

**Greater Shady Grove
Transportation Management District
Advisory Committee
November 3, 2021**

Voting

John Brandt / Universities at Shady Grove
Amy Frieder / Neighborhood Representative
Benjamin Garcia / Neighborhood Representative
Steve Kelley / NIH – National Cancer Institute
Paul Yanoshik / RE/MAX Realty Services

Ex Officio

Sandra Brecher / Representing MC Dept. of Transportation (MCDOT) Director
Greg Wims / Upcounty Regional Services Center
Capt. David McBain / Montgomery County Police

Staff

Nakengi Byrd / Montgomery County Commuter Services
Jim Carlson / Montgomery County Commuter Service

Absent

McLean Quinn / EYA
Capt. David McBain / MC Police

Guests

Jennifer Bolick / Fovndry
Kirk Eby / City of Gaithersburg
Gary Erenrich / MCDOT
Gehmelle Johnson / NIH – National Cancer Institute
C.J. Overly / Boston Properties
Laura Van Eperen / Fovndry

Item 1 & 2 – Introductions/Minutes: Members and guests introduced themselves and minutes were tabled.

Item 3 – Shady Grove Bio + Tech Campus Development: Boston Properties Property Manager **C.J. Overly** discussed Bio-tech development for its Shady Grove campus, providing an overview of construction projects of his company, such as Marriott headquarters in Bethesda, NIH, and George Washington University Engineering Hall. Much of the development has been institutional in character, but the company is looking forward to commercial building in the Life Science Center. He discussed the rebranding of the area as the Shady Grove Innovation District, a 31-acre site on Shady Grove Road between Choke Chery Road & Gaither Road. Also reported:

- 1st phase will consist of redevelopment of the 3 currently vacant buildings.

- Phase 2 is the redesign of the four existing buildings that have tenants who will be relocated.
- The first step is securing a tenant for 2 Choke Cherry Rd.; the second step of renovating 4 Choke Cherry Rd. and adding density, then renovating the building at 2094 Gaither Rad for a small Life Science tenant.
- The Master plan presented is not final and shows examples of proposed development, such as new connecting roadways and greenspaces – parking being reduced to free up greenspace
- Boston Properties has partnered with the City of Rockville since portions of the development are in jurisdiction boundaries.
- The seven buildings currently on the site will be converted to 60% lab and 40% office space. The labs will be equipped with everything to meet market demand, including lab hoods and support rooms.
- Proposing for redevelopment the connections between buildings and the surrounding King Farm area, including bus rapid transit (BRT) connections & bikeshare stations.
- The traffic impact and trip generation will see a net reduction of the first phase of the project that consist of redevelopment construction of two buildings

Mr. Overly explained market demand for laboratory space demand, reporting that Biosafety Level 2 (BSL-2) is a very common standard for lab space, as it is biology & gene based and less for chemical types of work. BSL-3 is less in demand since it is used for more specialized work.

- A Montgomery College advisory panel analysis reported that Montgomery County needs two million sq. ft. of lab space to meet growing life science market demand.
- Life science industry is the most important economic development in the County for post-pandemic actions in preparation for future pandemics
- Biotech companies are having a difficult time finding space due to under development- next space not available till May 2022

The presentation concluded with a discussion of the site’s connectivity to surrounding retail, food and other amenities and pedestrian traffic improvements in the area.

Item 4 – Metro Update: Gary Erenrich updated the Committee on the Metro derailment and other news.

- There were 100 trains in use before the derailment; now 30 trains remain in service.
- The service plan requires 40 trains in service a day w/1 or 2 unscheduled trains for when some go out of service to reduce crowding.
- Metro is up to 41 trains and is making progress, as some of the 2000 & 3000 Series cars are being pulled out of storage at Shady Grove which is currently closed - Rockville & Shady Grove stations closed during canopy project at Rockville station.
- Shady Grove station was reopened to allow access to trains in storage to add to the fleet, increasing service from 41 trains to 50. Service is running at 90%, which is every 15 minutes on the Red Line.
- Crowd control on cars are 70-80 riders per car.
- A report as to what cause the derailment is being submitted to the Metropolitan Washington Safety Committee.
- Derailment cause was due to malfunctioning axels causing wheels to derail – normally if one set of wheels derails, the other set will guide them back on track.

- Liability issues regarding the derailment – as the investigation continues there may be litigation regarding construction defects.
- Concerns over the Shady Grove & Rockville closures are affecting the projected January 2022 return to work date.
- The uncertainty of time completion of the Rockville canopy project is not knowing how long it will take to remove the platform covering to remove trains out of Shady Grove to replace the 7000 series trains.

Item 5 – Employer TDM Plans: Jim Carson reported that 13 companies submitted TDM plans, three of which are voluntary, and that all have met the requirements.

The Committee agreed to recommend MCDOT Director approve the TDM Plans.

Item 6 – Marketing Outreach Update: Jenifer Bolick reported:

- TMD Outreach Staff are helping employers to complete their TDM plans.
- Offering telework information and resources from Commuter Services & Commuter Connections and providing a consultant for those employers interested in establishing a program.
- Delivering transit related news, events and activities to businesses, including Flash anniversary, toll road rate changes and the annual Walk & Ride Challenge.
- Walk & Ride was a success with 27 teams participating in the Greater Shady Grove area.
- Other information outreach includes Guaranteed Ride Home, FareShare and carpool matching through COG Commuter Connections programs- Carpool is seeing an uptick in interest due to the uneasiness of riding transit during the pandemic.

Item 7 – County Updates:

- Federal face mask requirement on public transit to remain until at least January 18, 2022
- Reduced Metrorail service to continue November 1 – 15
- Montgomery County Department of Transportation Celebrate Ones-Year Anniversary of ‘Flash’ Rapid Transit
- First of Its Kind Street Design Guide from MCDOT to Improve Accessibility for People with Vision Disabilities

Adjourn: Next meeting: January 5, 2022