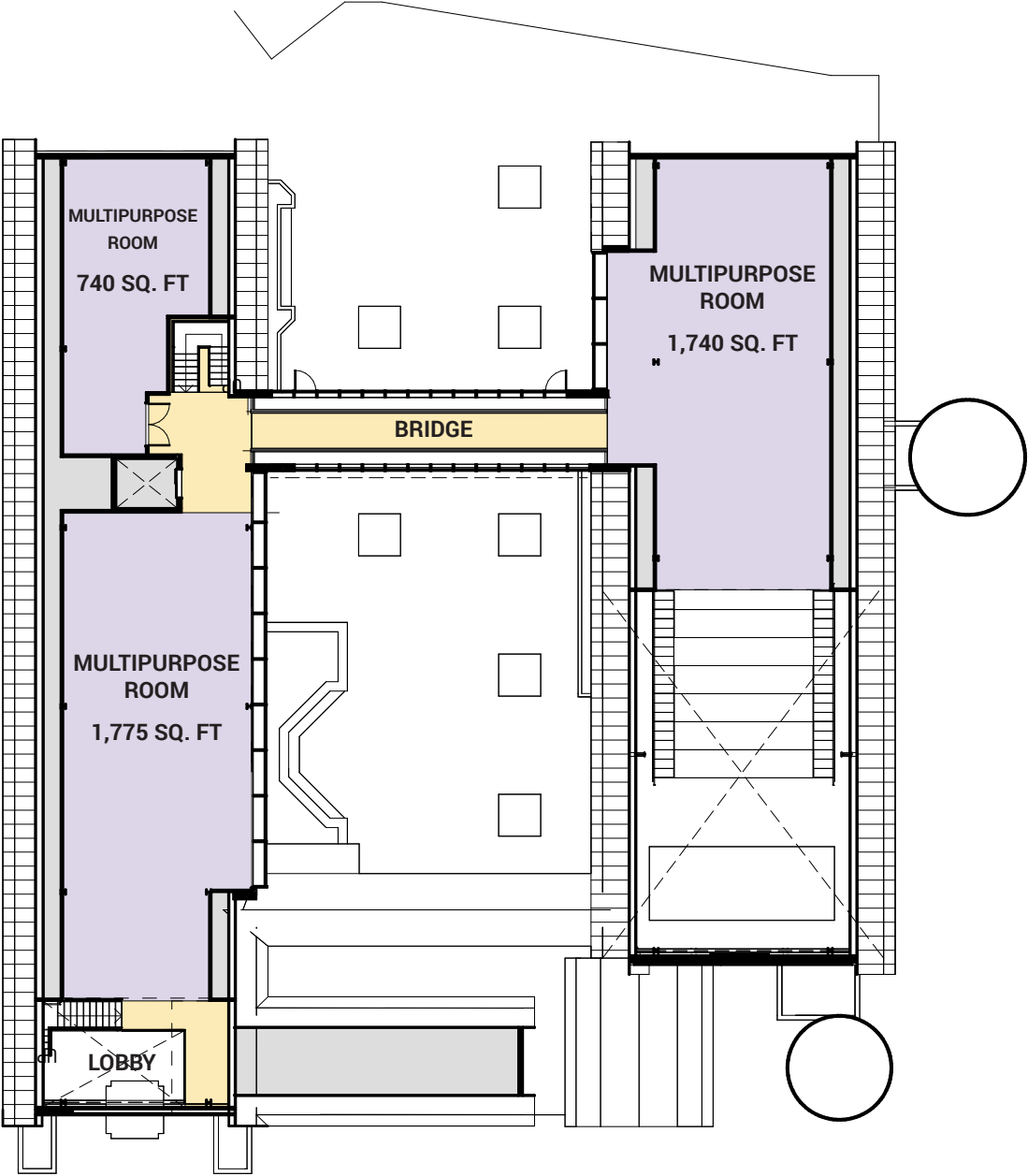
DAIRY BARN PLANS

LEVEL 1



LEVEL 2

Level 1	10,890 sq ft
Level 2	6,080 sq ft
<hr/>	
Total Area	16,970 sq ft



DAIRY BARN PROGRAM AND DESIGN DESCRIPTION

ADAPTIVE RE-USE

The Dairy Barns hold immense significance. They are the icon of the farmstead and are widely recognized. Therefore, it is imperative that their appearance be maintained as much as possible, while being updated for their new use.

Interventions are required to modernize the buildings. Life safety, energy conservation, comfort, accessibility, and new uses require these interventions in the historic buildings to make them function in their new use.

In accordance with the proposed preservation strategy, larger interventions have been proposed towards the courtyard, in between the dairy barns, maintaining the historic appearance as much as possible towards the farmstead's central spine.

LOBBY

The entrance lobby is located at the west end of the northern Dairy Barn wing. To provide a welcoming entrance a double height space is proposed with an open stair to the second floor. A reception desk is proposed at the lobby with administrative offices located beside the lobby.

BRIDGE

The dairy barns consist of a complex of 3 individual buildings and two silos connected by covered walkways or passages. To connect the north and south Dairy Barn wings, a bridge is proposed to replace the eastern passageway. This connection would allow for a single elevator to service both Dairy Barn wings. Reducing the space needed for vertical circulation and



Multipurpose room view towards proposed bridge



Multipurpose auditorium view from removable stage



Multipurpose room view towards proposed dormers

providing a conditioned connection between the two primary buildings.

DORMERS

The second floors of the dairy barns are 20-24 feet wide which makes for a usable space on its own but after subtracting circulation, they become narrow. The second floors also have limited access to daylight as windows are only located at the ends of the barns. To add more space for circulation and to bring natural light into the center of the barns, dormers have been suggested facing the courtyard.

AUDITORIUM

The south wing houses an auditorium for small performances. To make this possible the second floor was removed in this space to allow for terraced seating that also functions as a staircase to the second floor.

SOUTHEAST TERRACE

The Dairy Barns sit high above the intersection of Ridgemont Avenue and Elmcroft Boulevard. Visitors approaching from this direction are forced to walk around half the farmstead to get to the dairy barns.

To build off the visual connection along Elmcroft Boulevard a stair and ramp are proposed to provide direct access to the dairy barns. A terrace at the top of the stair is included as part of this proposal. This builds off the existing courtyard and is backdropped by the new bridge providing an outdoor space which could accommodate a variety of gatherings or just daily enjoyment.

The interventions listed above will require further development and approval from the Historic District Commission. This master plan is a framework to be built upon and adjusted as the process continues.



Southeast Terrace looking at the bridge



Proposed view from Elmcroft Boulevard



Proposed view of the renovated courtyard

SILOS

Programming of the silos has not been addressed in this master plan. Their condition has been determined as unstable. An allowance for stabilization has been provided in the construction cost estimate. Options for their use were discussed during the Visioning Sessions and suggestions for use were shown in some of the initial concept plans but their condition and space limitations require further investigation prior to determining their use.

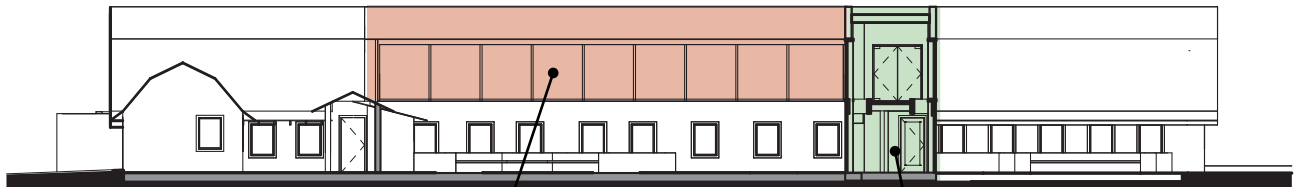
DAIRY BARN RENOVATION DESCRIPTION

The Dairy Barns are to maintain their historic exterior appearance as much as possible. They were recently stabilized and have a new metal roof. The second floor was rebuilt with a steel frame support structure holding up I-joists and plywood decking. The roof consists of wood framing supported by the new steel frame. The ground floor walls are rusticated concrete masonry units. The buildings are not insulated or conditioned.

Partial demolition on the interior and on select exterior walls and roofs facing the courtyard is proposed to enlarge spaces. This will enable the building to function as a multipurpose community center.

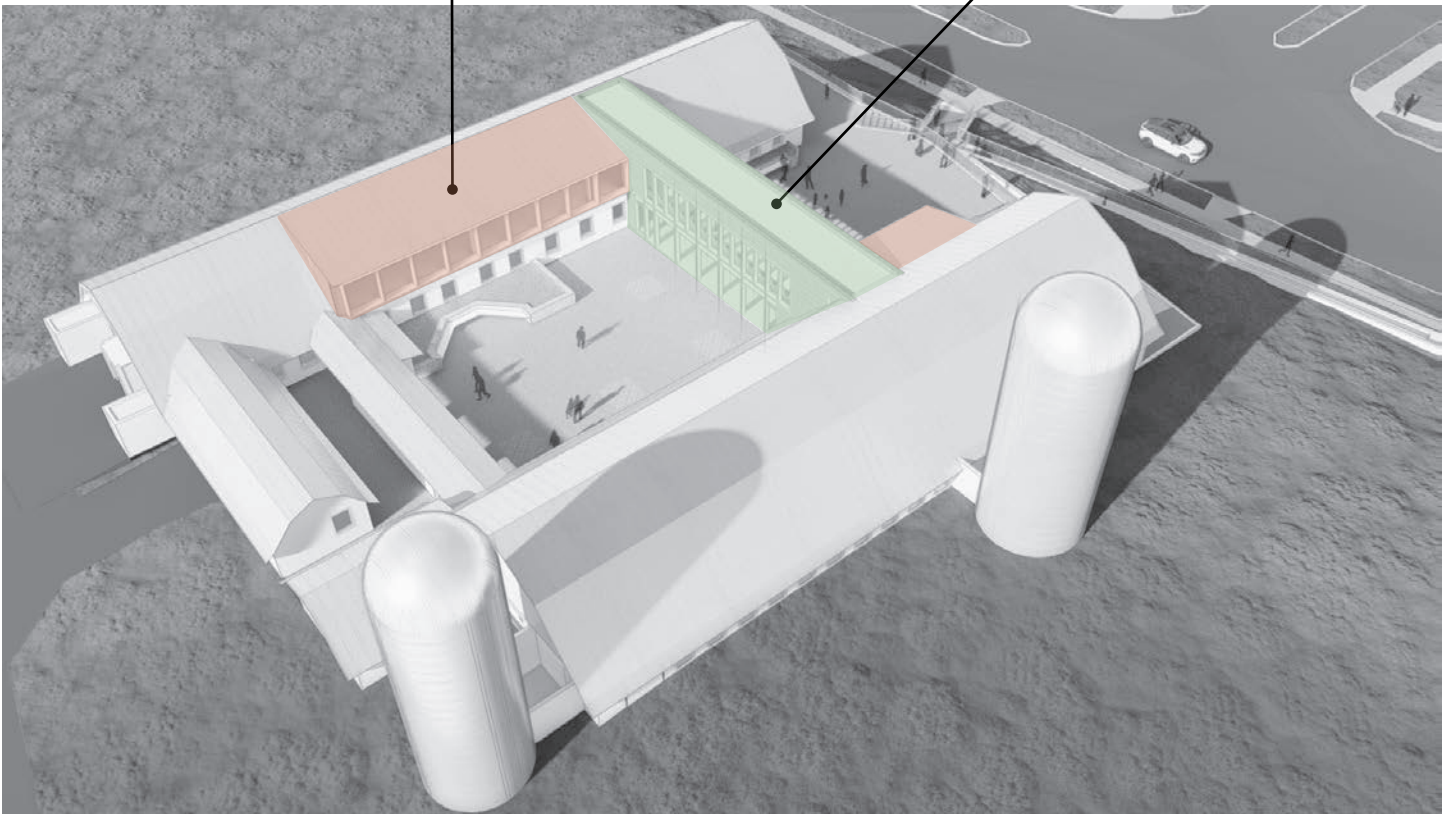
The areas highlighted in red, on the next page, are proposed for demolition and addition of dormer windows. The area highlighted in green represents the bridge between the dairy barns.

The Dairy Barns require envelope improvements, for energy conservation and egress. Plumbing, mechanical and electrical systems will all need to be installed or updated to meet the new use and design.



ROOF DORMER

BRIDGE



Proposed bridge & dormer diagram

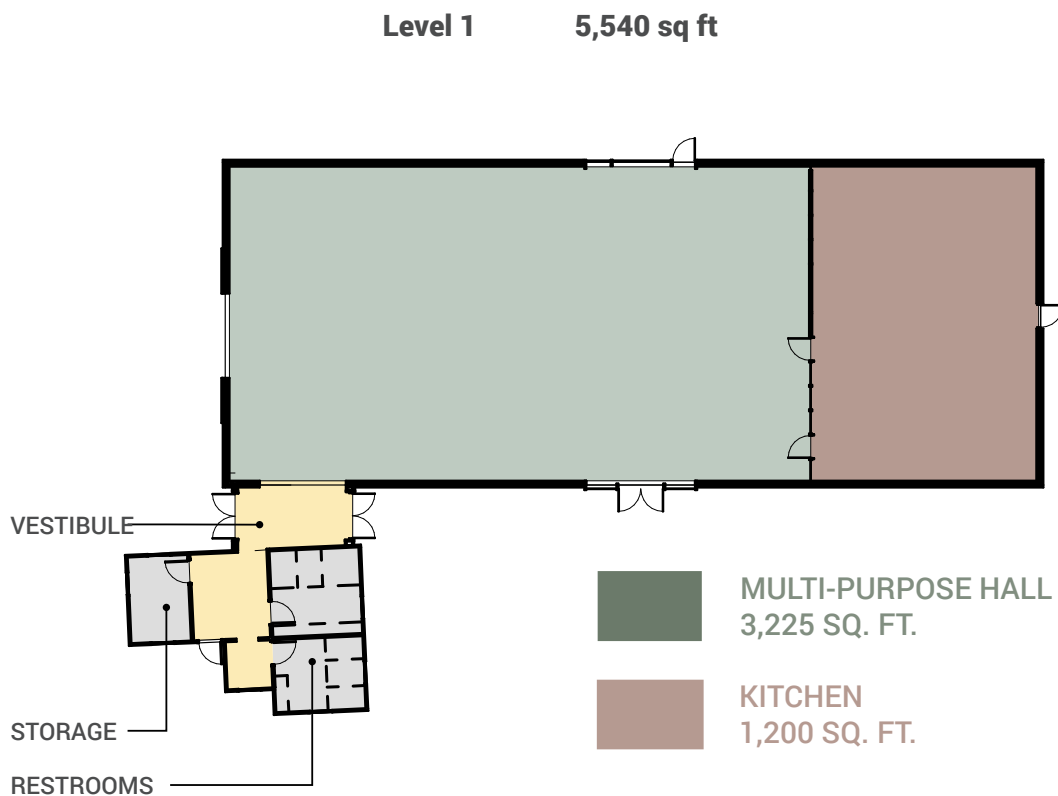
HORSE BARN

The horse barn is structurally unsound. It will need to be rebuilt from the ground up. The exterior elevations facing the historic corridor are proposed to be reconstructed true to its historic appearance. The reconstruction however provides the opportunity to create a free span structure on the interior enabling a multi-purpose hall that would not be possible with the existing interior structure.

An engineered wood glulam frame with CLT decking for the roof is recommended. A teaching/ community kitchen is proposed at the west end of

the building, functioning on its own or in concert with the multipurpose hall to assist in catering events or providing simultaneous classes with food markets or festivals.

The tenant house adjacent to the horse barn is proposed to be connected to the horse barn with a glass addition. The addition will need to be reviewed and approved by the Historic District Commission. The tenant house is proposed to be used for bathrooms and storage for the multi-purpose hall.





Horse barn multipurpose hall



Horse barn and tenant house 1 proposed entrance addition

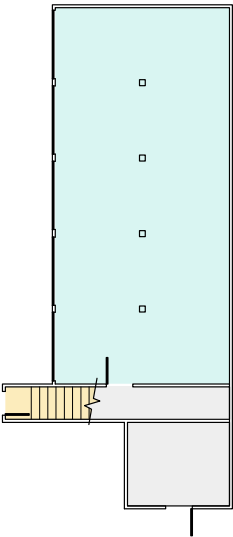
GARAGE AND TENANT HOUSE

The garage will be converted to a makerspace, focused on wood working with most equipment on the ground floor and the second for used for storage or duplicate uses also provided on the ground floor. HVAC will need to be installed, and electricity upgraded. Enveloped improvements will be required.

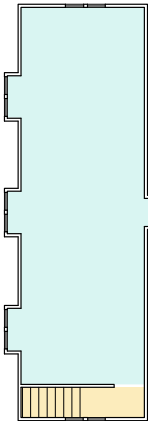
The house will be converted to a “clean” maker’s space with a focus on electronics, 3d printing and other maker activities that required a dust free/clean space. The building requires extensive renovation.

GARAGE Makerspaces

Level 1	1,065 sq ft
Level 2	690 sq ft
<hr/>	
Total Area	1,755 sq ft



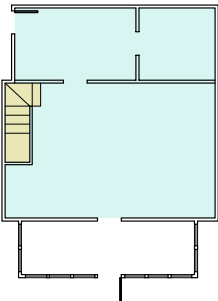
LEVEL 1



LEVEL 2

TENANT HOUSE 2 Makerspaces

Level 1	690 sq ft
Level 2	375 sq ft
<hr/>	
Total Area	1,065 sq ft



FARMHOUSE

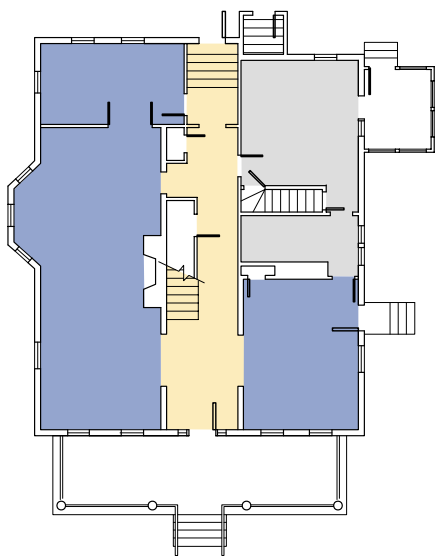
The farmhouse is proposed to be converted to a childcare facility on the first floor and used for administration of the farmstead on the second floor. The basement and attic could function as storage.

A playground will need to be provided near the farmhouse for this use. Improvements to the house will include accessibility items like a ramp to an entrance, lift or elevator to the second floor, wider doors, and an accessible bathroom. The kitchen will need to be upgraded. New interior finishes may be required.

The farmhouse is a series of smaller rooms surrounding a central corridor and stairwell. The next stage of design should consider removal of non-load bearing walls to open the floor plate to allow for more visibility for childcare staff. The efficiency of a childcare located in the farmhouse may be less efficient than other childcare facilities due to the space limitations of the farmhouse.

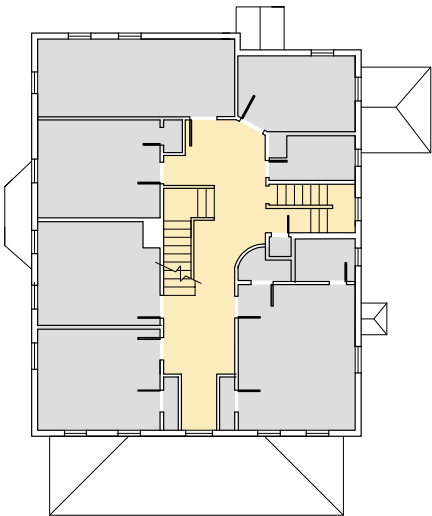
Basement	1,420 sq ft
First Floor	1,695 sq ft
Second Floor	1,600 sq ft
Attic	1,000 sq ft
<hr/>	
Total Area	5,715 sq ft

CHILDCARE



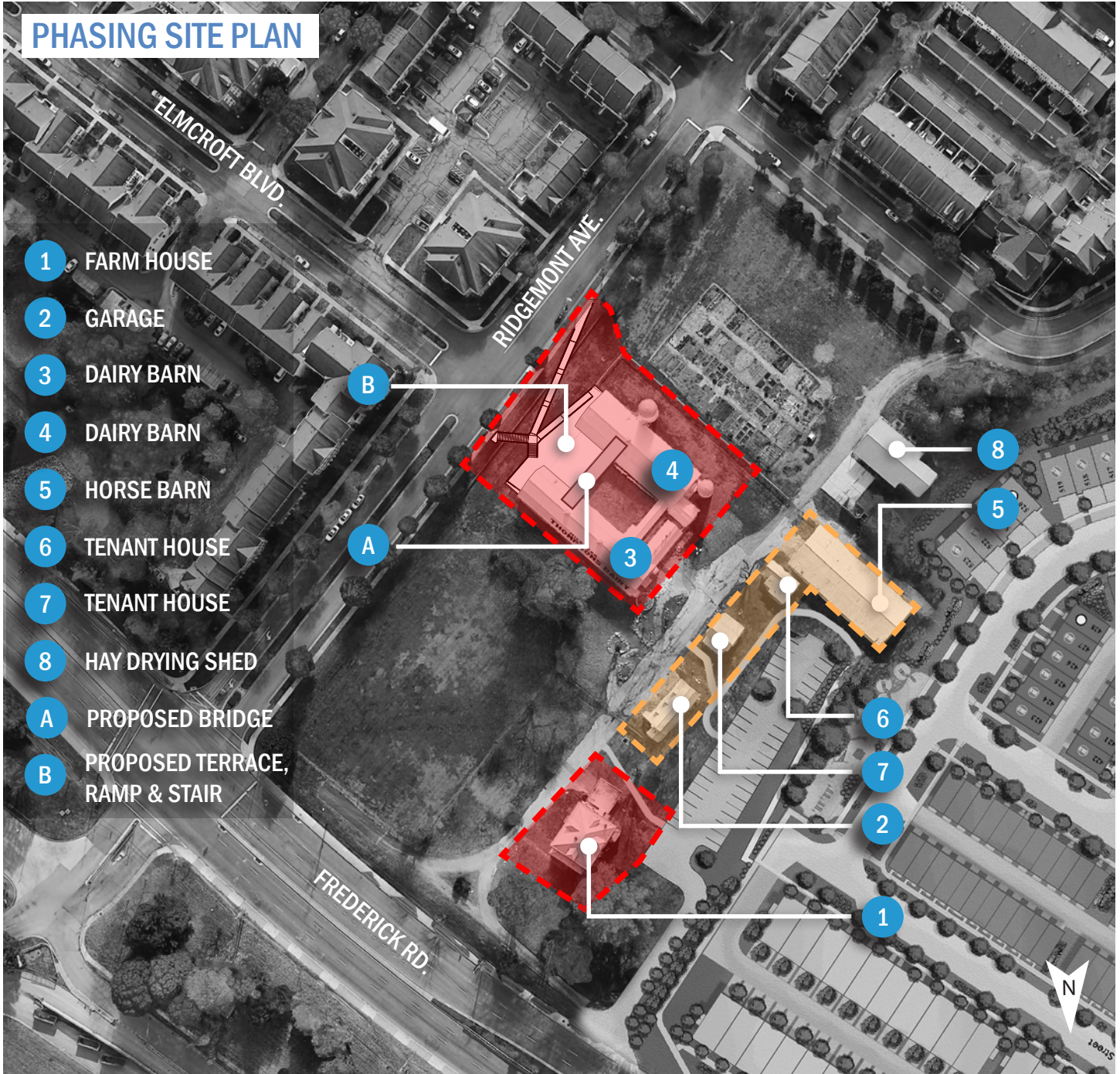
LEVEL 1

OFFICE



LEVEL 2

PHASING SITE PLAN



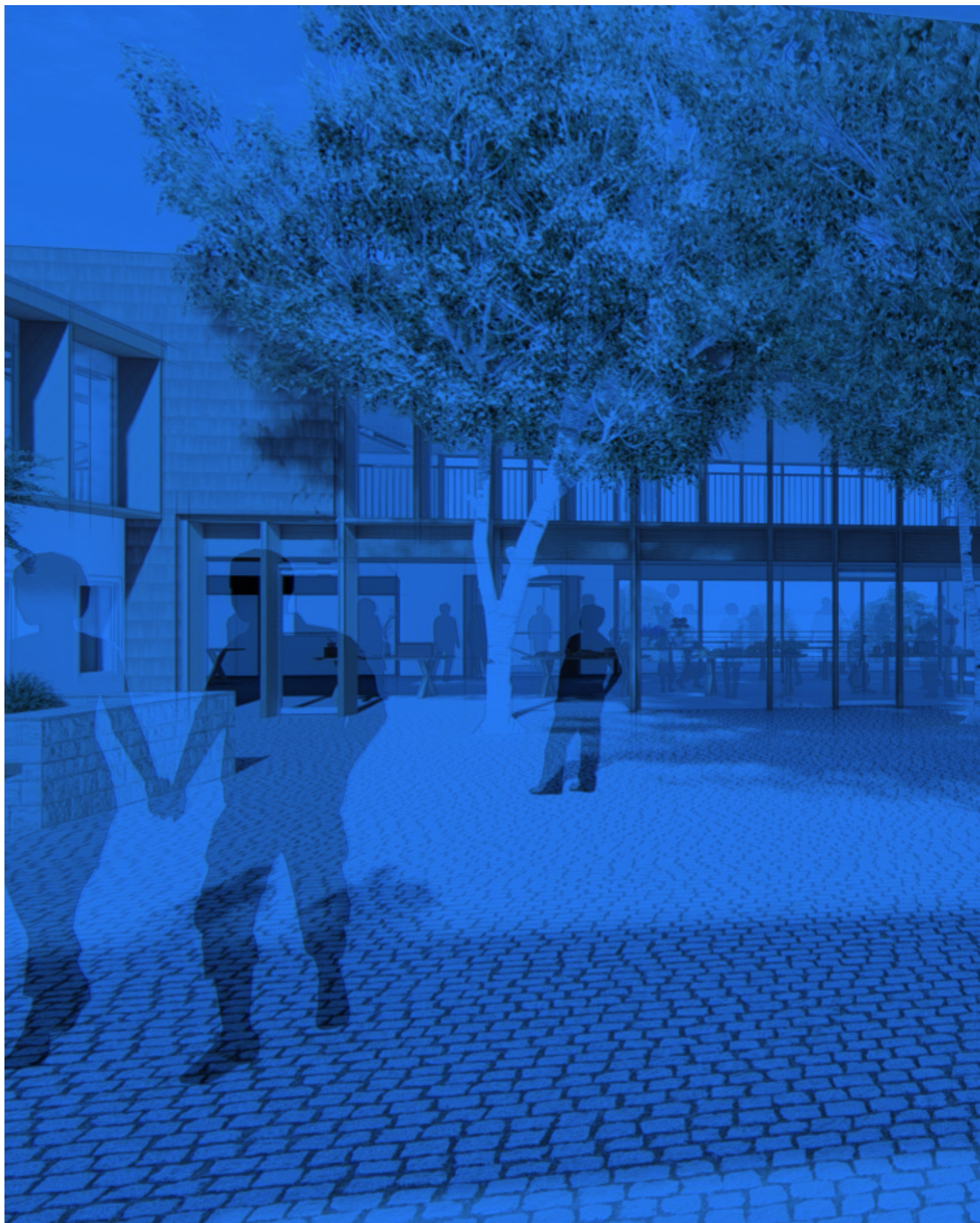
--- PHASE 1 (2027-2030)
FARMHOUSE (1), & DAIRY BARN (3&4)
PARKING - PENDING OPTION SELECTION

--- PHASE 2 (2031-2033)
GARAGE (2), TENANT HOUSE (7), and
HORSE BARN (5) AND TENANT HOUSE (6)

PHASING

The project will be split into two phases. Phase one consists of the Dairy Barns and Farmhouse. Multipurpose and arts spaces would be provided in the Dairy Barns and Daycare and administrative spaces in the Farmhouse.

Phase two will consist of the remaining buildings. The Horse Barn, combined with Tenant House One, would be converted to a multipurpose hall and community teaching kitchen. The Garage and Tenant House Two would be fit out as makerspaces in phase two.





SECTION 6.0

ECONOMIC ANALYSIS

ECONOMIC ANALYSIS

COST RECOVERY ANALYSIS

The cost recovery analysis begins with a utilization schedule of classes and private events that considers the availability of parking. All programmed uses in the King Farm Farmstead buildings represent uses selected by the community during the winter and spring 2025 community input process, reflecting in-person, virtual and community survey outreach to the city at large. The analysis is broken down by phase. Phase 1 includes renovation of the Dairy Barns and the Main House. Phase 2 adds the Horse Barn, the Tenant Houses and the Garage. The Maximum Capacity scenario assumes a full program of uses with classes occurring at the same time as events.

Phase 1 is served by the existing 47-space parking lot along with 5 accessible spaces on the internal driveway and 25 new curb parking spaces along Ridgemont Avenue, King Farm’s southeastern border for a total of 77 spaces. Phase 2 is served by the on-site parking lot, 7 accessible spaces and Ridgemont Avenue parking. To meet zoning requirements for 106 spaces, 27 existing parking spaces at Mattie Stepanek Park would be required to serve Phase 2 during events and other peak usage times. At maximum usage, events, classes and activities at King Farm Farmstead are assumed to use 121 spaces at Mattie Stepanek Park for a total of 200 spaces.

Table 1. Parking Distribution by Phase					
Phase/Capacity	On-Site Parking		Ridgemont Avenue Curb Parking	Mattie Stepanek Park	Total
	Existing Lot	Accessible on Driveway			
Phase 1 (Dairy Barns and Farmhouse)	47	5	25	0	77
Phase 2 (Horse Barn, Tenant Houses and Garage)	47	7	25	27	106
Maximum Capacity	47	7	25	121	200
Source: Design Collective, Inc., 2025					

Summarized in Table 2, classes were assumed to be scheduled so that there was not overlap in parking usage between the arriving and departing participants. This scheduling analysis assumed 0.7 vehicle per class participant with the maker space users occupying 13 spaces, the childcare staff using five spaces, with the events parking occupying one space for every 1.5 attendees.

Classes focused primarily on art, dance and music programs for children with a limited number of classes for teenagers 13 and older, which includes adults. The Tenant Houses and Garage were assumed to be used as maker spaces accommodating both monthly members and drop-in users. Half of the Garage and Tenant House 2 was reserved for equipment storage. The Main House was assumed to be used for daily childcare.

Table 2. Classes and Events by Room								
	Weekdays				Weekends			
	Number of Classes	Max. Class Size	Events	Average Number of Guests	Number of Classes	Max. Class Size	Events	Average Number of Guests
Phase 1: Dairy Barns and Farmhouse								
Dairy Barns								
Art Studio 1	4	20			1	20		
Art Studio 2	3	15			2	15		
Multi-Purpose Room (1,760 sf)	2	35					144	25
Multi-Purpose Room (1,000 sf)	2	30			1	30		
Multi-Purpose Room - Wellness (2,146 sf)	2	40			1	40		
Multi-Purpose Room (1,800 sf)	3	30			1	20		
Multi-Purpose Auditorium			50	30			30	30
Dairy Barns Subtotal	16		50		6		174	
Horse Barn								
Multi-Purpose Hall	0				0			
Kitchen	0				0			
Horse Barn Subtotal	0		0		0		0	
Tenant Houses and Garage								
Tenant Houses 1 and 2 and Garage								
Tenant House, Garage Subtotal	0		0				0	
Total King Farm Farmstead	16		50		6		174	

Table 2. Classes and Events by Room (Continued)								
	Weekdays				Weekends			
	Number of Classes	Max. Class Size	Events	Average Number of Guests	Number of Classes	Max. Class Size	Events	Average Number of Guests
Phase 2: Dairy Barns, Farmhouse, Horse Barn, Tenant Houses and Garage								
Dairy Barns								
Art Studio 1	3	20	0		0	15		
Art Studio 2	3	15	0		0	15		
Multi-Purpose Room (1,760 sf)	1	35	0		0	30	144	25
Multi-Purpose Room (1,000 sf)	2	30	0		0	30		
Multi-Purpose Room - Wellness (2,146 sf)	2	40	0		0	10		
Multi-Purpose Room (1,800 sf)	2	30						
Multi-Purpose Auditorium			50	30			30	30
Dairy Barns Subtotal	13		50		0		174	
Horse Barn								
Multi-Purpose Hall			40	120			72	150
Kitchen	2	2						
Horse Barn Subtotal	2		40		0		72	
Tenant Houses and Garage								
Tenant Houses 1 and 2 and Garage		13				16		
Tenant House, Garage Subtotal								
Total King Farm Farmstead	15		90		0		246	

Table 2. Classes and Events by Room (Continued)								
	Weekdays				Weekends			
	Number of Classes	Maximum Class Size	Events	Average Number of Guests	Number of Classes	Maximum Class Size	Events	Average Number of Guests
Maximum Capacity: Dairy Barns, Farmhouse, Horse Barn, Tenant Houses and Garage at Maximum Parking Usage								
Dairy Barns								
Art Studio 1	3	20	0		0	15		
Art Studio 2	3	15	0		0	15		
Multi-Purpose Room (1,760 sf)	1	35	0		0	30	216	35
Multi-Purpose Room (1,000 sf)	2	30	0		0	30		
Multi-Purpose Room - Wellness (2,146 sf)	2	40	0		0	10		
Multi-Purpose Room (1,800 sf)	2	30						
Multi-Purpose Auditorium			50	30			30	30
Dairy Barns Subtotal	13		50		0		246	
Horse Barn								
Multi-Purpose Hall			40	120			72	150
Kitchen	2	2						
Horse Barn Subtotal	2		40		0		72	
Tenant Houses and Garage								
Tenant Houses 1 and 2 and Garage								
Tenant House, Garage Subtotal								
Total King Farm Farmstead	15		90		0		318	
Source: Partners for Economic Solutions, 2025.								

Class revenues were estimated based on fees by type of class as shown in the Recreation and Parks Activity Guide(s) calculated as a fee per class session. Listed in Table 3, these fees ranged from \$13 to \$25 per class. To allow for variations in class enrollments, total revenues were calculated at 65 percent of maximum class revenues. The classes were estimated to be offered 152 weekdays (generally 80 percent of weekdays from September through April and 10 to 30 percent of weekdays from May through August) and 72 weekend days (generally 75 percent of weekdays from September through April and 50 percent of weekdays from May through August) per year. The maker space use was assumed to occur year-round.

Event revenues in the Horse Barn's Multi-Purpose Hall and the Dairy Barns' Multi-Purpose Room were calculated on a per-event basis with rates ranging from \$120 for two hours and \$1,100 to \$1,400 for six hours to \$1,400 to \$1,700 for eight hours and \$1,600 to \$2,000 for 10 hours depending on the day of the week. Event parking is expected to rely on spaces in Mattie Stepanek Park. Use of the Multi-Purpose Auditorium was expected to be dominated by non-profits and other cost-sensitive users. Rates were estimated at \$300 per event (or rehearsal) on weekdays and \$400 on weekends.

Table 3. Revenues per Class by Class Type						
Type of Class	Class Size	Length of Class	Class Days	Number of Students	Student Fee	Net Revenue per Class
Children Under 5						
Dance	16	8	8	16	\$15	\$240
Art	12	8	8	12	\$13	\$150
Music	11	8	8	11	\$33	\$363
School-Aged Children						
Dance	6	8	8	15	\$20	\$300
Fitness	15	8	8	15	\$20	\$300
Teen 13 / up + Adult						
Dance	8	8	8	15	\$25	\$375
Music	15	8	8	15	\$25	\$375
Fitness	15	8	8	15	\$20	\$300
Fitness	30	8	8	30	\$20	\$600
Maker Spaces - Monthly Members				4	\$4	\$16
Maker Spaces - Weekday Drop-Ins				3	\$8	\$24
Maker Spaces - Weekend Drop-Ins				8	\$8	\$64
Source: Partners for Economic Solutions, 2025.						

Table 4: City of Rockville Staffing				
Position	Number of Employees	Salary	Fringe Benefits	Total Salaries and Fringes
Management Staff	2	\$88,546	\$17,700	\$212,500
Instructors	Hourly			
Janitorial Staff	2	\$38,632	\$7,726	\$92,700
Seasonal Staff (FTE)	10	\$19,760	\$2,964	\$227,200
Total	14			\$532,400
Source: City of Rockville, 2025; Partners for Economic Solutions, 2025.				

The Phase 2 scenario staffing included two managers, two janitorial staff and 10 seasonal staff (Full-Time Equivalents) with salaries shown in Table 4. Grounds maintenance is part of the Parks and Facilities budget and is not included here for cost recovery purposes. Instructor costs were calculated on an hourly basis with most assumed to be paid at the Instructor III level at \$32 per hour plus 25 percent for fringe benefits.

Operating costs were estimated for the entire complex and then allocated among buildings based on building size and activity types.

Table 5 summarizes the potential costs and revenues for the King Farm Farmstead by phase.

Table 5. King Farm Farmstead Operating Budget by Phase

	Phase 1	Phase 2	Maximum Capacity
Operating Revenues			
Weekday Class Revenue	\$448,400	\$424,700	\$424,700
Weekend Class Revenue	\$158,200	\$110,000	\$110,000
Weekday Event Revenue (Friday Nights)	\$24,000	\$68,000	\$68,000
Weekend Event Revenue	\$29,300	\$151,700	\$169,000
Childcare	\$381,600	\$381,600	\$381,600
Summer Day Camps	\$99,000	\$99,000	\$99,000
Specialty Summer Camps	\$160,000	\$160,000	\$160,000
Total Operating Revenues	\$1,300,500	\$1,395,000	\$1,412,300
Operating Expenses			
Management Staff	\$212,500	\$212,500	\$212,500
Instructors	\$119,900	\$105,400	\$105,400
Seasonal Staff (FTE)	\$90,900	\$227,200	\$250,000
Janitorial Staff	\$92,700	\$92,700	\$92,700
Summer Day Camp Staff	\$81,600	\$81,600	\$81,600
Total Staff	\$597,600	\$719,400	\$742,200
Facility Operation			
Utilities	\$105,000	\$152,200	\$152,200
Supplies	\$18,000	\$30,000	\$30,000
Equipment Maintenance and Repair	\$18,000	\$30,000	\$30,000
Audio Visual Supplies & Wireless	\$41,000	\$46,000	\$46,000
Insurance	\$31,000	\$50,000	\$50,000
Marketing	\$20,000	\$36,000	\$36,000
Liquor License	\$0	\$7,000	\$7,000
Fixtures & Equipment	\$7,000	\$15,000	\$15,000
Childcare Staffing and Expenses	\$415,700	\$415,700	\$415,700
Summer Day Camp Expenses	\$18,700	\$18,700	\$18,700
Specialty Summer Camp Contracts	\$96,000	\$96,000	\$96,000
Operating Expenses	\$1,368,000	\$1,616,000	\$1,638,800
Overhead Recovery (23.7%)	\$324,200	\$383,000	\$388,400
Total Operating Expenses	\$1,692,200	\$1,999,000	\$2,027,200
Net Operating Income	-\$391,700	-\$604,000	-\$614,900
Cost Recovery Ratio	77%	70%	70%

Notes: Does not include initial rehab / capital investment, or furniture, fixtures and equipment costs. Insurance represents additional liability due to increased usage.

Source: Partners for Economic Solutions, 2025.

Breaking out the revenues and costs for each building yields the cost recovery rates shown in Table 6. The cost recovery ratio for the Main House was based on comparable Rockville Recreation and Parks childcare facilities.

The operating budgets and cost recovery ratios for the Dairy Barns, Horse Barn and Tenant Houses appear in Tables 7-9.

Table 6. King Farm Farmstead Operating Budget by Building, Phase 2	
Building	Phase 2
Dairy Barns	73%
Horse Barn	54%
Tenant Houses	20%
Farmhouse	74%
King Farm Farmstead	70%
Notes: Does not include initial rehab / capital investment, or furniture, fixtures and equipment costs. Insurance represents additional liability due to increased usage.	
Source: Partners for Economic Solutions, 2025.	

Table 7. Dairy Barns Phase 2 Operating Budget	
	Phase 2
Operating Revenues	
Weekday Class Revenue	\$371,000
Weekend Class Revenue	\$96,500
Weekday Event Revenue (Friday Nights)	\$24,000
Weekend Event Revenue	\$29,300
Childcare	\$0
Summer Day Camps	\$99,000
Specialty Summer Camps	\$160,000
Total Operating Revenues	\$779,800
Operating Expenses	
Management Staff	\$212,500
Instructors	\$93,300
Seasonal Staff (FTE)	\$90,900
Janitorial & Grounds Staff	\$46,400
Summer Day Camp Staff	\$81,600
Total Staff	\$524,700
Facility Operation	
Utilities	\$87,000
Supplies	\$18,000
Equipment Maintenance and Repair	\$18,000
Audio Visual Supplies & Wireless	\$41,000
Insurance	\$31,000
Marketing	\$20,000
Liquor License	\$0
Replacement Reserves for Repairs, Furniture, Fixtures & Equipment	\$7,000
Childcare Staffing and Expenses	\$0
Summer Day Camp Expenses	\$18,700
Specialty Summer Camp Contracts	\$96,000
Operating Expenses	\$861,400
Overhead Recovery (23.7%)	\$204,200
Total Operating Expenses	\$1,065,600
Net Operating Income	-\$285,800
Cost Recovery Ratio	73%
Notes: Does not include initial rehab / capital investment, or furniture, fixtures and equipment costs. Insurance represents additional liability due to increased usage.	
Source: Partners for Economic Solutions, 2025.	

Table 8. Horse Barn Phase 2 Operating Budget

	Phase 2
Operating Revenues	
Weekday Class Revenue	\$0
Weekend Class Revenue	\$0
Weekday Event Revenue (Friday Nights)	\$44,000
Weekend Event Revenue	\$122,400
Childcare	\$0
Summer Day Camps	\$0
Specialty Summer Camps	\$0
Total Operating Revenues	\$166,400
Operating Expenses	
Management Staff	\$0
Instructors	\$12,200
Seasonal Staff (FTE)	\$90,900
Janitorial Staff	\$46,400
Summer Day Camp Staff	\$0
Total Staff	\$149,500
Facility Operation	
Utilities	\$35,570
Supplies	\$8,000
Equipment Maintenance and Repair	\$8,000
Audio Visual Supplies & Wireless	\$5,000
Insurance	\$12,000
Marketing	\$16,000
Liquor License	\$7,000
Replacement Reserves for Repairs, Furniture, Fixtures & Equipment	\$6,000
Childcare Staffing and Expenses	\$0
Summer Day Camp Expenses	\$0
Specialty Summer Camp Contracts	\$0
Operating Expenses	\$247,070
Overhead Recovery (23.7%)	\$58,600
Total Operating Expenses	\$305,670
Net Operating Income	-\$139,270
Cost Recovery Ratio	54%
<p>Notes: Does not include initial rehab / capital investment, or furniture, fixtures and equipment costs. Insurance represents additional liability due to increased usage.</p> <p>Source: Partners for Economic Solutions, 2025.</p>	

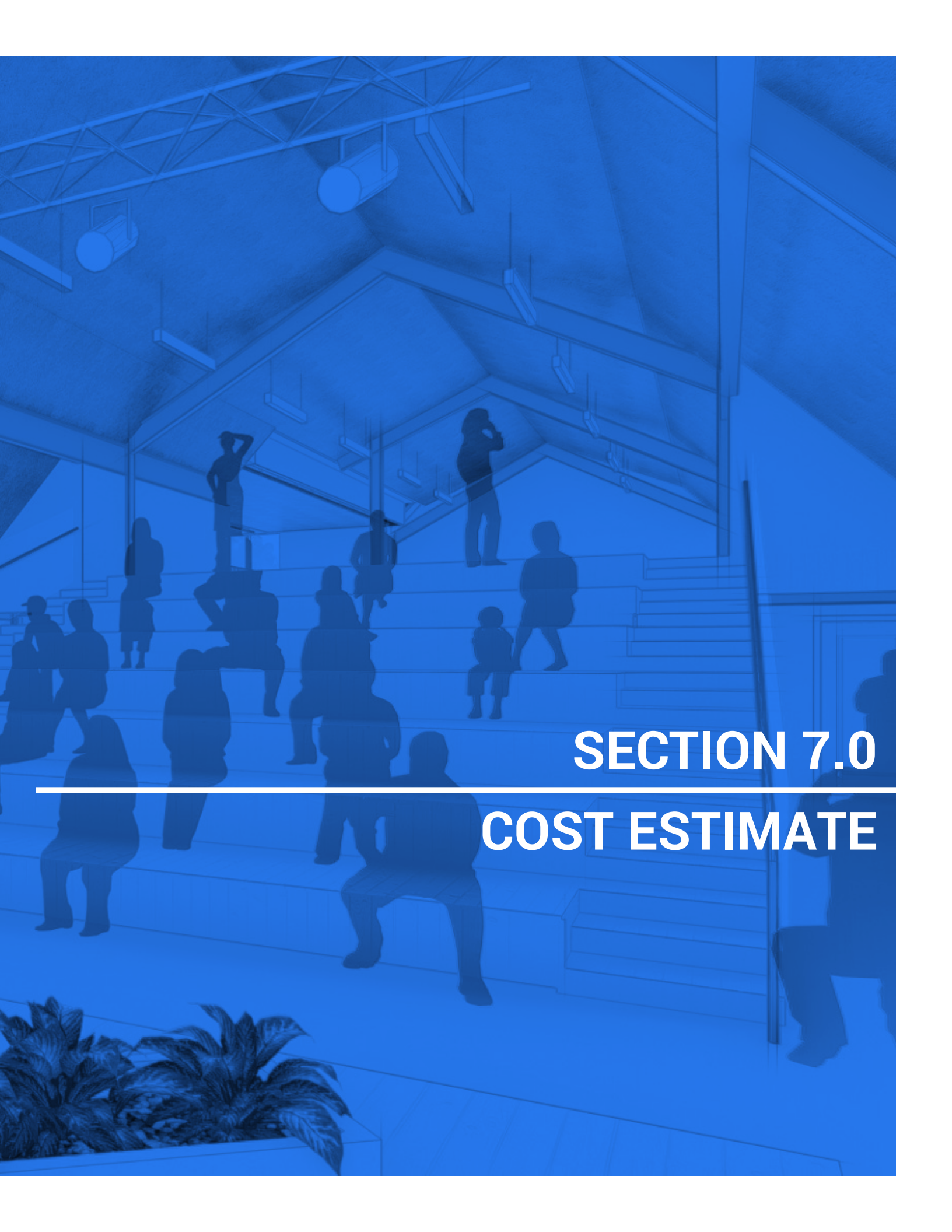
Table 9. Tenant Houses and Garage Phase 2 Operating Budget

	Phase 2
Operating Revenues	
Weekday Class Revenue	\$10,000
Weekend Class Revenue	\$13,500
Weekday Event Revenue (Friday Nights)	\$0
Weekend Event Revenue	\$0
Total Operating Revenues	\$23,500
Operating Expenses	
Management Staff	\$0
Instructors	\$0
Seasonal Staff (FTE)	\$68,200
Janitorial Staff	\$0
Total Staff	\$68,200
Facility Operation	
Utilities	\$9,000
Supplies	\$2,000
Equipment Maintenance and Repair	\$5,000
Audio Visual Supplies & Wireless	\$0
Insurance	\$5,000
Marketing	\$0
Liquor License	\$0
Replacement Reserves for Repairs, Furniture, Fixtures & Equipment	\$4,000
Operating Expenses	\$93,200
Overhead Recovery (23.7%)	\$22,100
Total Operating Expenses	\$115,300
Net Operating Income	-\$91,800
Cost Recovery Ratio	20%

Notes: Does not include initial rehab / capital investment, or furniture, fixtures and equipment costs. Insurance represents additional liability due to increased usage.

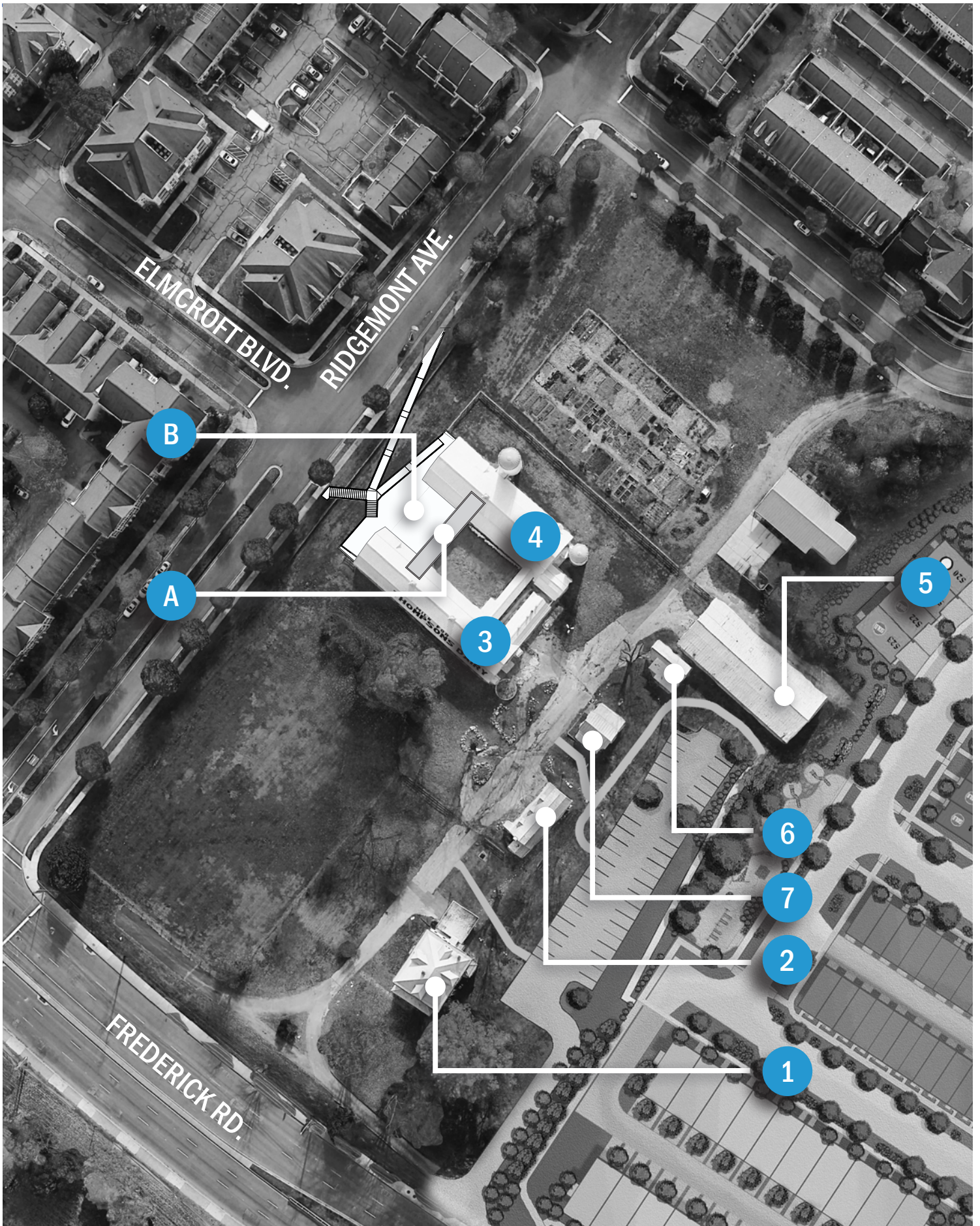
Source: Partners for Economic Solutions, 2025.





SECTION 7.0

COST ESTIMATE



COST ESTIMATE

The cost estimate, summarized below, is based on the refined concept master plan. Refer to the full construction cost estimate in the appendix for more information. The construction cost estimate is based on today’s costs. The summary below has been updated to include escalation, design fees, and the recommended owner’s contingency.

Escalation has been applied assuming 5% annual escalation according to the project phasing described in Section 5. A design fee has been added of 8% but other soft costs such as FF&E are excluded. An owner’s construction contingency of 20% has been added to the estimate. This estimate does not include testing or abatement of hazardous materials on site. Permitting or any other fees required for development are excluded from this estimate. Site work for building services such as water, sewer, telecommunications, and electricity were excluded. Water, sewer, and electric infrastructure CIP projects have been completed with utilities within 10 feet of buildings. Telecommunications is still to be determined. Work within the surrounding streets has

been excluded from this estimate and will be addressed during the development review process.

Landscape design was excluded from this process however a placeholder estimate, which includes a limited number of site items has been included for reference. It should be considered a minimum cost and may not include all necessary improvements.

The condition of the silos is assumed to be unstable. Efforts to stabilize them will require a structural analysis. Strategies to stabilize them will then need to take into consideration what they may be used for in the future. At this time these variables are difficult to predict. A historic silo restoration is not a standard process and precedents are rare. An allowance for stabilization of the silos has been added to the estimate for budget purposes. It does not consider any future use and is only for structural stabilization. This figure will be refined as more detail becomes available in future stages of design.

		CONSTRUCTION	ESCALATION	DESIGN FEES	CONTINGENCY	TOTAL
PHASE 1: 2027 - 2030		(2025)	(5% ANNUALLY)	(8% CON. COST)	(20% RESERVED)	
1	3 4 DAIRY BARNS	\$ 7,348,290	Existing	A B		
		\$ 486,535	Bridge			
		\$ 730,875	SE Terrace			
		\$ 500,000	Silos			
		\$ 9,065,700	\$ 1,953,715	\$ 799,595	\$ 2,203,883	\$ 14,022,893
	FARMHOUSE	\$ 2,461,605	\$ 530,491	\$ 217,114	\$ 598,419	\$ 3,807,629
	SITWORK	(Elevator included) \$ 957,970	\$ 206,449	\$ 76,638	\$ 232,884	\$ 1,473,940
PHASE 1 TOTAL						\$ 19,304,462
PHASE 2: 2031 -2033						
7	5 6 HORSE BARN +	\$ 2,220,830	Horse Barn			
		\$ 311,620	Tenant House 1			
		\$ 2,532,450	\$ 1,921,814	\$ 271,498	\$ 890,853	\$ 5,616,615
	TENANT HOUSE 2	\$ 503,190	\$ 381,859	\$ 53,946	\$ 177,010	\$ 1,116,004
2	GARAGE	\$ 602,485	\$ 457,211	\$ 64,591	\$ 211,939	\$ 1,336,226
PHASE 2 TOTAL						\$ 8,068,846

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