



MONTGOMERY COUNTY SMART GROWTH INITIATIVE

Isiah Leggett, County Executive



COUNTY EXECUTIVE'S SMART GROWTH INITIATIVE

A **RECALIBRATION** of decisions and policies to serve the County of tomorrow and recognize important considerations:

- ❖ **Quality jobs**
- ❖ **Sufficient and affordable housing -- near mass transit and amenities**
- ❖ **Redevelopment and clean-up of old industrial sites**
- ❖ **needed and overdue investments in County government facilities**
- ❖ **Service efficiencies**

Starting in 2006 County Executive Leggett required a comprehensive look at **HOW** and **WHERE** to invest **LIMITED CIP RESOURCES** to:

- ❖ **Advance key economic priorities**
- ❖ **Implement new transit oriented development communities**
- ❖ **Meet current and long term infrastructure needs**
- ❖ **Reduce carbon footprint**
- ❖ **Minimize future capital improvement needs and expenses**
- ❖ **Reduce long term rent burdens that go against debt capacity**
- ❖ **Take advantage of low costs of financing**
- ❖ **Create local jobs in an economic downturn**



Balance Sheet Analysis

- \$87,614,000 of projects programmed or planned for *in situ* replacement, expansion or modernization
- Land Disposition proceeds of approximately \$195,626,339
- Lease termination and avoidance of an estimated \$86.6 Million
- Projected NPV of new tax revenues of \$53 - \$70 Million

**REDEPLOY THESE RESOURCES TO MEET
LONG TERM NEEDS AND POLICIES**

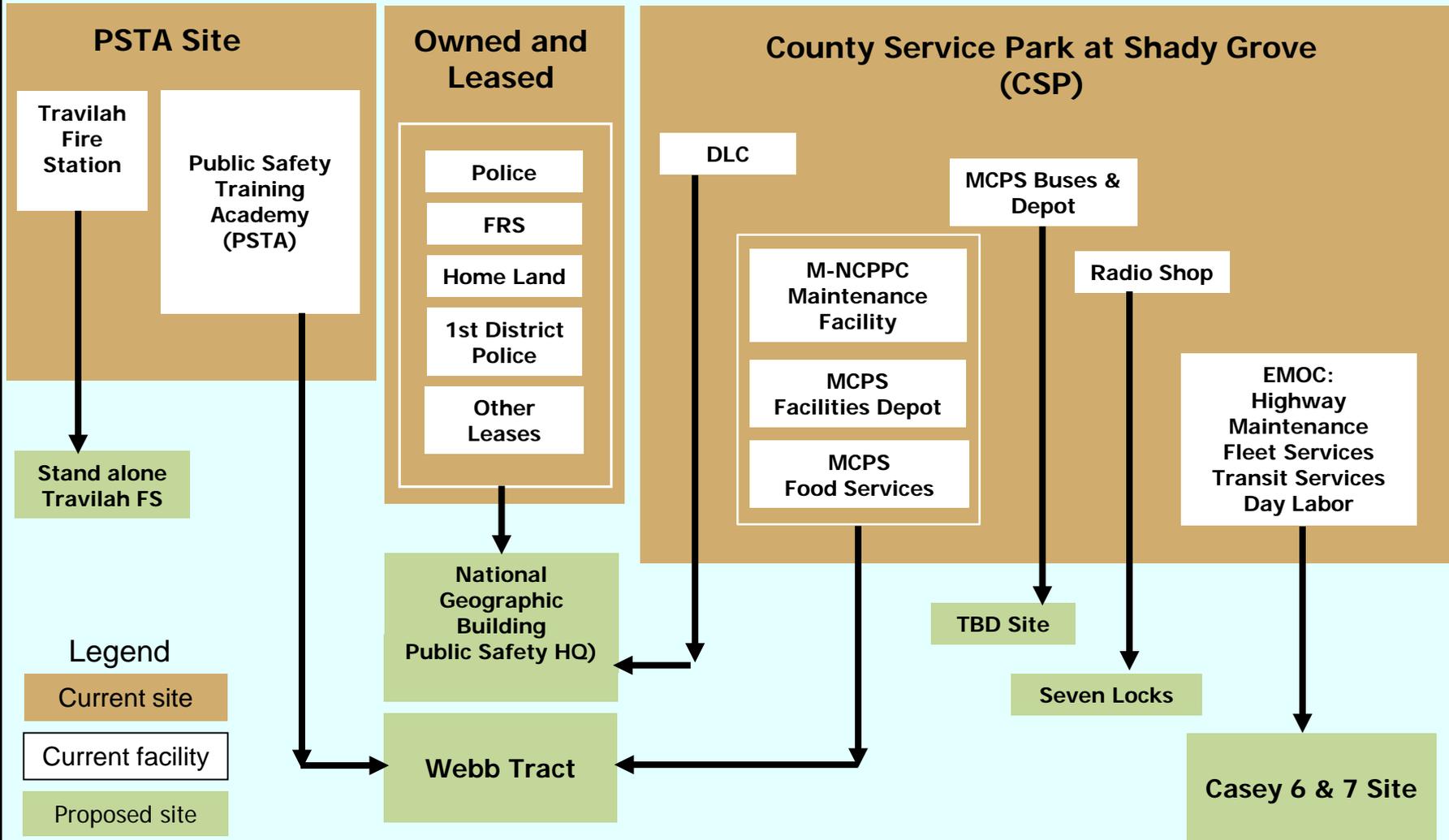


SMART GROWTH INITIATIVE

- Implement the Shady Grove Sector Plan -- thousands of new housing units near the Metro
- A transit oriented bioscience enclave at the Shady Grove Life Sciences Center with higher education campuses (USG; JHU), housing, labs, amenities and mass transit (Corridor Cities Transitway)
- Overdue modernization of critical public facilities –
 - Public Safety Training Academy needed updating and had severe space limitations
 - Police headquarters was old, over-crowded, outdated without proper labs and wholly inadequate;
 - Transportation maintenance depot at Shady Grove was too small, outdated and needed major renovation
 - Liquor warehouse was undersized, outdated and lacked conditioned space so that the County leasing off-site refrigeration facilities



Smart Growth Initiative Relocations Diagram



Note: Size of blocks is not proportional to the actual property



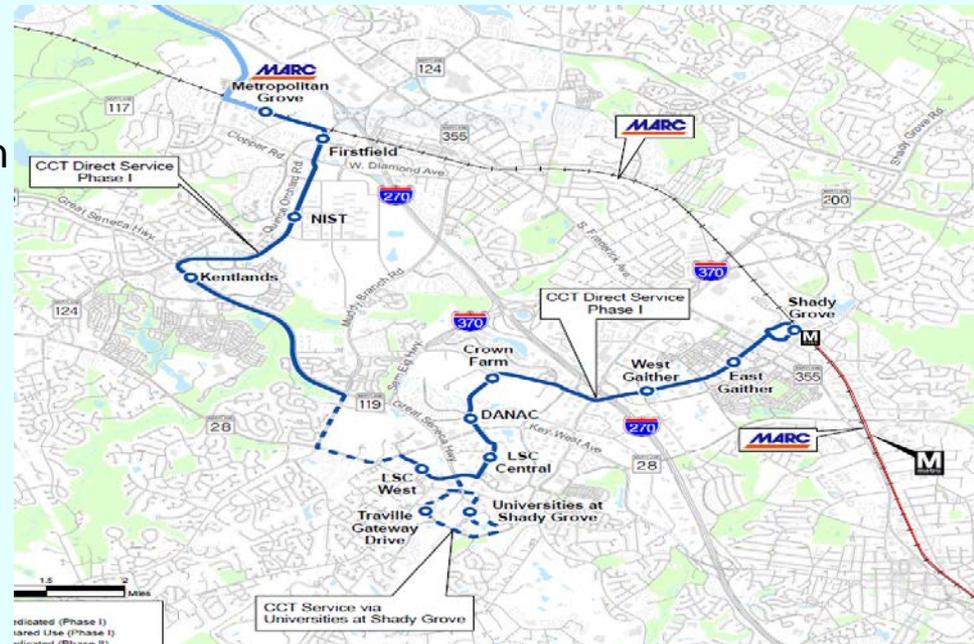
Location, Location, Location

Planning Areas

- ❖ Shady Grove Sector Plan
- ❖ Great Seneca Sciences Corridor Plan
- ❖ Webb Tract near Air Park
- ❖ National Geographic Building and Campus in Gaithersburg

Mass Transit

- ❖ Metro Red Line – Shady Grove Station
- ❖ Corridor Cities Transitway



Partners and Outreach

- Interagency coordination; County Council; City of Gaithersburg; residents and businesses
 - Agencies included Police Administration, Police 1st District, MCFRS, OEMHS, DLC, DOT, DGS, MCPS (Food Services, Facilities Maintenance, and Buses) HHS, MNCPPC
- Created a Smart Growth Implementation Oversight stakeholders' group to guide the process and decisions
- Webb tract – met monthly with the Montgomery Village Foundation and a committee of residents
 - Route protocol
 - Buy-in on layout
 - Decision participation and polling at critical points
- National Geographic Site – City Council briefings; meetings with local communities
- Meetings with Shady Grove Sector Plan Implementation Group
- Meetings with the Great Seneca Science Corridor Master Plan Implementation group
- Website



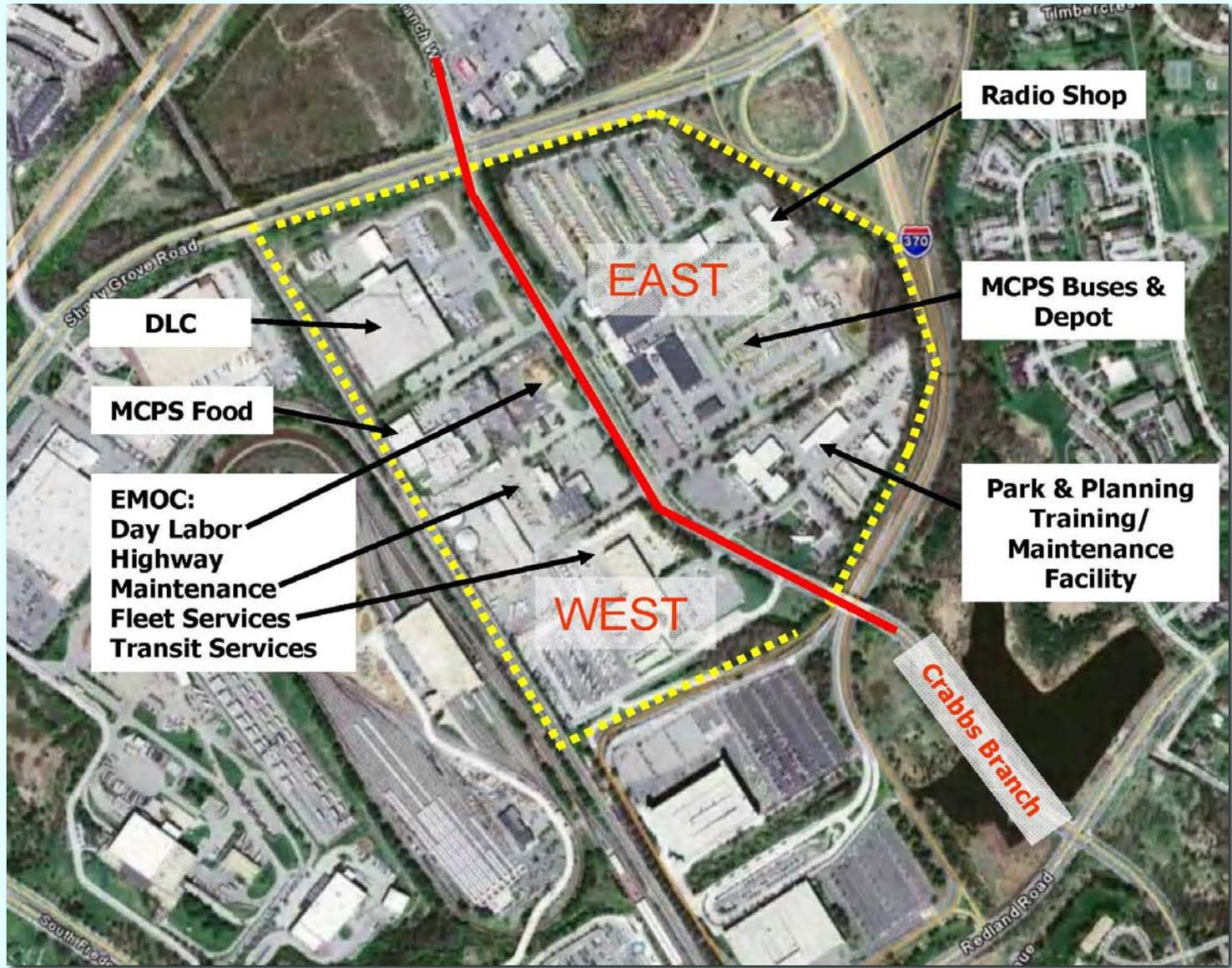
• Sector Plan tools

- “Balance the need for higher density housing at the Metro station with the need to buffer adjacent Derwood communities. Limit development to 6,340 new housing units for the entire plan area, including workforce housing, transferable development rights (TDRs), and moderately priced dwelling unit (MPDU) bonus density.”
- Create potential joint development sites with Casey 6 and 7 and the County Service Park
- Incentivized joint development with bonus densities next to Metro making *land* costs to County for new site cost –neutral

• Other tools – Balance Sheet

- Existing CIP projects + lease payment avoidance + land revenues + economic impacts + other avoided costs
vs.
- Land costs + added project costs



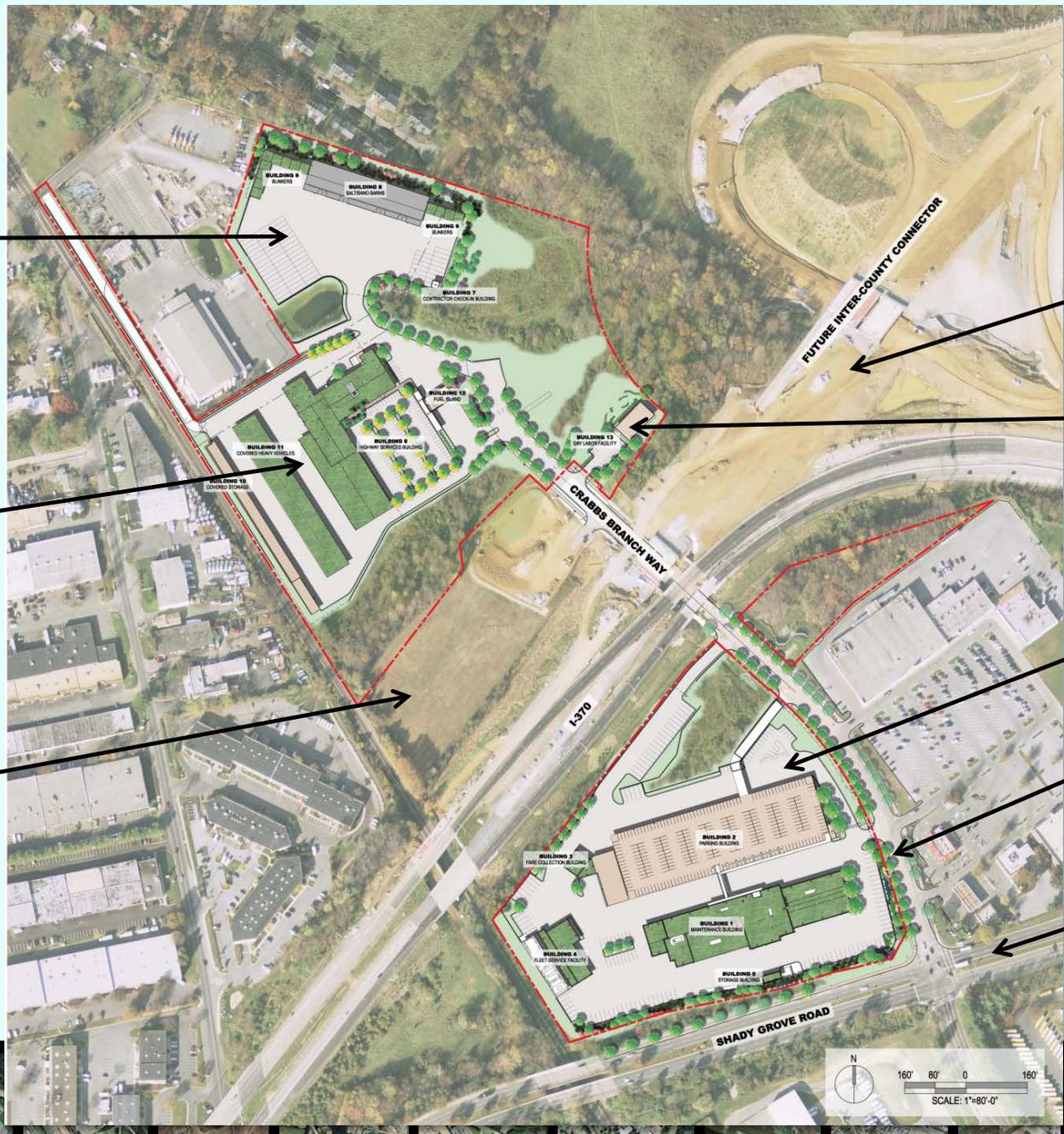


Shady Grove Sector Plan



2006 Approved Plan





EMTOC

Salt Barn Operation
(Roberts Oxygen)
5.04 ac.

Highway Services
(Casey 6)
19.05 ac.

SHA Depot

ICC

Day Laborer

Transit and Fleet Services
(Casey 7)
16.94 ac.

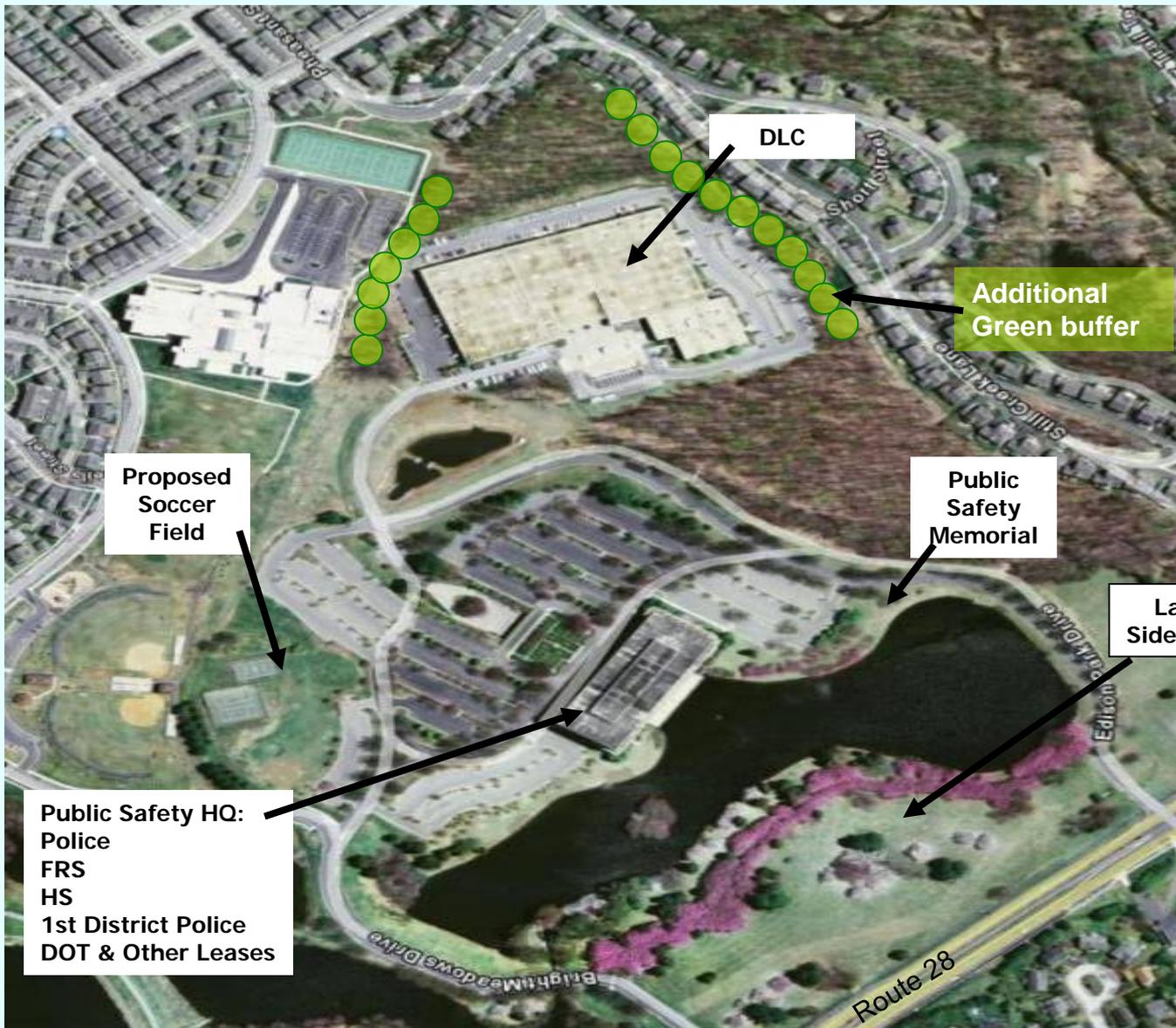
Crabbs Branch Way

Shady Grove Road



Equipment Maintenance and Transit Operations Center





No plans for expansion

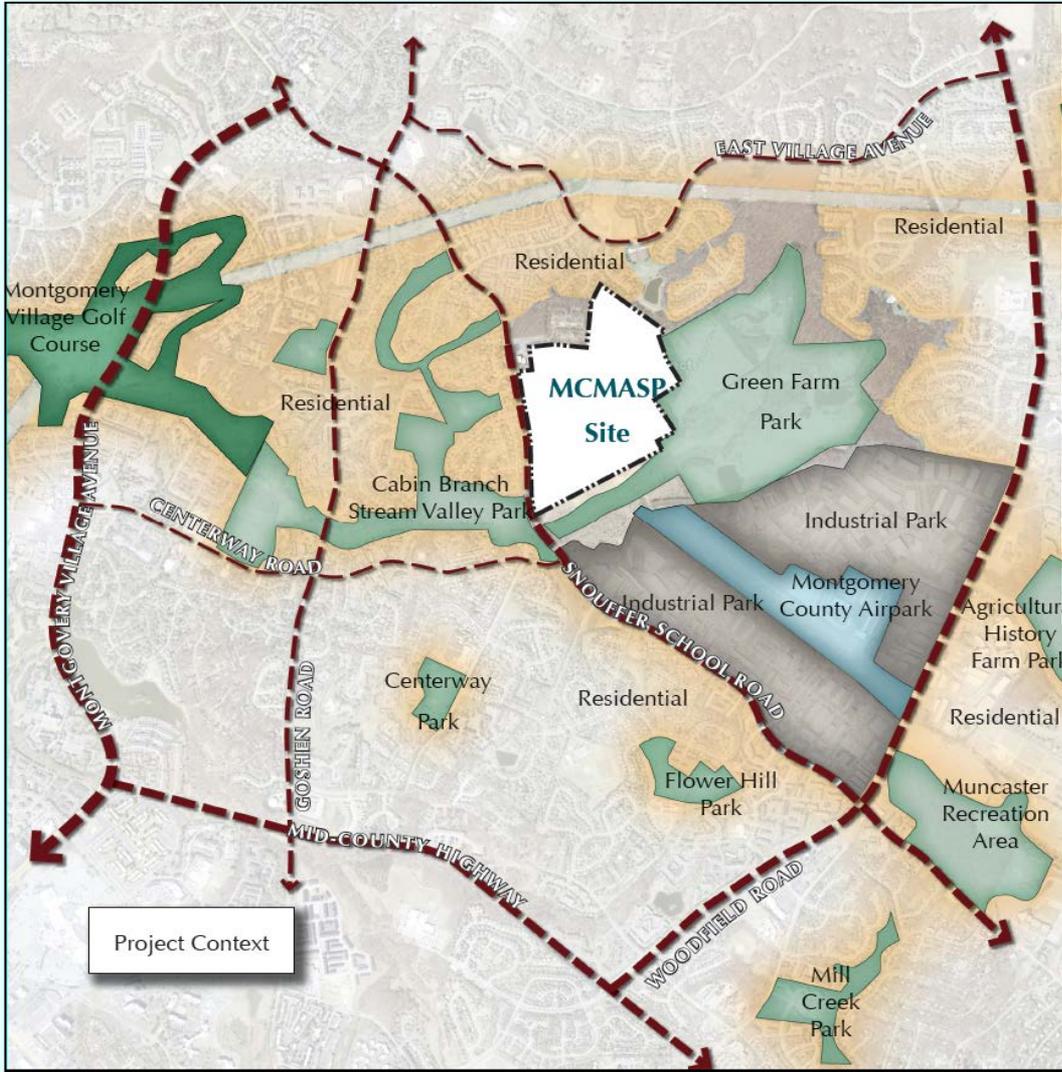
National Geographic Site
52 acres &
Finmarc
36 acres



Public Safety Headquarters & Department of Liquor Control

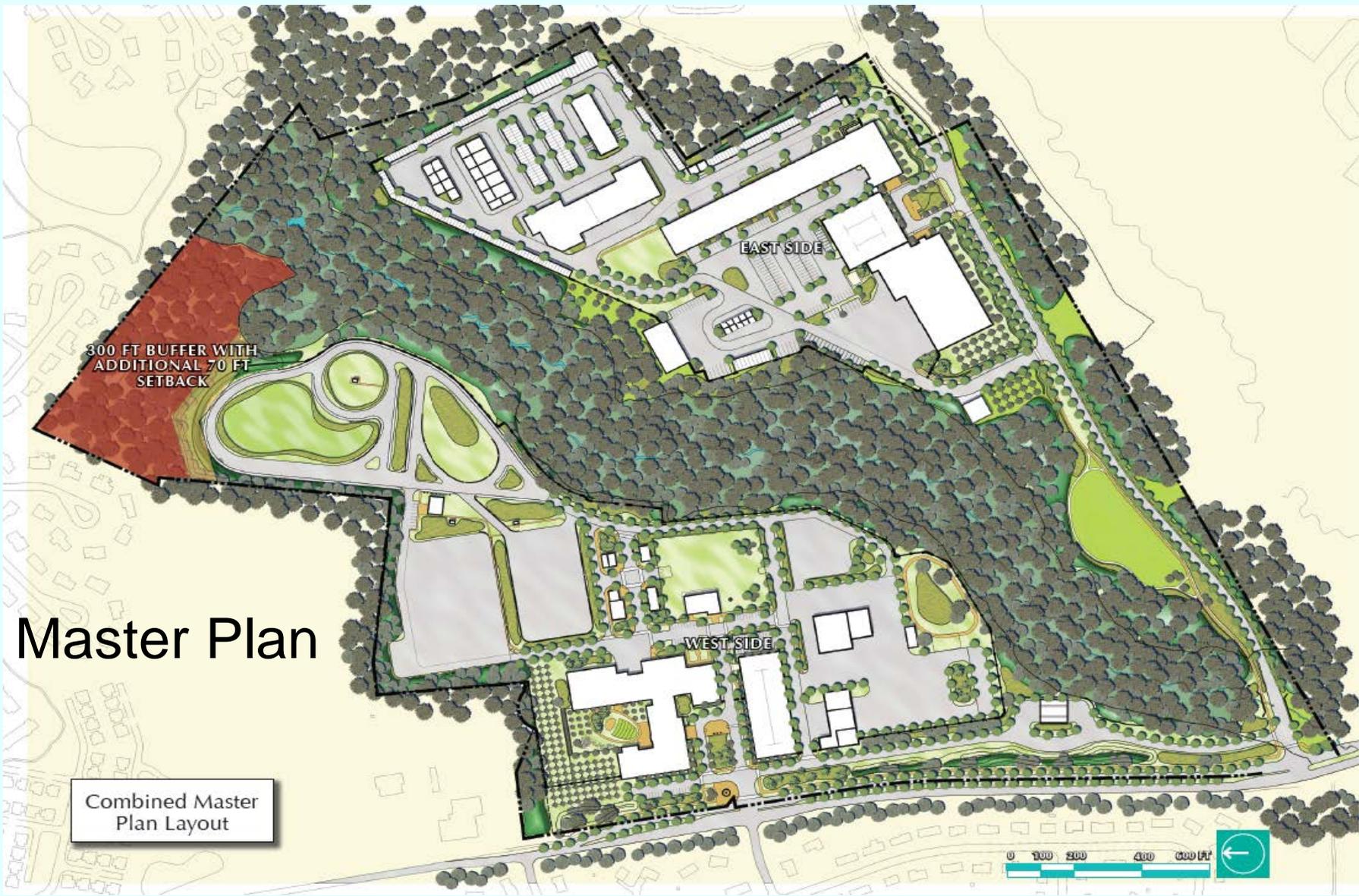


Multi Agency Service Park at Webb Tract



- A 135 acres I-4 land. Previous developer's proposed 23 warehouse/industrial buildings





Multi-Agency Services Park





Westside at Shady Grove

