



**MONTGOMERY COUNTY DEPARTMENT OF PARKS**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
Item No. 4  
Date: June 15, 2017

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Michael F. Riley, Director of Parks *MR*  
Mitra Pedoeem, Deputy Director of Parks *MPD 6/17/17*  
Michael Ma, Division Chief, Park Development Division *MM*

**FROM:** Marian Elsasser, Landscape Architect, Park Development Division *MSE*

**RE:** Development Agreement with Coalition for the Capital Crescent Trail: Capital Crescent Trail Plaza at River Road in Bethesda.

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**Staff Recommendation: Approval of Updated Development Agreement**

In 2012, the Commission signed a Development Agreement with the Coalition for the Capital Crescent Trail. This agreement allowed for the Coalition to construct a plaza next to the Capital Crescent Trail north of River Road. We are asking for an approval of an updated agreement which sets forth an updated cost estimate and provides that the Commission will now construct the plaza.

**Background**

In 2009, an application for a potential partnership from the Coalition for the Capital Crescent Trail (CCCT) was made to the Department of Parks. On May 17, 2012, a Public-Private Partnership agreement was approved by the Montgomery County Planning Board. The agreement was for CCCT to cover all costs including design and construction of a plaza on the Capital Crescent Trail next to River Road in Bethesda. Site location is included as Attachment A. The Planning Board memorandum is included as Attachment B. The approved plans that were included with the memorandum are very similar to the current plan. At that time, the construction costs were projected by the CCCT to be a total of \$153,770 with all costs being covered by CCCT. The CCCT had committed to donating \$5,000 per year to the Department of Parks for three years towards maintenance costs. The CCCT was to be responsible for all design, permitting, construction documents, and construction oversight. A Development Agreement between the Commission and the CCCT entered into on October 12, 2012, can be found as Attachment C.

## **Project Design and Costs**

The final design has met the conditions of approval from the May 2012 Planning Board memorandum. As calculated by M-NCPPC staff, the final cost estimate for the project is \$500,000 including contingencies. The amount raised by the CCCT is not expected to cover this amount. Therefore, the project will be phased. The first phase will include the trail, sitting wall, pergola and plantings. The new Development Agreement indicates a minimum of \$350,000 to be raised by CCCT in conjunction with the Montgomery Parks Foundation. The bid will include several "add" items in case the bids are lower than calculated or if additional funds are raised. Possible future phasing may include the area under the River Road Bridge and the plaza on the east side of the trail.

Park Development staff will procure the contractor and will be responsible for construction, oversight, payment, and inspection. Additional details are included in the attached Development Agreement (Attachment D), which represents the current draft version being finalized by the CCCT and M-NCPPC staff.

### **Attachments:**

**Attachment A – Site Location**

**Attachment B – May 17, 2012 Staff report to the Planning Board**

**Attachment C - October 12, 2012 Development Agreement**

**Attachment D – 2017 Development Agreement**