



Parcel B Redevelopment

February 2022

Parcel B Temporary Improvements

SUMMARY

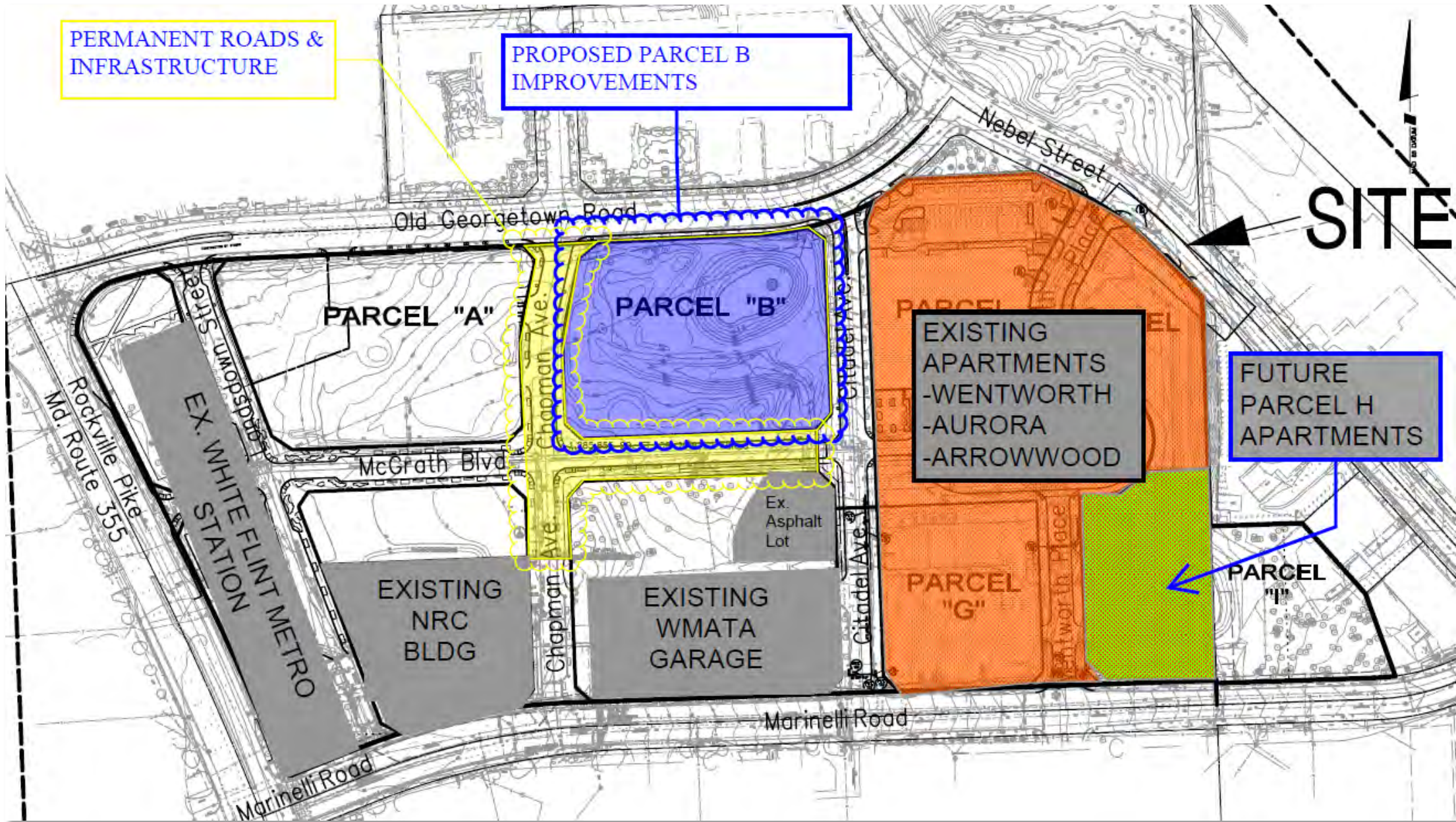
WMATA has asked LCOR Incorporated to give a Rough Order of Magnitude (ROM) estimate to grade the area defined as Parcel B and install the surrounding roads, located at the intersections of Chapman Avenue, Citadel Avenue, McGrath Boulevard and Old Georgetown Road, North Bethesda, MD 20852. LCOR has assembled a project team of Design Collective, VIKA and Davis Construction to transform Parcel B and the surrounding area from an unused plot of land into an area that can be used by the North Bethesda community in the interim before its eventual redevelopment. LCOR proposes the following scenario to supplement the Parcel B improvements:

Parcel B Improvements and Construction of Permanent Roads (Chapman Avenue & McGrath Boulevard)

- **Scope:**
 - **Design & Entitle Permanent Roads at Chapman and McGrath**
 - **Clear & Grade Parcel B and Roads**
 - **Install Sewer/Storm/Water Utilities to Support Future Development**
 - **Install Curb/Gutter, Streetscape and Hardscape**
 - **Install Hardscape and Plantings for Parcel B**
- **Project Duration – 28 Months**
- **ROM Project Cost - \$8.0MM**

This plan includes a fully functional public right-of-way with curb, gutter, MDOT rated traffic bearing surfaces as well as the permanent storm, sanitary and water infrastructure to support the future buildings on the adjacent parcels based on the future density in the approved site plan. The Entitlement/Permitting process for these streets which includes WSSC, DPS and potentially PEPCO review cycles in addition to the Montgomery County standard entitlements. Record plats would be created for the right-of-ways and dedicated public for future and perpetual use by the public.

Aerial Overview



Parcel B Potential Programming

