

## **Introduction to the Resident Curator Program**

Frying Pan Farm Park

8/22/2013

Matthew Kaiser opened the meeting and briefly talked about Frying Pan Farm Park and the Visitor Center.

He introduced the Resident Curator Program and described the agenda that would be followed for the evening.

He announced that in attendance were:

- Paige Shelp, History Commission
- Barbara Naef, History Commission
- Sterling Wheeler, DPZ
- Ken Quincy, Park Authority Board
- Sara Baldwin, Park Authority
- Cindy Walsh, Park Authority
- Laurie Turkawski, DPZ
- Linda Blank, DPZ
- DJ Johnson
- Liz Crowell CRMPS
- Bill Bouie, Chairman, Park Authority Board
- Goldie Harrison from Supervisor Hudgins' office.

Matthew yielded the floor to Mr. Bouie who welcomed everyone on behalf of the Park Authority and briefly talked about Frying Pan Farm Park, which is the only working farm in Fairfax County. He encouraged the citizens to join the Friends of Frying Pan Farm Park.

Mr. Bouie sent greetings from Supervisor Hudgin's office and expressed her appreciation for the attention being given to the proposed program. Mr. Bouie talked about the Resident Curator Program and the plan to elicit input from the public with regard to the program.

Mr. Bouie deferred to Matthew who introduced Robert Beach from the History Commission's Curator Committee. He spoke about the Resident Curator program in Maryland and the history of how that program started.

Matthew introduced Cindy Walsh who presented the Curator program PowerPoint presentation. She explained the program and defined it, the approach, the benefits to the county, benefits to the curator, and the success of similar programs in Delaware, Massachusetts, and Maryland.

Cindy then turned the podium back to Matthew who introduced Ashley Howell, a consultant from John Milner Associates. Ms. Howell's PowerPoint presentation explained her research regarding existing curator programs in other jurisdictions and plans for a draft for a Fairfax County program. She indicated that the draft would be ready in January of 2014.

Following the presentation, Matthew asked for general questions and comments from the citizens assembled.

Mr. Canas from the Great Falls Citizen's Association asked when this program is put together will the Park Authority spend more time on regulations? Or is this program starting next summer.

Linda Blank stated that staff has been directed to work on an ordinance which needs to be done to county code during the time that the consultant's study is underway. Upon its completion, it will be presented to the BOS for consideration and then public hearings can start. The earliest anticipated public hearings will be by June.

Burges Belair with a local civic association asked about conflicts with parks versus commercial use. Will there be regulation?

Cindy Walsh commented that that will depend on Zoning. If the area is zoned for residences then we will have to follow that.

The citizen asked if residential property can be rezoned. Cindy Walsh said that Julie Cline is our planning representative. She would interface with DPZ and see if the proposal is consistent with park use. The majority of properties in Park Authority are zoned for residential use. We would also look at proffers and how dedicated they are to the Park Authority and the master plan.

A citizen then questioned how to go about commercializing the property. Cindy Walsh stated it was not our intent to commercialize properties.

Another citizen asked if the curator program would apply or be extended to BOS property. Yes, it can be.

A representative from Friends of Riverbend Park questioned if there was a formal selection process to acquire properties. Cindy Walsh answered that this will be determined as part of the study.

Paige Shelp from the History Commission stood to state that one option was that the curators pay the real estate taxes. She wanted to know if that was off the table.

Linda Blank answered that because the property is owned by a public entity it was not subject to real estate taxes.

There was discussion of taxes in comparison to what occurs in Maryland and Delaware.

The discussion turned to using the curator program for commercial endeavors such as to transform the structure to benefit the community.

Julie Cline explained that vendors on public lands would be subject to licenses and other fees.

Cindy Walsh remarked that we would want something that would be compatible with the parks.

Mr. Bouie commented that it will be interesting to see where the Resident Curator program will reside, with the Park Authority or elsewhere in Fairfax County. We would have to wait and see.

Matthew then moved on to the next item on the agenda.

The Great Falls Citizen's Association announced that they have passed a resolution to support the curator program. They are keenly supportive of Turner Farm being a good candidate of the Resident Curator Program. Many other members expressed ardent support for Turner Farm to benefit from the program.

The audience participated in compiling a list of properties to be entered into the Resident Curator Program. The suggestions were:

- Margaret White Gardens
- Gabrielson House
- Merrybrook
- Turner Farm/Barn
- Great Falls Grange/Old School House (Forestville School House)
- Purple House (B.O.S. Owned)
- Dranesville Tavern
- Former Private Residence at Riverbend Park on Wendt Dr.
- Lahey House

A list of Potential Criteria List was compiled to use in the evaluation proposals for the Resident Curator Program.

- Opportunity to adopt high energy efficient materials
- ADA compliant required (Linda Blank stated that this has been sent to the County Attorney)
- Ability to add onto existing structures
- Level of significance of property
- Intent of use for the building (Residential, Commercial...)
- Level of significance to the local community (Cultural)
- Zoning
- Use compatible with history of the property
- Condition-immediate need to save
- County's economic impact on decision
- No dollar minimum on financial cost (Cindy Walsh stated that we don't know yet)
- \$150,000 not just for the structure but also grounds.
- Diversity

Mr. Bouie explained that the key word is historic in regard to the Curator Program. We don't have the resources to operate the facility, so if anyone has ideas and proposals, please suggest them. We aren't in the residential rental business.

A representative from the Great Falls Civic Association expressed concern that the local community should be considered in regard to what happens to the properties. How does the FCPA weigh criteria for selection?

Mr. Beach responded that the Maryland program has a vetting process to select proper curators.

There was a lengthy discussion regarding the criteria.

It is possible that the Park Authority will get many applications and the citizens are concerned about the expediency of the processing and reviews of the applications. They don't wish to wait for years for decisions.

Cindy Walsh said that that would be up to the supervisors and staffing.

Julie Cline also commented that the Park Authority has to establish that we are not giving away properties for free.

Diversity

Matthew introduced the presentation that was given by Linda Blank to wrap things up.

John Milner Associates will be conducting the research. There will be emails for solicitation for comments from the public.

It would then move on to finishing up the information and notification to publication.

The next steps the program will take will be to present the results of the study to the Board of Supervisors and the Park Authority and notifying the public.

Matthew then wrapped up the meeting announcing that the next meeting would be at Green Spring Gardens on the 27<sup>th</sup> of August.

He thanked the audience and concluded the meeting.