MM2: Moving Forward
Montgomery

Suburbs Redefined: Local Case Studies in Redevelopment

Shady Grove Station

Silver Spring Civic Center

May 9, 2014
Montgomery County Service Park (CSP)

- Approximately 90 acres
- Adjacent to the Shady Grove Metro Station and Maintenance Yard
- New David F. Bone Equipment Maintenance and Transit Operations Center
- The Grove Shopping Center and existing Derwood residential communities.
- CSX railtracks
Existing Conditions
Permit up to 40,000 sq.ft of retail and 133,250 sq.ft of office.

Allow up to 615-960 dus base density; up to 1,540 dus through workforce housing, TDRs and MPDUs bonus densities.

Limit building heights to 8 stories closest to the Metro and stepping down to four stories along Crabbs Branch Way.

Locate housing with sufficient building setbacks to accommodate street trees, adequate sidewalks and extensive landscaping to establish a garden character throughout the neighborhood.

Achieve a mix of unit types with sufficient number of townhouses; a minimum of 50% single-family attached housing shall be provided; maximum of 700 dus.

Dedicate a minimum of 4 acres for a local park to the M-NCPPC.

Provide a school site adjacent to the local park.

Limit townhouse building heights to 4 stories with multi-family units up to 5 stories.
**Crabbs Branch Way**
Main street with landscaped median; Class I shared use bike path (east side); support on-street parking; commercial business district street (p.80 & p.89)

**Stormwater Management Trail**
Provide passive recreation at the stormwater management pond, including trails, interpretive material and seating (p.95)

**Pedestrian Network**
Provide four-way crosswalks at intersections; provide sidewalks on both sides of public streets (p.73)
Operations and Maintenance
A public agency contracts with a private entity to provide and/or maintain a specific service. Under the private operation and maintenance option, the public partner retains ownership and overall management of the public facility or system.

Design-Build
A design-build is when the private partner provides both design and construction of a project to the public agency. The public sector partner owns the assets and has the responsibility for the operation and maintenance.

Lease/Purchase
A lease/purchase is an installment-purchase contract. The private sector finances and builds a new facility, which it then leases to a public agency. The public agency makes scheduled lease payments to the private party.

Turnkey
A public agency contracts with a private investor/vendor to design and build a complete facility in accordance with specified performance standards and criteria agreed to between the agency and the vendor. The private developer commits to build the facility for a fixed price and absorbs the construction risk of meeting that price commitment.

Build-Operate-Transfer
The private partner builds a facility to the specifications agreed to by the public agency, operates the facility for a specified time period under a contract or franchise agreement with the agency, and then transfers the facility to the agency at the end of the specified period of time.
Prior EYA Approval:
340 dwelling units and
329,300 square feet of office
Smart Growth Initiative
The County Executive, in September 2008, established the Smart Growth Initiative to redevelop the County Service Park (CSP), as envisioned in the *Shady Grove Sector Plan* and to provide a new site for the Public Safety Training Academy (PSTA). The County has purchased two properties in Shady Grove (Casey 6 and 7) and the Webb Tract to accommodate some of the existing CSP uses.
Real Estate Purchase Agreement
In December 2010, EYA and Montgomery County entered into a Master Planning and Real Estate Purchase Agreement. This agreement gave EYA the exclusive right to purchase and redevelop the western side of Crabbs Branch Way and to serve as the master planner for all of the CSP.
Relocation Construction Costs

David F. Bone Equipment Maintenance and Transit Operations Center (EMOTC): $134 million

Multi-Agency Service Park: $101 million
Residential
2,210 dwelling units, including MPDUs, workforce housing and TDRs

Non-Residential
41,828 square feet of general retail and 131,422 square feet of office development

Public Facilities
Library
Dedicated elementary school site
Dedicated local park
Shady Grove Station-Westside
1,521 residential units
- 407 residential townhouses
- 1,114 multifamily residential units
41,828 square feet of retail
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<thead>
<tr>
<th></th>
<th>Multi-Family Residential</th>
<th>Townhouses</th>
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<tbody>
<tr>
<td></td>
<td>Phase 1 (Building A)</td>
<td>Phase 2 (Building B)</td>
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<tr>
<td>Market Rate Units</td>
<td>257</td>
<td>236</td>
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<tr>
<td>MPDUs</td>
<td>50</td>
<td>47</td>
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<tr>
<td>Workforce Housing</td>
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<td>25</td>
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<tr>
<td>Total Units</td>
<td>334</td>
<td>308</td>
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- WORKFORCE HOUSING
- MODERATELY PRICED DWELLING UNIT
- MARKET RATE UNITS
Montgomery County is responsible for providing the infrastructure that will support key elements of the CSP redevelopment:

- Reconstruction of Crabbs Branch Way into a mini-urban boulevard.
- Pedestrian and vehicular improvements at Shady Grove Road and Crabbs Branch Way as well as new sidewalk along the Shady Grove Road.
- Trail around the stormwater management pond at Crabbs Branch Way and Redland Road.
- Pedestrian improvements at the Shady Grove Metro Station.
- Upsizing of existing sanitary sewer to serve the approved Shady Grove Station development.
Crabbs Branch Way Reconstruction

Existing Conditions

Future street with onstreet parking
Crabbs Branch Way Reconstruction

Existing Conditions

Future street without onstreet parking
MONTGOMERY COUNTY PLANNING DEPARTMENT

Maryland – National Capital Park and Planning Commission

Shady Grove Road Pedestrian Enhancements

Existing

Existing

Future

Future
WMATA Pedestrian Improvements
Sewer Upgrades
<table>
<thead>
<tr>
<th>Public</th>
<th>Private</th>
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<td>$ 235 million*</td>
<td>$429 million**</td>
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*Does not include MCPS bus depot relocation  
** Does not include land
www.montgomeryplanning.org/community/shadygrove/

www.eya.com/

www.montgomerycountymd.gov/DGS/

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