Bethesda Purple Line Station
Staff Draft Minor Master Plan Amendment
• improved purple line station
• many public benefits
• substantial savings
• apex building demolished 2015
• apex owners commit to redevelop 2013
• mta extends commitment deadline
• realize significant public benefits
• incentivize redevelopment
• within mta deadlines
• July 22: scope of work
• September 3, 7, 9: public open house
• September 26: staff draft/public hearing draft
• November 7: public hearing
• November 21: worksession
• December 5: planning board draft
• December 6: transmit to Rockville
• urban multi-modal transit station
• center of activation, access, amenity
• high level of service
• easy, efficient, inviting access
• room to grow
the limits of existing conditions
default capital crescent trail
trail alternatives
• rezone Apex building from CBD-2 to CR 8.0, C 8.0, R 8.0, H200
• rezone rest of block from CBD-2 to CR 5.0, C 5.0, R 5.0, H143
• combined redevelopment
• purple line station top priority public benefit
• private costs of MTA deadline outweigh value of additional density for apex site: $5M - $10M

• new station design provides limited direct public cost savings: $10M

• joint redevelopment efficiencies provide some additional value
• cct tunnel creates new public cost: $15M - $30M  
• new station design public cost savings: $10M
• additional density is not enough
• partnerships
  • public
  • private
  • “p3”