

**AFFIDAVIT OF PRE-SUBMITTAL MEETING
FOR BLOCK U, WEST SIDE AT SHADY GROVE PRELIMINARY PLAN
AMENDMENT AND SITE PLAN**

WE HEREBY CERTIFY that on July 17, 2025 at 7:00 p.m., EYA/CSP Associates LLC held a virtual pre-submittal meeting on the above-referenced preliminary plan amendment and site plan. The community was invited to attend the virtual meeting via video conference link (<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>). The purpose of this meeting was to explain the preliminary plan amendment and site plan applications and to hear the community's comments prior to filing these applications with the Montgomery County Planning Board.

Applicant

By: EYA/CSP Associates LLC



Signature

ADAM D. HAYES

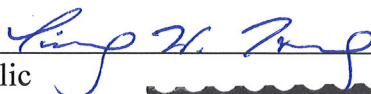
Print Name

VICE PRESIDENT

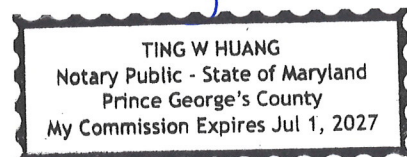
Title

State of Maryland
County of Montgomery

Subscribed and sworn to before me, a Notary Public for Adam D. Hayes, VP
_____, this 31st day of July, 2025


Notary Public

My Commission Expires: July 1, 2027



[NOTARIAL SEAL]

**Pre-Submission Community Meeting for the
Block U, West Side at Shady Grove Preliminary Plan Amendment and Site Plan**

Thursday, July 17, 2025

MEETING MINUTES

The virtual community meeting began at approximately 7:05 p.m. Present at the meeting for the Applicant was McLean Quinn, President & CEO for EYA, Alexander Collich, Director of Multifamily Development for EYA, and Phillip Hummel of Shulman Rogers, land use counsel for the Applicant. Approximately 22 individuals attended the meeting.

Mr. Hummel began by explaining the purpose of the pre-submission meeting, identifying the proposed development applications to develop Block U with 40 new townhomes and community amenities, and reminding attendees to provide their contact information and interest in being identified as a party of record for the sign-in sheet. Mr. Hummel also provided an overview of the development review process in Montgomery County and identified the many opportunities for public participation.

Mr. Quinn provided a background regarding the development history of the approximately 90-acre County Service Park and described the long-standing vision of creating a mixed-use and transit-oriented community there. Mr. Quinn described the neighborhood commonly known as the “West Side at Shady Grove” and noted most of the approved buildings have already been constructed. Mr. Quinn then identified Block U as the subject property for the proposed preliminary plan amendment and site plan applications and explained the originally approved preliminary plan showed an approximately 130,000 square foot office building on Block U. Mr. Quinn noted this office space had never been constructed due to lack of demand and fundamental changes to the suburban office market. Mr. Quinn also discussed how the previously approved preliminary plan also included development on the portion of the County Service Park east of

Crabbs Branch Way commonly known as the “East Side,” but that construction has not proceeded there due to, among other things, difficulty with relocating the current school bus depot. According to Mr. Quinn, EYA and Montgomery County (as current owner of Block U) have been working together to craft a development plan for Block U with new residential units and amenitized green spaces. Mr. Quinn also provided an update on the West Side at Shady Grove, including the construction of a new multi-family building for West Side at Shady Grove known as “The Sage,” which will include space for a new public library, and the anticipated addition of a new restaurant in the ground floor of The Laureate apartment building. Mr. Quinn stated that with recent progress on the future of the bus depot, the East Side development with a new four-acre park and approximately 700 dwelling units, is closer to reality.

Mr. Collich proceeded by describing Block U’s site context at the intersection of Shady Grove Road and Crabbs Branch Way and identified several conditions that shaped the proposed Block U development, including existing utility infrastructure, easements, and topography. Mr. Collich shared past conceptual plans for Block U, including 43,000 square feet of retail space in lieu of the originally approved office space (per a previously approved preliminary plan amendment), and condominiums. Mr. Collich noted EYA and Montgomery County ultimately concluded the best use for Block U is new residences that are well connected with the existing West Side at Shady Grove neighborhood with green space for community use. According to Mr. Collich, EYA has envisioned 40 new townhomes on Block U (comprising 35 market rate units and 5 workforce housing units), a large approximately ½-acre activated green space, a community garden, and a centrally located mews. According to Mr. Collich, EYA has heard that the existing West Side at Shady Grove residents are eager for a new green space with opportunities for active recreation, neighborhood gatherings, and relaxation. Mr. Collich notes that the approximately ½-

acre green space is prominently integrated into Block U and is located at the terminus of Columbus Avenue, which serves as the main “spine” of the West Side at Shady Grove neighborhood. Mr. Collich explained the proposed architecture for the 40 new townhomes significantly reflects the existing character of West Side at Shady Grove and uses design elements compatible with previously constructed dwellings. Mr. Collich presented a slide illustrating that the proposed preliminary plan amendment seeks transferring 40 approved but unbuilt townhomes from the East Side for construction on Block U in lieu of the currently approved retail space. He noted that the previously approved density of development for the entire County Service Park site will remain the same.

Mr. Collich then discussed the proposed green spaces in greater detail. He noted that EYA has collaborated with Montgomery Planning, Montgomery County, and nearby residents to design the approximately ½-acre green space as an open lawn with a vertical ceremonial entrance to anchor the park and draw pedestrians in from the surrounding neighborhood. Eight new parking spaces will be included for community use, while landscaped stormwater management facilities are intentionally located on the edge of the green space to maximize the open lawn area. Mr. Collich also presented a slide depicting the area of the proposed approximately ½-acre green space as approximately 2/3rds the size of the entire existing clubhouse block for West Side at Shady Grove. Additionally, Mr. Collich discussed a slide with an aerial rendering of the approximately ½-acre green space and highlighted the trellis park entry feature, shade trees, and landscaped stormwater management facilities. Mr. Collich explained how the approximately ½-acre green space presented opportunities for community events, such as movie nights, festivals, picnics, and health/wellness programs. Next, Mr. Collich presented a table with the anticipated project schedule with the start of construction estimated for early 2027. Lastly, Mr. Quinn and Mr. Collich

explained how Block U is not currently covered by a previously approved site plan and that EYA is actively exploring locating a temporary park to open on Block U prior to the start of construction.

The applicant team then fielded the following comments and questions, and offered the following responses:

Comment/Question	Response
What is the timing of the new restaurant at The Laurate?	It will take at least a year to finalize the lease and construction plans, obtain building permits, and complete construction. We're very excited about the restaurant, which will offer outdoor dining space and be a wonderful gathering place for the community.
Will there be a road or trail by the community garden?	Yes. The Block U plan includes a road to run near the community garden, as well as new parking spaces, and continuous sidewalks through the site.
What else can you tell us about parking?	We are not anticipating any significant loss of parking. Indeed, new spaces will be added. We believe on-street parking will be offered on both sides of Front Street, but we will confirm.
I am concerned the new residents from these townhomes will burden the existing clubhouse and use up all of the new parking spaces.	We acknowledge parking is a challenge. All proposed townhomes will have two-car garages, while some townhomes will also have a driveway that can accommodate additional cars. We are open to working with the HOA on parking enforcement and signage to ensure parking is there to serve the entire neighborhood. We also note the proposed 40 townhomes comprise less than a 10% increase while also providing important desirable amenities (new green space, community garden) that are currently missing.
Will existing utilities be screened?	Yes. Landscaping, expected to be comprised of trees, shrubs, and other plantings, will be used to buffer and screen the existing utility structures.
Who is the point of contact for the workforce housing dwelling units?	We are not that far along in the process. Montgomery County administers the workforce housing program and additional information is available on DHCA's website. Certain criteria must be met to qualify for workforce housing.

I am concerned with stress on existing amenities and maintenance of green spaces. There should be a survey on what residents would like to see at the park beyond open lawn. Did you consider sports courts?	We did study several alternative designs that incorporated more active recreation facilities (like a sports court) and will follow up with the HOA on collecting that feedback. We recognize the existing green space on the clubhouse block is difficult to maintain due to the small size and amount of use. The proposed approximately ½-acre green space is larger, and the intensity of use will be diluted. We are considering irrigation to improve the long-term maintenance of the space.
I do like the park, even though I was hoping it would be bigger. I understood Block U was going to be primarily a park but am glad some of the area is being used for a park. Can you add park benches?	Yes. There will be seating under the entry trellis, as well as benches in convenient locations for individuals who want to enjoy the park in a more passive manner.
Can the slideshow presentation be shared via e-mail?	Yes.
With the new restaurant and library opening, will The Sage have additional parking?	Yes. The Laureate also currently provides a significant amount of retail parking (over 100 spaces). These will be available for the new restaurant. Existing office parking in The Laureate will also be available to the restaurant after standard business hours. The Sage will include parking for the library on the first floor. The Sage will also have an urban plaza space in front of the library with a stage element and outdoor seating. This will serve as a new community gathering space activated by the library.
Are the apartments at The Sage rent controlled?	70% of the units at The Sage will be offered at market rents, while 30% of the units will be offered as affordable housing.
We are excited that there is progress on the East Side.	We are too.
Will construction for Block U and The Sage start at the same time?	No. We expect construction for The Sage to be nearly completed when construction first starts at Block U.
A temporary park on Block U would be great.	We agree. Montgomery County still owns the land, so we will need to collaborate with them. We want to make this happen and are actively working on it.

The meeting ended at approximately 8:00 p.m. Mr. Hummel concluded by reminding people to e-mail their contact information to him.

Minutes prepared by:

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