

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

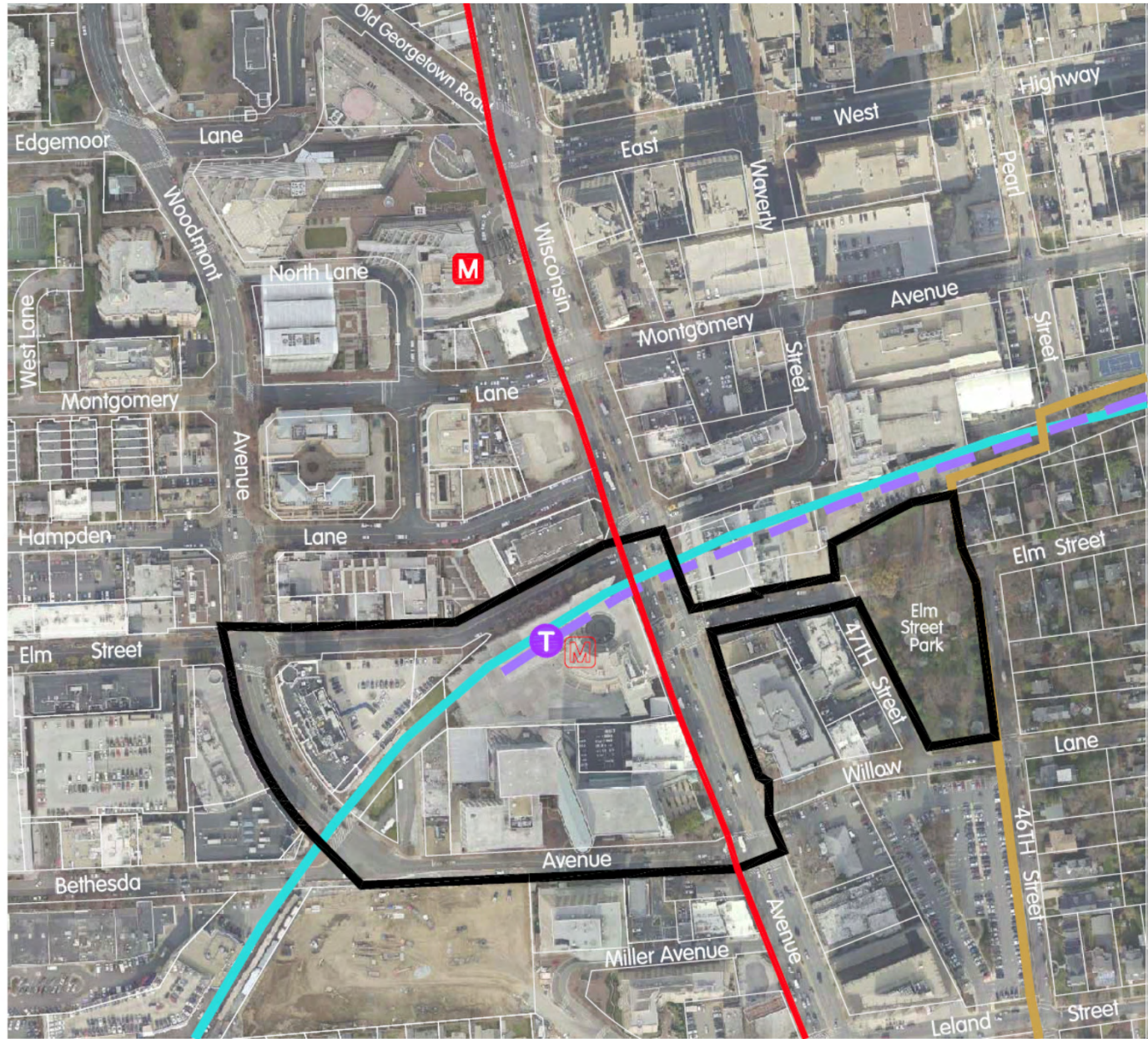


- realize significant public benefits
- incentivize redevelopment
- within mta deadlines



- 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

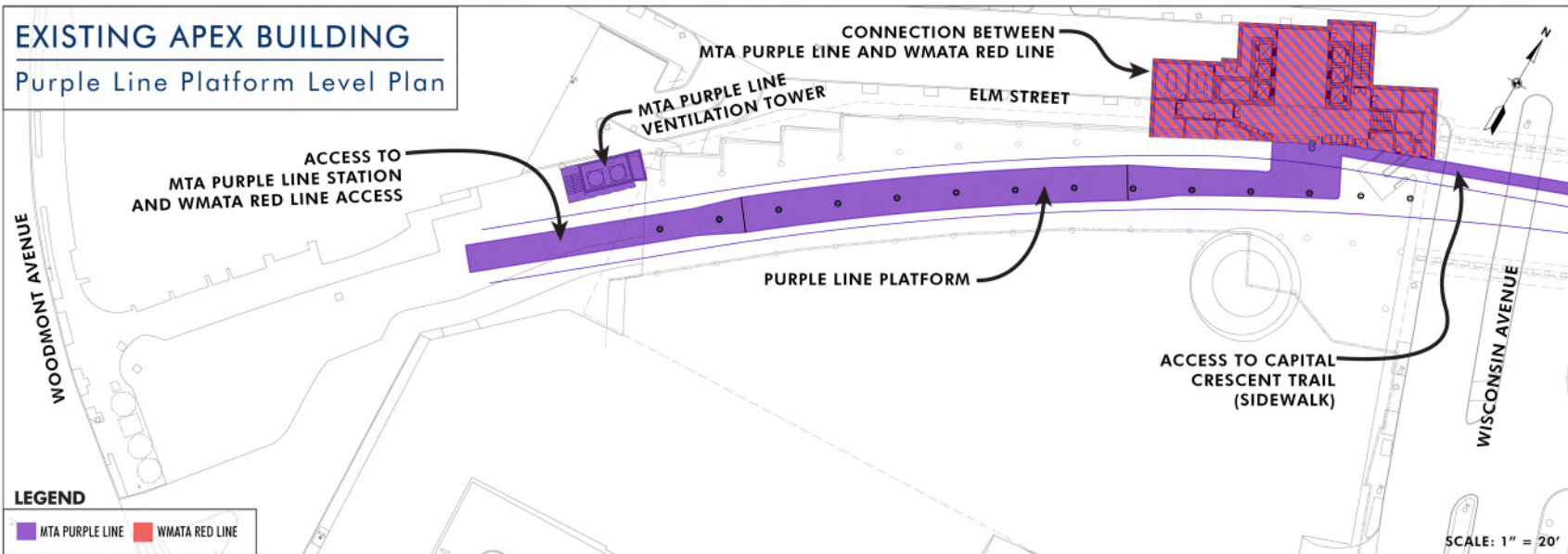
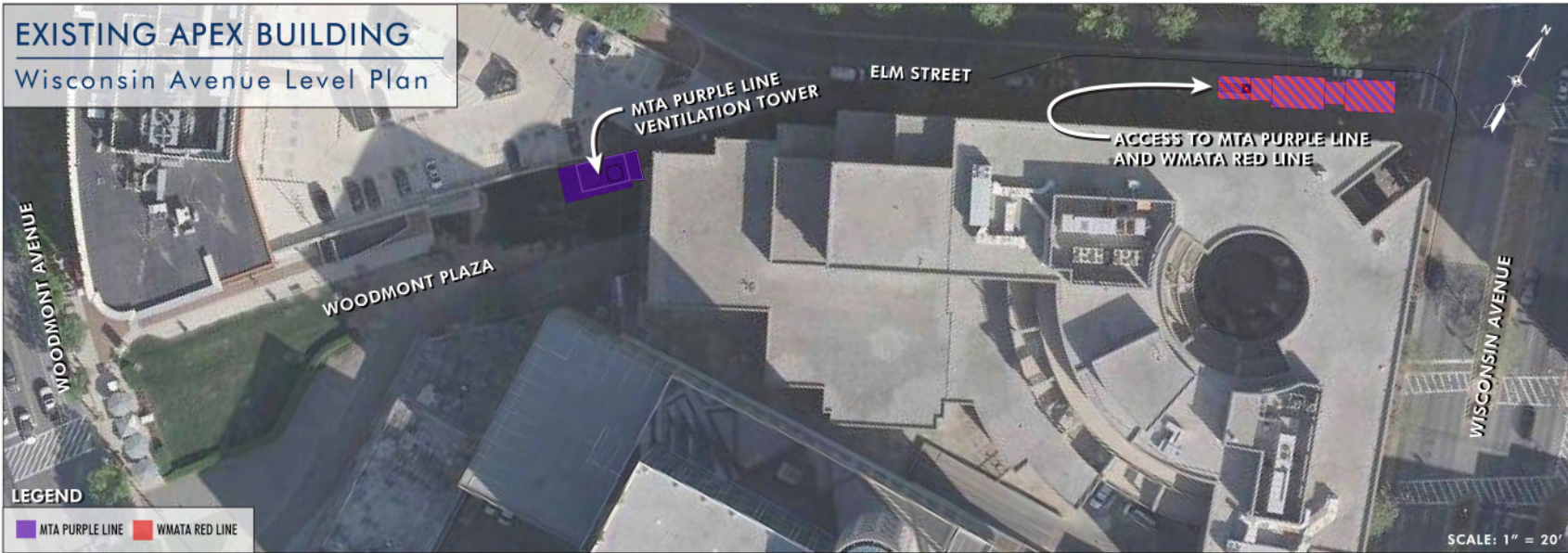




- urban multi-modal transit station
- center of activation, access, amenity
- high level of service
- easy, efficient, inviting access
- room to grow





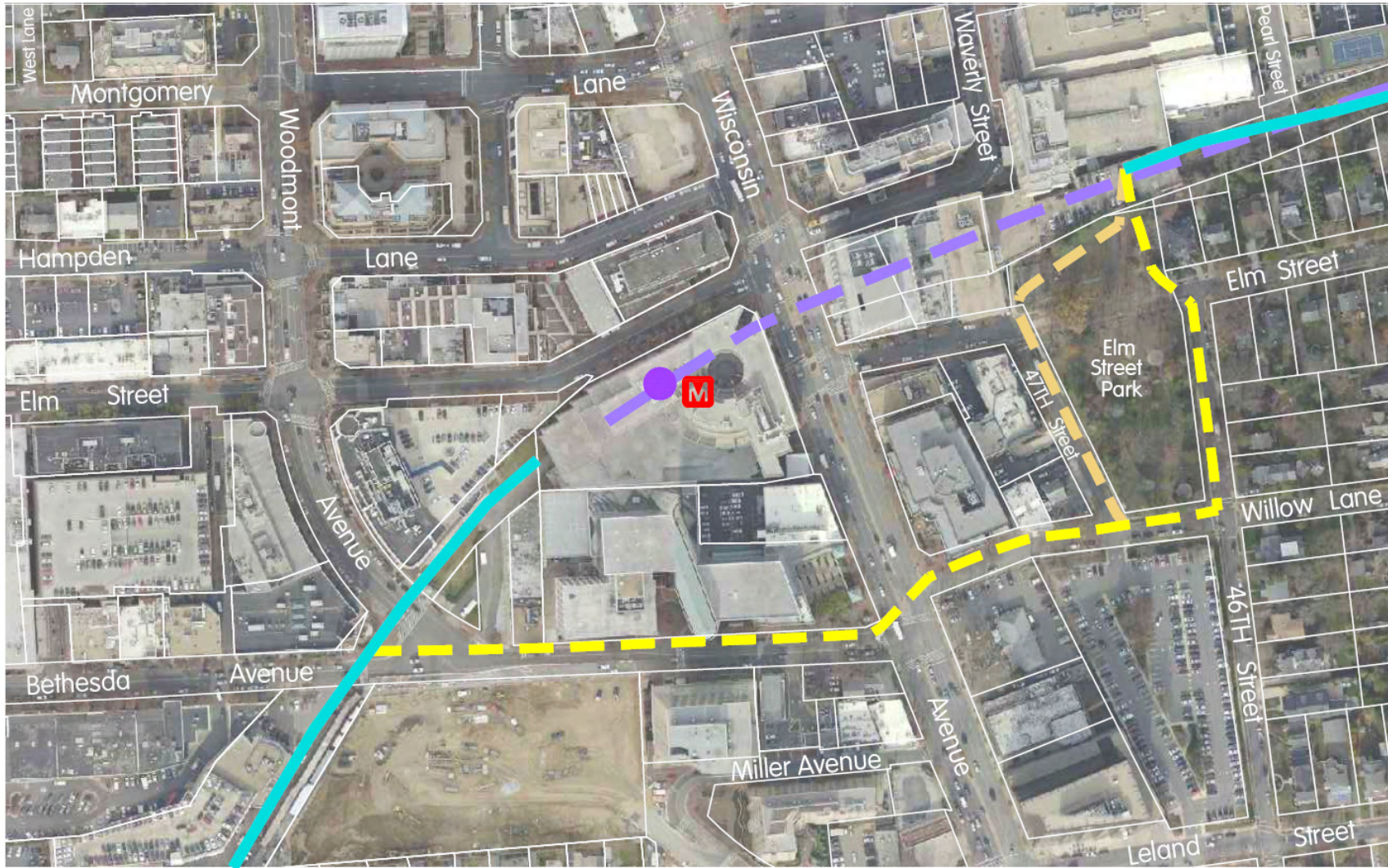










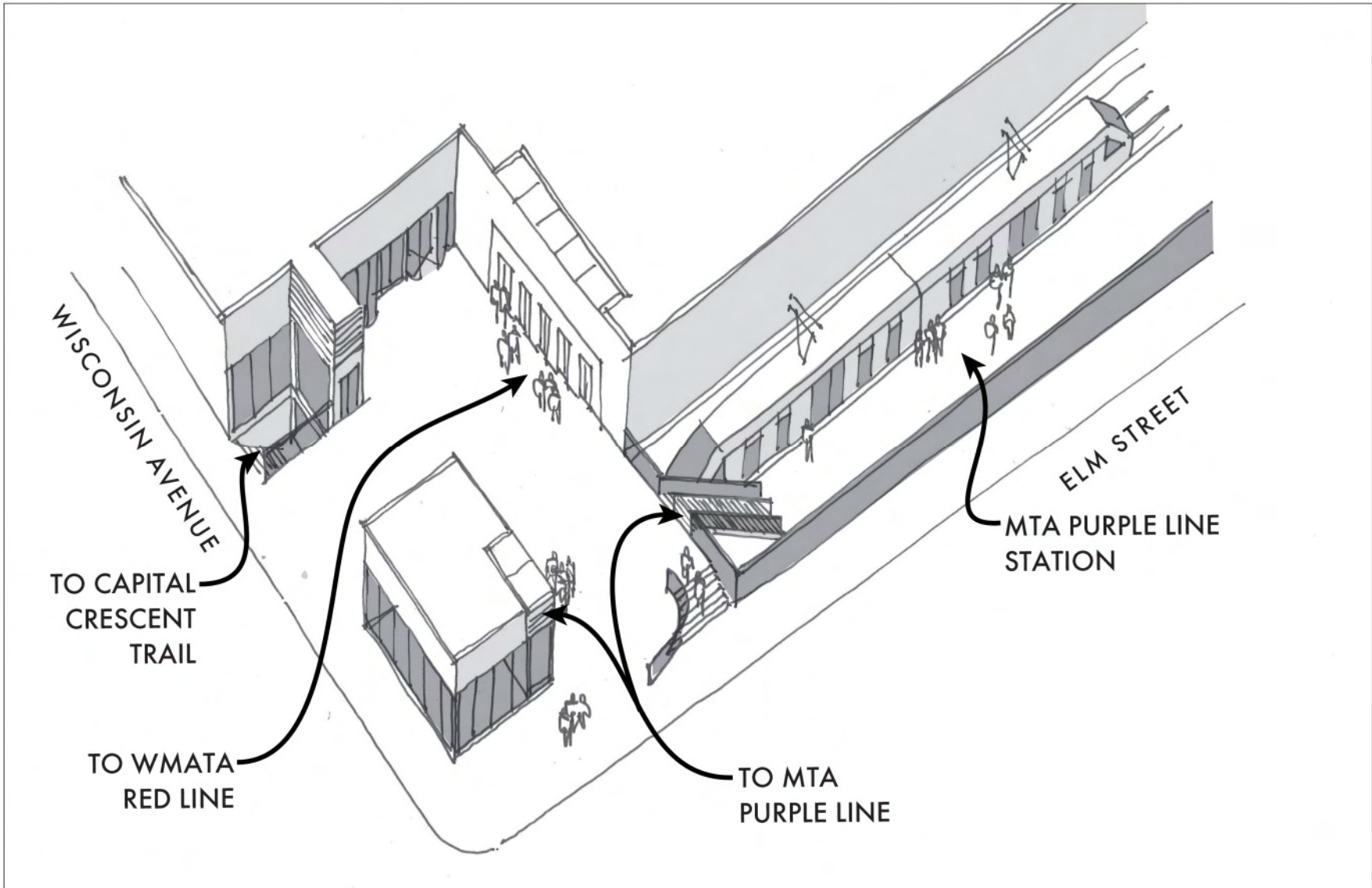


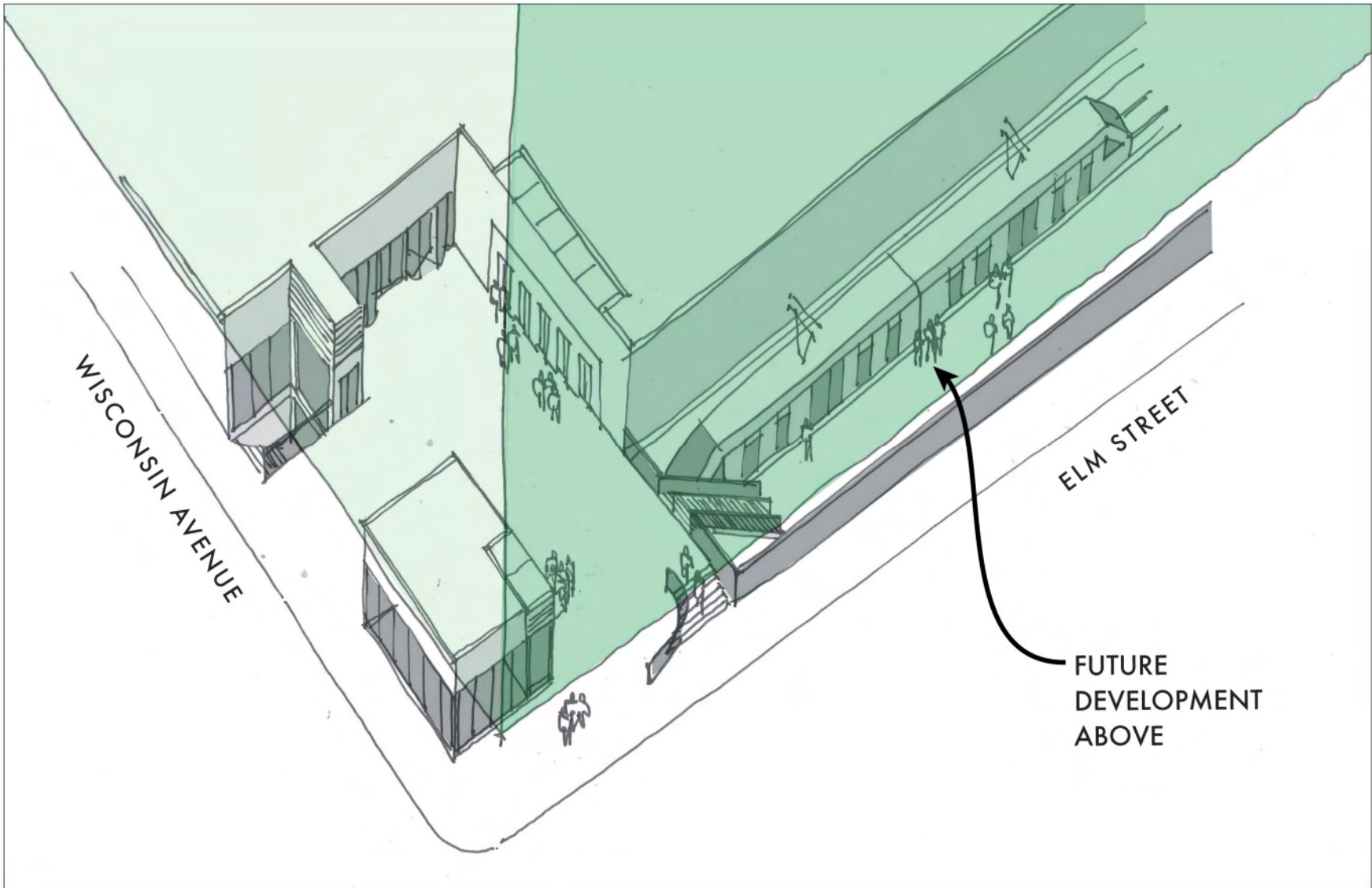
REDEVELOPED APEX BUILDING Wisconsin Avenue Level Plan

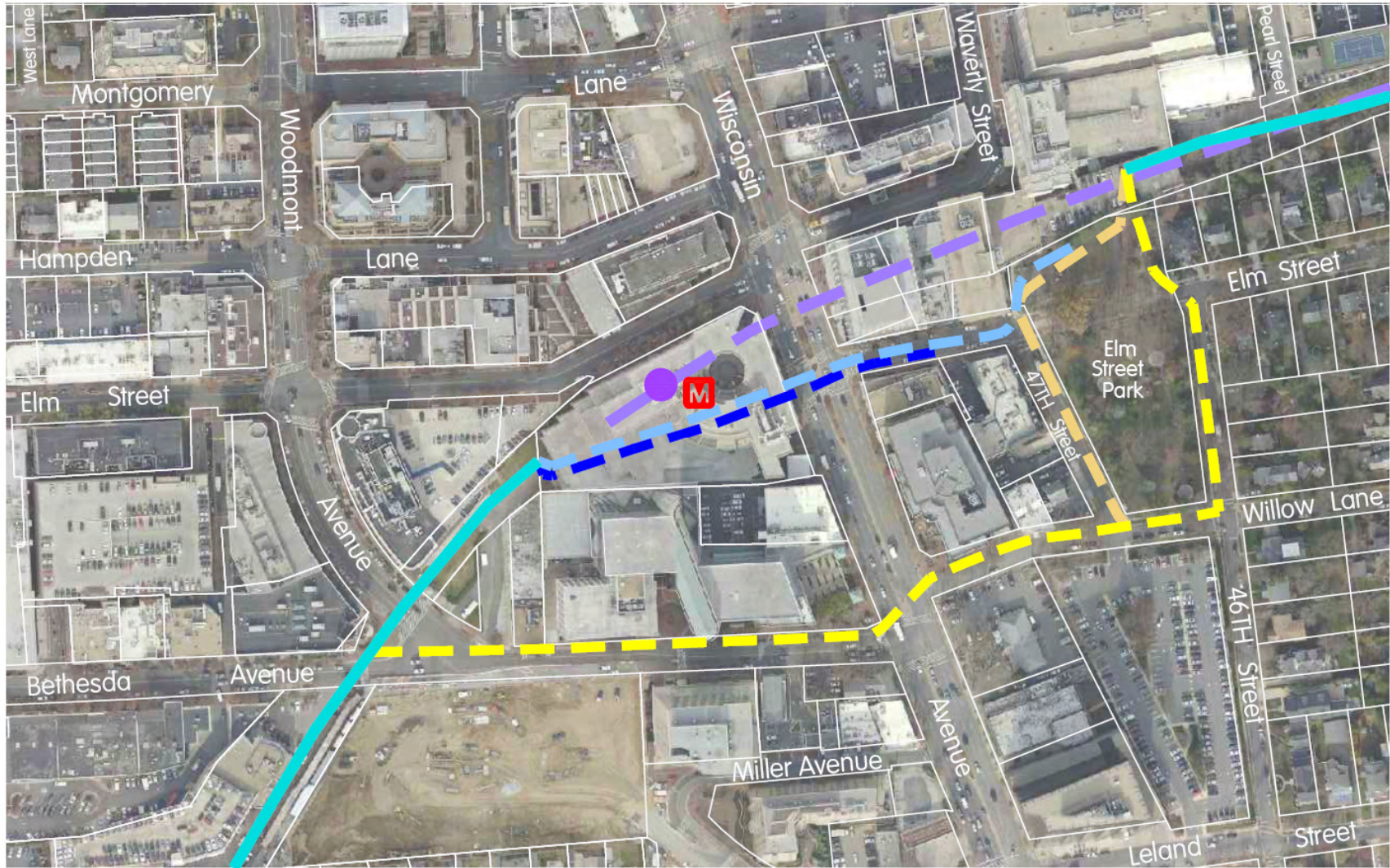


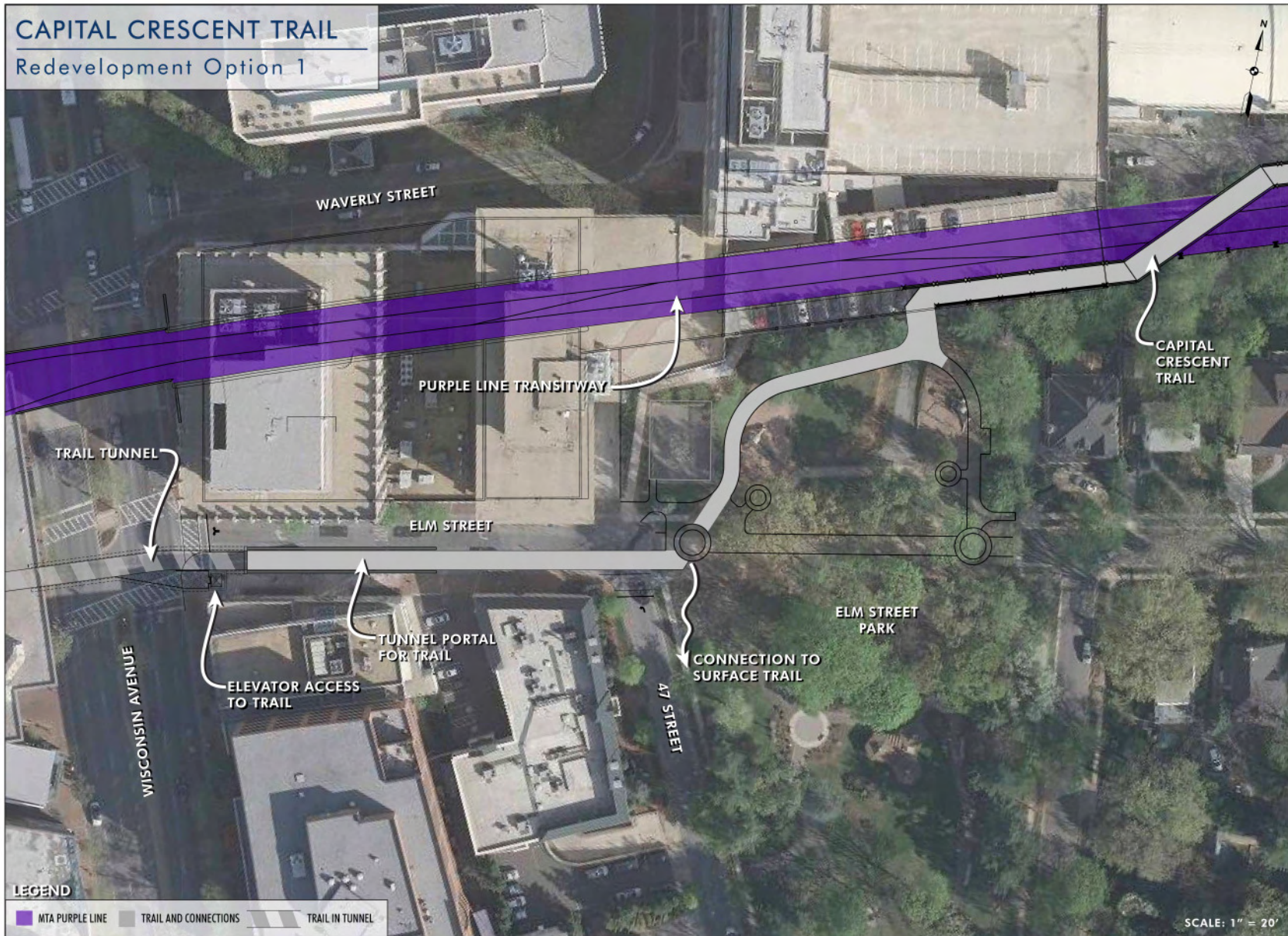
REDEVELOPED APEX BUILDING Purple Line Platform Level Plan

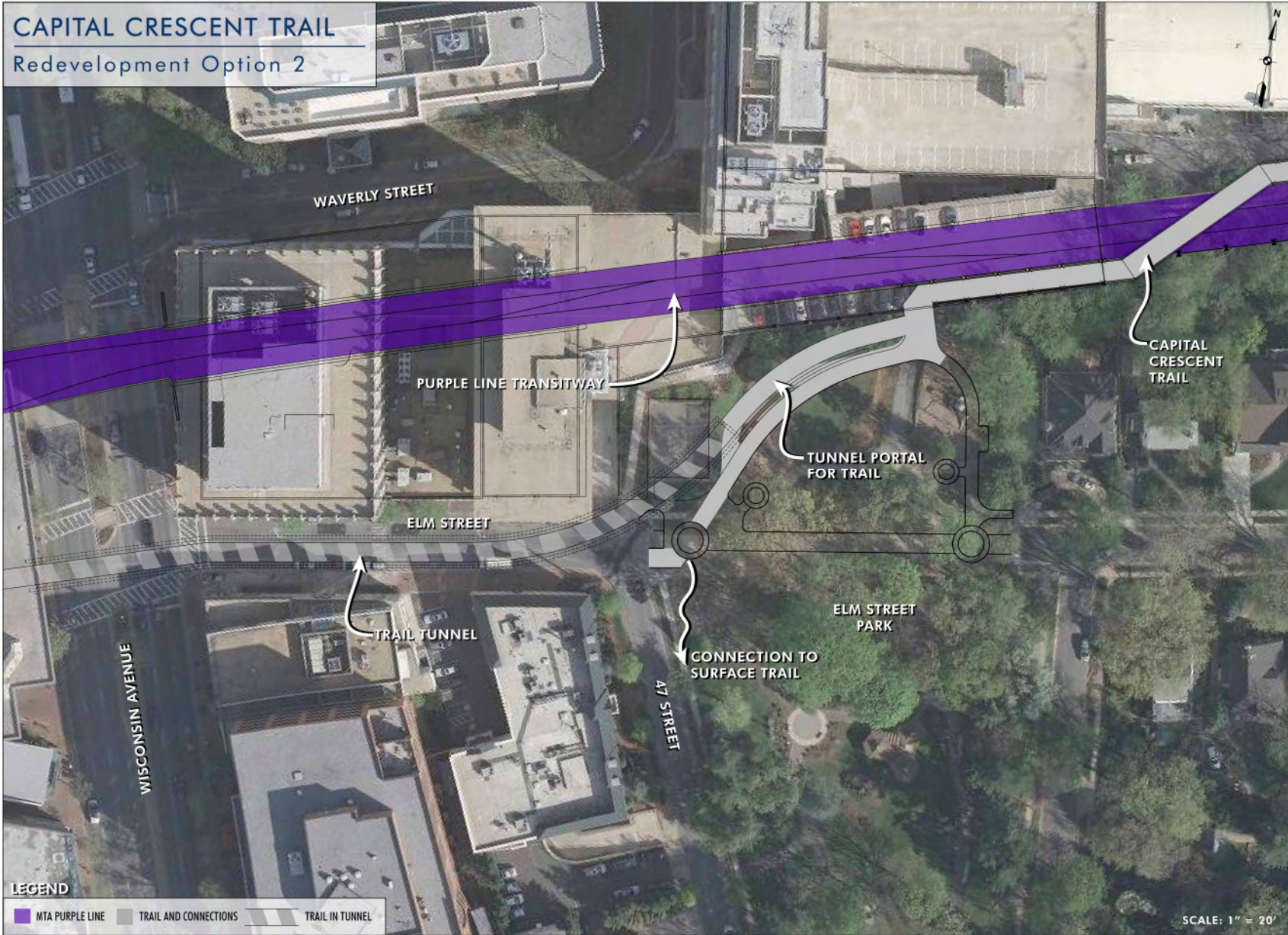












- rezone Apex building from CBD-2 to CR 8.0, C 8.0, R 8.0, H200
- rezone rest of block from CBD-2 to CR 5.0, C 5.0, R 5.0, H143
- combined redevelopment
- purple line station top priority
public benefit



- 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”

