

Maryland Department of Natural Resources Program Open Space (POS) Local Grant

Development & Capital Renewal Application and Project Agreement

POS PROJECT # _____

(DNR Use Only)

1. PROJECT INFORMATION: Please fill out all sections of the form completely unless otherwise indicated.

PARK NAME David Scull Park

PROJECT NAME David Scull Park Improvement

2. PROJECT LOCATION: Please identify all applicable parcels.

Street Address: 1133 First Street

MD Legislative District 17

City/Town Rockville

County Montgomery

Zip Code 20850

County Tax Map GR53

Grid 0000

Parcel P384

Lot NA

SDAT Account Identifier 00151917

District-Subdivision-Account Number or Ward-Section-Block-Lot (as applicable)

3. PROJECT DETAILS:

a. Type of project: Development Capital Renewal _____

b. Is this project located in a Priority Funding Area (PFA)? Yes No _____

If this project is not in a PFA, does it serve population from more than one PFA? Yes _____ No _____

c. Is this project constructing an indoor facility? (If 'Yes', please answer the following) Yes No _____

i. Is the indoor facility 7,500 square feet or greater? Yes _____ No

ii. If this is an indoor facility and the facility is 7,500 square feet or greater, please acknowledge the following:

iii. The facility will meet the equivalent of LEED Green Building Rating System Silver rating. _____ Initial Here

iv. The facility will incorporate the nonstructural site design practices in the Maryland Stormwater Design Manual in COMAR 26.17.02. _____ Initial Here

d. Is this project located within a Coast Smart Climate Ready Action Boundary? Yes _____ No
<https://mdfloodmaps.net/CRAB/> (If 'Yes', please answer the following)

i. Is the total cost of this project \$500,000 or greater? Yes _____ No _____

ii. Does this project include a structure? For the Coast Smart Construction Program, a "structure" is defined as a walled or roofed building; a manufactured home; or a gas or liquid storage tank that is principally above ground. Yes _____ No _____

iii. If this project is located within a Coast Smart Climate Ready Action Boundary, is \$500,000 or greater, and includes a structure, it may be subject to the Coast Smart Siting and Design Criteria. Please review the Coast Smart Construction Program document, and fill out and submit with your application the Coast Smart Project Screening Form in Appendix A: <https://dnr.maryland.gov/climateresilience/Documents/2020-Coast-Smart-Program-Documents-FINAL.pdf>. Note that this form is still required even if the project qualifies for a categorical exemption.

iv. A waiver may be requested from one or more of the specific Siting or Design Criteria. To request a Waiver Consideration, please fill out and submit with your application the Coast Smart Criteria Waiver Form in Appendix B of the Coast Smart Construction Program document:

<https://dnr.maryland.gov/climateresilience/Documents/2020-Coast-Smart-Program-Documents-FINAL.pdf>

v. Please acknowledge that the project will meet any Coast Smart Siting and Design Criteria, as applicable. _____ Initial Here

- e. Please describe the public access that will be available on the property and note any restrictions or limitations, both prior and subsequent to park development:

Approximately, 1.35 acres of the park will be accessible during the renovation. The amenities available during the construction include one basketball court, playground, picnic tables, and open space. The remaining acreage will be under construction. There is a sidewalk surrounding the park for public access during construction. This route will have limited interruptions during the utility installation for the pavilion. During this time the public will be directed to use the sidewalk on the other side of the street. Within the construction area, the old structure will be removed and accessible pathways and a new pavilion with restroom facilities will be constructed.

- 4. PROJECT DESCRIPTION:** Descriptions are written into the agenda item, which is presented to the Maryland Board of Public Works for approval. Please explain the proposed project and be specific. Why is it being done and how does it relate to local recreation needs? Is it a new development, does it build upon an existing facility, or is it a capital renewal project? Provide all of the information that you feel is necessary to explain and justify the project. Attach a separate sheet, if necessary.

David Scull Park consists of 4.10 acres across four parcels. The proposed project will occur on three of those parcels and will affect approximately 2.75 acres.

David Scull Park is located adjacent to the David Scull Courts community, part of the Rockville Housing Enterprises (RHE) property and adjoining community center. Established in 1955 as the Housing Authority of the City of Rockville, RHE serves as the City's Public Housing Authority, providing affordable rental and homeownership opportunities for low- and moderate-income residents. The park directly connects to this housing community and provides essential recreational opportunities. It is located at the intersection of East Gude Drive and Taft Street, and sits along the Carl Henn Millennium Trail, a major pedestrian/bicycle commuting route that connects the entire City of Rockville. The park also functions as a key connection between the Southlawn Industrial Area and the nearby neighborhoods of East Rockville and Burgundy Knolls. The Maryland Department of Natural Resources identifies the area surrounding David Scull Park as an overburdened and underserved community.

The 2040 City of Rockville Comprehensive Plan identifies the Southlawn Industrial Area as an important light and service industrial district that provides employment and services to residents. The plan recommends improvements to David Scull Park to address safety concerns (e.g., stormwater facilities, street traffic), modernize park equipment and structures, and enhance the park's borders along East Gude Drive, Taft Street, and First Street. A second recommendation calls for a gateway monument or pylon at First Street and Taft Street to mark the entrance to the Southlawn Industrial Area and the East Rockville neighborhood, with a focus on David Scull Park. Both recommendations will be implemented as part of, or in coordination with, the David Scull Park Improvement Project.

The park currently includes a 1970s-era restroom/shelter building, a playground, basketball courts, several picnic amenities (tables and grills), and a baseball field. The existing building is no longer used by the City, so a major focus of the project is its demolition and replacement with a new pavilion that can be used by the community and the adjacent housing authority for picnics and gatherings. The proposed pavilion will be approximately 640 square feet and will include four covered picnic tables, a publicly accessible ADA-compliant restroom with an adult changing table, and a small storage closet. Additional project elements include installation of new fencing along Taft Street and First Street; removal of the existing baseball field and conversion into a multi-purpose rectangular athletic field; construction of a gateway entrance and artwork (outside the scope of this project) at East Gude Drive and Taft Street; creation of a new pathway connecting the Carl Henn Millennium Trail to First Street and park amenities; installation of benches, picnic tables, and landscaping (trees, shrubs, and perennials); and safety improvements at the stormwater inlet through new landscaping and fencing. The project will also ensure ADA compliance throughout all new amenities.

This project supports the goals of both the City's 2040 Comprehensive Plan and the City of Rockville 2020 Recreation and Parks Strategic Plan adopted by the Mayor and Council. This project meets the following visions: 1,2,5,6,7 and 8 established by the 1992 Economic Growth, Resource Protection and Planning Act.

The POS application project scope includes all labor, equipment, tools and materials, for the construction of a pre-engineered, prefabricated building and the demolition and removal of an existing 1970's park shelter including capping and moving utilities. The new building shall have an ADA-accessible restroom to include all related items; plumbing, water and sewer, electrical and mechanical components.

As the authorized representative of this Political Subdivision, I have read the terms of the "Project Agreement and General Conditions" of the Local Program Open Space (POS) Grants Manual and I agree to perform all work in accordance with the Manual, POS Law and Regulations, all applicable Local, State and Federal statutes and regulations, and with the attachments included herewith and made a part thereof.

Jeff Mihelich, City Manager City of Rockville, Maryland

(Signature)

(Print Name)

(Title/Organization)

(Date)

PROGRAM ADMINISTRATIVE REVIEW: (DNR Use Only)

ON-SITE INSPECTION: DATE _____ BY _____

DEPARTMENT OF NATURAL RESOURCES – PROGRAM OPEN SPACE APPROVAL:

(Signature)

(BPW Approval Date)

(BPW Agenda Item Number)

Revised 06/23

David Scull Park Street Map



David Scull Park Site Plan



8.00

LIBER 4066 PAGE 228

MONTGOMERY COUNTY RECORDS - CODE

Voluntary Acknowledgment Form No. 10
1911 Rev. & 1937, Washington, D.C. 20530

DEB - ACK

CLK. CT. M. S.

MAY 10 71

MAY 9 1 5

Deeds Book, made this 7th day of May, 1971, by and between KATHERINE O. LOFSTRAND, surviving tenant by the entirety of Anders R. Lofstrand, Jr., who died on March 9, 1953 party of the first part, and THE MAYOR AND COUNCIL OF ROCKVILLE, a

municipal corporation party of the second part:

Witnesseth, that in consideration of ten dollars and other good and valuable considerations, the receipt of which is hereby acknowledged

the said party of the first part does grant and convey unto The Mayor and Council of Rockville

party of the second part, its successors, heirs and assigns, in fee simple all that piece or parcel of unimproved land situate, lying and being in Montgomery

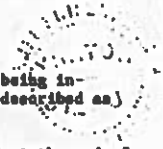
County, State of Maryland, being a part of the same land which the said party of the first part Katherine O. Lofstrand

obtained from R.W. and F.D. Nichols, by deed dated May 25, 1948, recorded June 3, 1948 in Liber 1158, at Folio 496

and being described as follows to wit:

All that piece or parcel of land, situate, lying and being in Montgomery County, State of Maryland and being more particularly described as follows:

Beginning for the same at a stone found being located at the end of the fourteenth line of the property described in Liber 3365 at Folio 516 among the Land Records of Montgomery County, Maryland, and running thence to include a part of the lands described in Liber 1158, Folio 496 and recorded among the Land Records of Montgomery County, Maryland, with courses and distances adjusted to correspond with corner markings found by a field survey, S 76° 15' 25" W, 233.30 feet to a point, thence N 02° 47' 54" W, 545.66 feet to intersect a curve, thence along said curve to the right with a radius of 3183.23 feet; and arc distance 139.17 feet (chord 139.16 feet, chord bearing S 42° 49' 56" E) to a point, thence N 48° 25' 10" E, 118.50 feet to a point, thence S 10° 00' 35" W, 69.69 feet to an iron pipe found, thence S 11° 40' 23" E, 405.93 feet to the point of beginning, containing 90,960 square feet (or 2.088 acres) of land more or less.



1971 MAY 10 AM 10:58
CLERK'S OFFICE
MONTG. CO. MD.

Together with the building and improvements thereupon erected, made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging or in anywise appertaining.

MONTGOMERY COUNTY CIRCUIT COURT Land Records HMS 4066 p.0229 MSA_CE_63_4024 Date available 8/27/05 Printed 4/30/2025

LIBER 4066 FOLIO 229

We have and to hold the said piece or parcel of land and premises above described, and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said Mayor and Council of Rockville

And the said party of the first part covenant that she will warrant specially and generally the property hereby conveyed; that she is seized of the land hereby conveyed; that she has a right to convey said land; that the said party of the second part shall quietly enjoy said land; that she has done no act to encumber said land;

and that she will execute such further assurances of said land as may be requisite.

Witness my hand and seal.

TEST:

M. Katherine Self KATHERINE O. LOFSTRAND (SEAL) KATHERINE O. LOFSTRAND (SEAL)

WE HEREBY CERTIFY THIS PROPERTY HAS BEEN DULY REGISTERED ON THE MONTGOMERY COUNTY ASSESSMENT BOOKS

STATE OF Maryland COUNTY OF Montgomery

To Wit: N. Shipley 59961 TRANSFER CLERK DIVISION OF ASSESSMENTS

On this 7th day of May, 1971, before me,

the undersigned officer, personally appeared Katherine O. Lofstrand

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires: 7-1-74

M. Katherine Self Notary Public



THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

William N. Busbee Attorney

MAY 10 1971 TRANSFER TO GOVERNMENTAL, EXECUTIVES, & COMMUNITARIANS DIVISION

Collection of Taxes for Montgomery County Md. 1971-72. If there have been any changes of ownership, please notify the County Clerk, Montgomery County, Md. This instrument is not to be recorded until the tax has been paid in full. The tax collector is not to be held responsible for the collection of taxes on this instrument.

Beed MARYLAND

KATHERINE O. LOFSTRAND

TO

THE MAYOR AND COUNCIL OF ROCKVILLE

Received for Record on the 16th day of May A.D. 1971. Liber No. 4066 of Folio 228, one of the Land Records for Montgomery County, State of Maryland. Howard W. Smith Clerk

Return to: The Mayor and Council of Rockville 111 South Perry Street Rockville, Maryland 20850

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) HMS 3947 p 0226 MSA_CE_53_3905 Date available 3/4/2005 Print: 4/30/2005

MS 3947 no 226

DEED

THIS DEED, made this 16th day of March, 1970, by and between GERALD JAN SCHIFFER and MARTHA TAYLOR SCHIFFER, his wife, hereinafter referred to as Parties of the First Part, and THE MAYOR AND COUNCIL OF ROCKVILLE, a municipal corporation of the State of Maryland, hereinafter referred to as Party of the Second Part;

WITNESSETH, that in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is heroby confessed and acknowledged, the said Parties of the First Part do heroby grant and convey unto the said Party of the Second Part in fee simple all that piece or parcel of land situate, lying and being in the City of Rockville, County of Montgomery, State of Maryland, and being more particularly described as follows:

Being all of that conveyance from Mavorly Associates, Inc. to Gerald Jan Schipper, by deed dated February 20, 1968, and recorded among the Land Records of Montgomery County, Maryland, in Liber 3722 at Folio 217, and being more particularly described as follows:

Being Lot Numbered One (1), in Block Numbered Five (5), in the subdivision known as "Southtown Office & Industrial Center" as per plat recorded in Plat Book 84 at Plat No. 8847, one of the Land Records for Montgomery County, Maryland.

TOGETHER with the buildings and improvements thereupon made or being; and all and every, the rights, alloys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the pieces or parcels of ground and premises above described or mentioned, and heroby intended to be conveyed together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said Party of the Second Part.

AND the said Parties of the First Part covenant that they will warrant specially the property heroby conveyed and that they will execute such further assurances of said land as may be requisite.

WITNESS our hands and seals the day and year first above written.

WITNESS:
Hazel N. Hestand
HAZEL N. HESTAND

Gerald Jan Schipper (SEAL)
GERALD JAN SCHIFFER

CLERK'S OFFICE
MONTG. CO., MD.
15788817 PK 2 15

REC'D - 10/10/70
MONTGOMERY COUNTY CLERK'S OFFICE
15788817 PK 2 15

UMR 3947 no 227

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WITNESS:

Hazel N. Hestand
HAZEL N. HESTAND

Martha Taylor Schipper [SEAL]
MARTHA TAYLOR SCHIPPER

STATE OF MARYLAND)
COUNTY OF) ss:

I HEREBY CERTIFY that on this 16th day of March, 1970,
before me, the undersigned officer, personally appeared GERALD JAN SCHIPPER
and MARTHA TAYLOR SCHIPPER, his wife, known to me to be the persons whose
names are subscribed to the within instrument and acknowledged that they
executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereto set my hand and official seal.



Hazel N. Hestand [SEAL]
Notary Public - HAZEL N. HESTAND

My Commission Expires: July 4, 1970

I hereby certify that the foregoing Deed
was prepared under my supervision, and I
further certify that I have been admitted
to practice law before the Court of
Appeals of Maryland.

Roger W. Titus
Roger W. Titus

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) HMS 3947 p 0227 MSA_CE_53_3905 Date available 8/4/2005 Printed 4/30/2025

LIBER 3851 P. 51

DEED

THIS DEED made this 28th day of February, 1970, by and between MAVERLY ASSOCIATES, INC., a Maryland corporation, Party of the First Part, and THE MAYOR AND COUNCIL OF ROCKVILLE, a municipal corporation of the State of Maryland, Party of the Second Part:

WITNESSETH, that in consideration of the sum of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, the said Party of the First Part does hereby grant and convey unto the said Party of the Second Part in fee simple all that piece or parcel of land situate, lying and being in the City of Rockville, County of Montgomery, State of Maryland, and being more particularly described as follows:

Part of the property of Waverly Associates, Inc. described in a conveyance from Anders R. Lofstrand, et ux, by Deed dated June 30, 1966 and recorded in Liber 3236 at Folio 136 among the Land Records of Montgomery County, Maryland.

Beginning for the same at a concrete monument on the southwest corner of Lot 1, Block 5, Southlawn Office and Industrial Center recorded in Plat Book 84 at Plat 8847 among the Land Records of Montgomery County, Maryland. Said point being on the northerly margin of Taft Street, 70.00 feet wide; thence with said northerly margin the arc of a curve to the right whose radius is 965.00 feet, arc of 159.74 feet and a chord bearing and distance of

- South 72° 06' 23" West, 159.56 feet, thence
- South 76° 50' 55" West, 50.00 feet, thence
- North 58° 09' 05" West, 35.36 feet to the easterly margin of First Street, 70.00 feet wide, thence with said easterly margin
- North 13° 09' 05" West, 242.02 feet, thence leaving the easterly margin of First Street and with the outline of lands of the Public Housing recorded in Liber 3236, Folio 81
- North 76° 50' 55" East, 113.18 feet, thence
- North 13° 09' 05" West, 70.00 feet, thence with the land of A. R. Lofstrand recorded in Liber 1158, Folio 496
- North 76° 14' 31" East, 226.50 feet to the westerly margin of the right-of-way M-8, 120.00 feet wide as shown in Plat Book 79 at Plat 8002, thence with said westerly margin with the arc of a curve to the right whose radius is 3065.23 feet, arc 79.00 feet and a chord bearing and distance of
- South 33° 31' 26" East 79.00 feet to the northeast corner of the above-mentioned Lot 1, Block 5,

CLERK'S OFFICE
MONTG. CO., MD.

NOTAR-2, APR 9, 1970

APR 9 1970 6 3 5
CLERK M.C.
700

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) PMS 3951 p 0052 MSA_CE_63_3909 Date available 8/4/2005 Printed 4/30/2006

LIBA 3951 rlu 52

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thence leaving said M-8 and with the outlines of Lot 1, Block 5

South 54° 54' 43" West, 201.37 feet, thence

South 29° 59' 36" East, 184.87 feet to the beginning, containing 77,076 square feet or 1.7694 acres.

TOGETHER with the buildings and improvements thereupon, made or being; and all and every, the rights, alloys, ways, waters, privileges, appurtenances, and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the piece or parcel of ground and premises above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said Party of the Second Part.

AND the said Party of the First Part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, WAVERLY ASSOCIATES, INC., a Maryland corporation, has hereunto caused these presents to be signed by ROGER W. EISINGER, JR., its President, attested by JOHN K. KILBANE, its Secretary, and its corporate seal to be hereunto affixed, and does hereby appoint ROGER W. EISINGER, JR. its true and lawful attorney-in-fact to acknowledge and deliver these presents as its act and deed.

WAVERLY ASSOCIATES, INC.

By: *[Signature]* (SEAL)
Roger W. Eisinger, Jr., President

I hereby certify that the foregoing deed was prepared under my supervision, and I further certify that I have been admitted to practice law before the Court of Appeals of Maryland.

[Signature]
John W. Egan, Notary Public

ATTEST:
CORPORATE SEAL
John K. Kilbane, Secretary
STATE OF MARYLAND) ss:
COUNTY OF MONTGOMERY

On this 28 day of February, 1970, before me, the undersigned officer, personally appeared ROGER W. EISINGER, JR., known to me to be the person whose name is subscribed as attorney-in-fact for Waverly Associates, Inc., and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Witness my hand and official seal.

NOTARY PUBLIC
STATE OF MARYLAND

[Signature] (SEAL)
Notary Public
My Commission Expires July 1, 1972

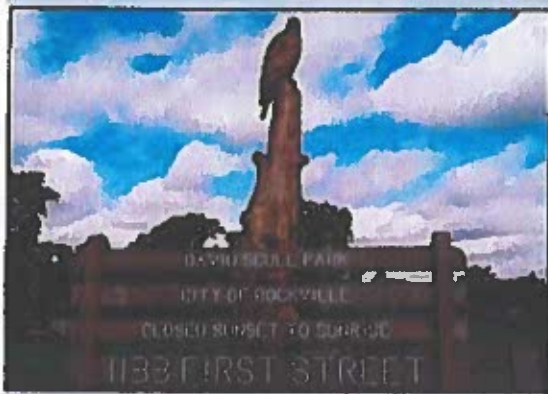
3951 file 53

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Di...
MONTGOMERY COUNTY CIRCUIT COURT
CLERK OF COURT

ALL Taxes on mortgages recorded in the
County of Montgomery, Maryland, shall be
paid to the State of Maryland, Department of
General Services, Administration of Finance,
P.O. Box 36, Annapolis, Maryland 21403.
The State of Maryland, Department of General
Services, Administration of Finance, shall be
responsible for the collection of such taxes.
The State of Maryland, Department of General
Services, Administration of Finance, shall be
responsible for the collection of such taxes.

<p>132</p>	<p>HAVERLY ASSOCIATES, INC., a Maryland Corporation, Party of the First Part;</p> <p>vs</p> <p>THE HAYON AND CONNELL OF ROCK- VILLA, a municipal corporation of the State of Maryland, Party of the Second Part.</p>	<p>D E E D</p>	<p><i>...</i></p> <p>Mr. Clerk: Please mail to: City Desk City of Rockville 111 South Fort Street Rockville, Maryland 20850 C/ALD/1</p>
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David Scull Park Improvements (RA19)



Description: This project funds improvements to David Scull Park based on recommendations in the 2015 Southlawn Industrial Area Study and responds to Implementation Items in the 2007 Lincoln Park Neighborhood Plan, 2004 East Rockville Neighborhood Plan, 2020 Recreation and Parks Strategic Plan, and the Comprehensive Plan. Design will provide a transition between the Southlawn Industrial area and adjacent residential neighborhoods with the park as the featured access point.

Changes from Previous Year: Maryland State bond bill funding was added by budget amendment during FY 2025. Construction completion moved out to FY 2027 to allow for project close out.

Current Project Appropriations

Prior Appropriations:	850,000
Less Expended as of 4/15/25:	50,406
Total Carryover:	799,594
New Funding:	-
Total FY 2026 Appropriations:	799,594

Guiding Principle: Stewardship of the Env. and Infrastructure

Mandate/Plan: 2015 Southlawn Industrial Area Study; 2007 Lincoln Park Neighborhood Plan; 2004 East Rockville Neighborhood Plan; 2020 Recreation & Parks Strategic Plan; Comprehensive Plan

Anticipated Project Outcome: Providing the David Scull and Maryvale neighborhoods with an improved park that serves as a gateway to each community.

Project Timeline and Total Cost by Type: Construction cost increased due to inflation. Project received a Maryland State bond bill. Construction completion moved out one year to FY 2027 to allow for project close out.

Type	Estimated Start		Estimated Completion		Estimated Cost			
	Original	Current	Original	Current	Original	Current	\$ Change	% Change
Planning / Design	FY 2025	FY 2024	FY 2025	FY 2025	100,000	100,000	-	-
Construction	FY 2026	FY 2025	FY 2026	FY 2027	444,700	750,000	305,300	69%
Other	-	-	-	-	-	-	-	-
Project Total (\$):					544,700	850,000	305,300	56%

Project Funding: This project is fully funded.

Source	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Future	Total
Paygo (Cap)	600,000	-	-	-	-	-	-	600,000
State Bond Bill (Other-Cap)	250,000	-	-	-	-	-	-	250,000
Total Funded (\$)	850,000	-	-	-	-	-	-	850,000
Unfunded (Cap)	-	-	-	-	-	-	-	-
Total w/Unfunded (\$)	850,000	-	-	-	-	-	-	850,000

Operating Cost Impact: Cost for pavilion maintenance, landscaping, and custodial services.

Fund	Prior	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Future	Total
General	-	10,500	-	-	-	-	-	10,500

Project Manager: Charles Reed, Parks Maintenance Manager, 240-314-8711.

Notes: This project first appeared in the FY 2019 CIP. FY 2026 work includes construction.