

# Shady Grove Maintenance Facility Relocation -- No. 098709

Category  
Subcategory  
Administering Agency  
Planning Area

**M-NCPPC**  
**Development**  
**M-NCPPC**  
**Shady Grove Vicinity**

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

**December 29, 2009**  
**No**  
**None**  
**Planning Stage**

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	150	3	147	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>150</b>	<b>3</b>	<b>147</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	150	3	147	0	0	0	0	0	0	0	0
<b>Total</b>	<b>150</b>	<b>3</b>	<b>147</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

This project provides for the feasibility analysis and site selection for the relocation of the Parks' Central Maintenance Facility at Shady Grove in order to facilitate the implementation of the Shady Grove Master Plan. This phase will include development of a program of requirements; an inventory of publicly and privately owned sites to be considered; conceptual design on preferred sites; due diligence activities including environmental, geotechnical, and traffic studies; community participation, and development of preliminary construction cost and land acquisition cost (if necessary) estimates. Final construction costs will be determined during later design phases.

The current maintenance complex is located on 12 acres of land in the County Service Park on the east side of Crabbs Branch Way in Gaithersburg. The current facility includes 65,000 square feet of building space, with parking spaces for 370 staff and visitors, as well as storage for 220 maintenance vehicles and motorized equipment of various types. The facility houses the staff and equipment to support the 34,000-acre park system in the areas of fleet management, trades including carpentry, plumbing, HVAC, painting, masonry, electrical, heavy equipment, and construction. The facility operates Monday Friday, 6:00 a.m. - 4:00 p.m., and must be centrally located in the County.

**ESTIMATED SCHEDULE**

The program of Requirements is underway and is expected to be completed in FY10.

**COST CHANGE**

Not applicable.

**JUSTIFICATION**

The 2006 Shady Grove Sector Plan recommends transit-oriented, mixed use development on the County Service Park property, to capitalize on the proximity of the Shady Grove Metro Stop. The relocation of the Parks' Maintenance Facility is part of a comprehensive relocation plan of County facilities from the properties on Crabbs Branch Way and will be an integral part of the overall Service Park relocation project.

The Parks Department Shady Grove Maintenance Facility opened in 1981 and is undersized to serve the needs of the Park system which has nearly doubled over the last 30 years (now 34,000+ acres), including new facilities and maintained open space areas.

Plans and studies for this project include: 2006 adopted Shady Grove Sector Plan; Montgomery County Property Use Study/Smart Growth Initiative; and 2004 Space Utilization and Land Use Study.

**OTHER**

In September 2009, the County purchased the Webb Tract, located on Snouffer School Road near Montgomery Village, as part of its Smart Growth Initiative to relocate several County facilities, including the Shady Grove Maintenance Yard. The Smart Growth Initiative aims at moving Government-related buildings away from the Shady Grove Metro Station and Interstate 270 to allow for transit-oriented development.

**FISCAL NOTE**

Funding for this project was originally recommended by the County Executive as part of the Montgomery County Smart Growth Initiative - Planning Relocation, PDF #360902.

**OTHER DISCLOSURES**

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	
Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	150
Current Scope		
Last FY's Cost Estimate		150
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		150
Expenditures / Encumbrances		3
Unencumbered Balance		147
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

Montgomery County Smart Growth Initiative - Relocation Planning PDF 360902.  
Department of General Services

