

News

Check out Linowes and Blocher's Public/Private Partnership Experience

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Given Linowes and Blocher's historic experience in land use, real estate and business financing transactions, our group is a leader in structuring, negotiating and implementing public/private development projects in urban renewal, town center and central business district areas where the viability of new projects is dependent on the State, a county or a municipality providing infrastructure, parking and other public sector improvements. Below is a sample of our Public/Private Partnership experience:

[Progress Place in Silver Spring, Maryland](#)

Progress Place is an existing building, located in the Ripley District of Silver Spring, which houses services that are provided to low-income, homeless residents of Montgomery County. Due to proposed development in the Ripley District, Progress Place will be relocated on County owned property located at Silver Spring Fire Station 1. In conjunction with a Public/Private Partnership, Washington Property Company will construct a new building for Progress Place at the fire station site. This new building will provide office space for the Progress Place services in exchange for the Ripley District land where Progress Place is currently located, where Washington Property Company will develop a new high rise multifamily project.

[Gables White Flint in North Bethesda, Maryland](#)

The Gables White Flint property covers approximately 5.21 acres in the western section of the White Flint Sector Plan area. The property consists of 3.18 acres of land that is bounded by Old Georgetown Road to the west and north; approximately 34,403 square feet of existing Executive Boulevard right-of-way, which is owned by Montgomery County; approximately 22,179 square feet of a portion of the Bethesda North Conference Center surface parking lot, both to the east; and approximately 2,549 square feet of land that is owned by Old Georgetown Saab, which is also immediately east of existing Executive Boulevard and adjacent to the Conference Center. Gables is entering into a series of transactions with the County to enable their multifamily mixed-use project in White Flint.

[Bethesda Police Station in Bethesda, Maryland](#)

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StonebridgeCarras was selected as Montgomery County's development partner to build a new police station at 4823 Rugby Avenue in exchange for the opportunity to redevelop the current existing four-story, brick police station at 7359 Wisconsin Avenue pursuant to the terms of the general development agreement entered into with the County.

Wheaton Redevelopment in Wheaton, Maryland

Montgomery County, in partnership with the Maryland-National Capital Park and Planning Commission, recently chose developers StonebridgeCarras and the Bozzuto Group to lead a \$200 million effort aimed at turning the Wheaton neighborhood into a more walkable, urban community that would take better advantage of the neighborhood's Red Line Metro station. The agencies are putting up three Wheaton properties: the Mid-County Regional Services Center Offices at 2406 Reedie Dr., and parking lots at 11143 Grandview Ave. and 2510 Ennalls Ave. The project calls for a new office building for the Park and Planning Commission, residential towers and a town square of more than an acre. Once the new county offices are built, the dated building where they are currently located, at 8787 Georgia Avenue in Silver Spring, would be torn down and replaced with mixed-use housing and retail pursuant to the terms of the general development agreement entered into with the County.

Montgomery Service Park Shady Grove in Rockville, Maryland

EYA and Montgomery County entered into a Master Planning and Real Estate Purchase Agreement that gave EYA the exclusive right to purchase and redevelop the western side of Crabbs Branch Way and to serve as the master planner for the 90-acre Montgomery County Service Park ("CSP"). The CSP is adjacent to the Shady Grove Metro Station and maintenance yard.

Lot 31 in Bethesda, Maryland

Linowes and Blocher LLP is providing legal representation to StonebridgeCarras, LLC and PN Hoffman (and related entities) in a public/private partnership with Montgomery County to redevelop properties that were previously surface public parking lots (known as Montgomery County Parking Lot 31 and 31A), separated by Woodmont Avenue in the heart of downtown Bethesda (at the intersection of Woodmont Avenue and Bethesda Avenue). StonebridgeCarras/PN Hoffman is redeveloping the under-utilized public land with an underground public parking garage (also housing some private parking for the project) spanning the entirety of the parcels, as well as private development above comprised of two residential towers separated by a relocated Woodmont Avenue, one being 162 apartment units and the other being 88 condominium units (including a significant number of moderately priced dwelling units and workforce housing units), 40,000+/-square feet of ground level, street-activating retail, and on- and off-site public use spaces and amenities. The Firm's Real Estate Transactions Practice Group has been instrumental in this project, including the negotiation of a General Development Agreement (and related legal documents) establishing the public/private partnership with the County, as well as legal representation of StonebridgeCarras/PN Hoffman for the public and private real estate and financing closings and related title work.

Downtown Silver Spring Urban Renewal and Redevelopment in Silver Spring, Maryland

Following an aggressive timetable for completion, Linowes and Blocher helped guide this 22-acre public/private partnership. The completed \$500 million project contains a movie theater, restaurants, and stores, office building, hotel,

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residential apartments and public parking garages transforming downtown Silver Spring. The Firm's Transactions Practice Group was instrumental in negotiating a development agreement that provided for the structuring of ground leases with purchase options from Montgomery County which enabled the firm's client, Foulger-Pratt Development, The Peterson Companies and Argo Investment to ground lease the property in phases from the County, separately finance, develop and operate the project, and at the end of a period of time to acquire fee simple title to the underlying property.

Rockville Town Square in Rockville, Maryland

The Firm's Transactions Practice Group negotiated and structured the terms of the general development agreement for this public/private venture. The project allowed the firm's client, Federal Realty Investment Trust, working with Ross Development and DANAC, the City of Rockville and Montgomery County, to create a new urban core in downtown Rockville anchored by a new, 90,000 square foot regional library and residential over retail components with a large public plaza.

For more information on Public/Private Partnerships, please click here: <http://www.linowes-law.com/practices-Public-Private-Partnerships.html>