

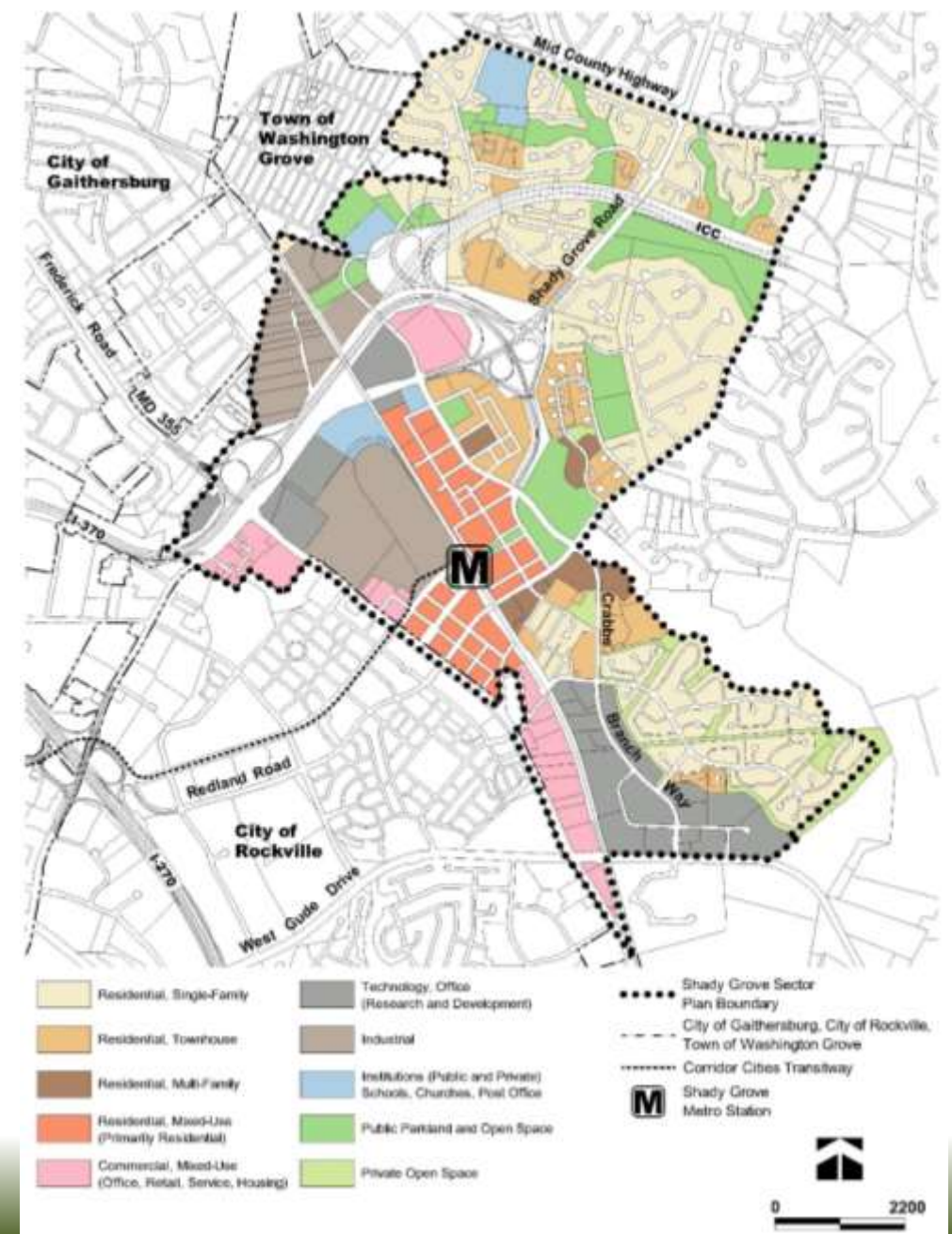
Plan Area

Shady Grove Sector Plan



Plan Implementation

Shady Grove Sector Plan



Approved and Adopted in 2006

Approved Development (Private)

- Shady Grove Station-County Service Park Redevelopment
- Townes at Shady Grove (Somerville property)

Public Development

- Montgomery County Division of Fleet Management Equipment Maintenance & Transit Operations Center (Casey 6 and 7)

Annexations

- City of Rockville and Gaithersburg

Staging Plan

- Stage 1

Shady Grove Sector Plan

Phasing

Approved Development

Shady Grove Station

- 2, 210 dus; 41, 828 sq.ft of retail; 131, 422 sq.ft of office

Townes at Shady Grove

- 156 dus

Remaining Stage 1 Residential: 174 dwelling units

Allocated jobs

- 400 sq.ft per retail: 104 jobs
- 250 sq.ft per office: 526 jobs
- Total allocated jobs for Shady Grove Station development: 630 jobs

Remaining Stage 1 Jobs: 940 jobs

Staging Sequence: Relocation of the County Service Park

| | Stage 1 2,540 dus 40% 1,570 jobs 22% | Stage 2 3,540 dus 55% 2,650 jobs 40% | Stage 3 – Remaining Density 6,340 dus 7,000 jobs |
|--|---|---|--|
| Before Stage 1 | Before Stage 2 | Before Stage 3 | Build-out |
| <ul style="list-style-type: none"> Adopt zoning and sectional map amendments Establish TMD | <ul style="list-style-type: none"> Evaluate need for new school and ask MCPS to program accordingly Fund/dedicate one park Evaluate TMAs and intersections for conformance to standards Fund Metro Access Partial Interchange Fund MD 355/Gude Drive interchange or other improvements to achieve acceptable service level Planning Board finding to proceed to Stage 2 | <ul style="list-style-type: none"> Fund library Construct elementary school unless MCPS has alternative means to serve children Fund construction of second local park Review all public facilities and determine whether any changes to the Plan are required Fund Redland Road and Crabbs Branch Way roadway improvements Fund pedestrian underpass Fund area-wide pedestrian and bikeways Planning Board finding to proceed to Stage 3 | |

Annexations

Shady Grove Sector Plan



1. City of Rockville: Former Reed Brothers Dodge site; now Bainbrige Shady Grove with 417 dwelling units.
2. City of Gaithersburg: Former Great Indoors site; now new Carmax site.
3. City of Rockville: Former Carmax site; future residential development.

Annexations

Shady Grove Sector Plan



Proposed Annexation: Car Max property
Residential: 458,225 square feet
(approximately 425 dwelling units)



Shady Grove Station

Preliminary Plan



Residential

- 2, 210 dwelling units, including 15% MPDUs and 10% Workforce Housing

Non-Residential

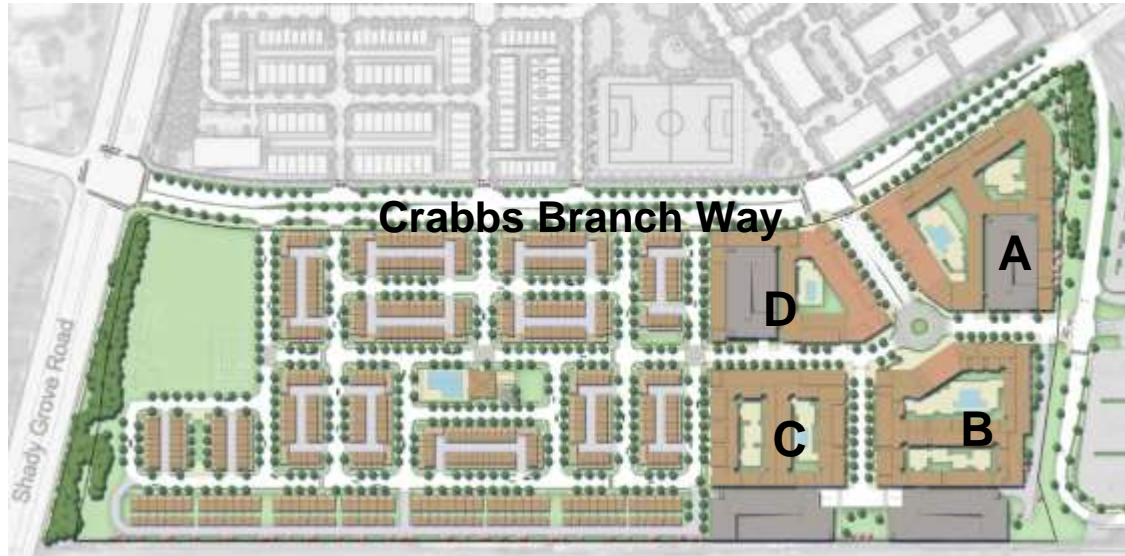
- 41, 828 square feet of general retail and 131, 422 square feet of office development

Public Facilities

- Library
- Dedicated elementary school site
- Dedicated local park

Shady Grove Station

Westside Site Plan



Overall Development

Residential units: 1,521 dwelling units

- 407 residential townhouses
 - 44 MPDUs
 - 25 Workforce Housing
- 1,114 multifamily residential units
 - 167 MPDUs
 - 91 Workforce Housing

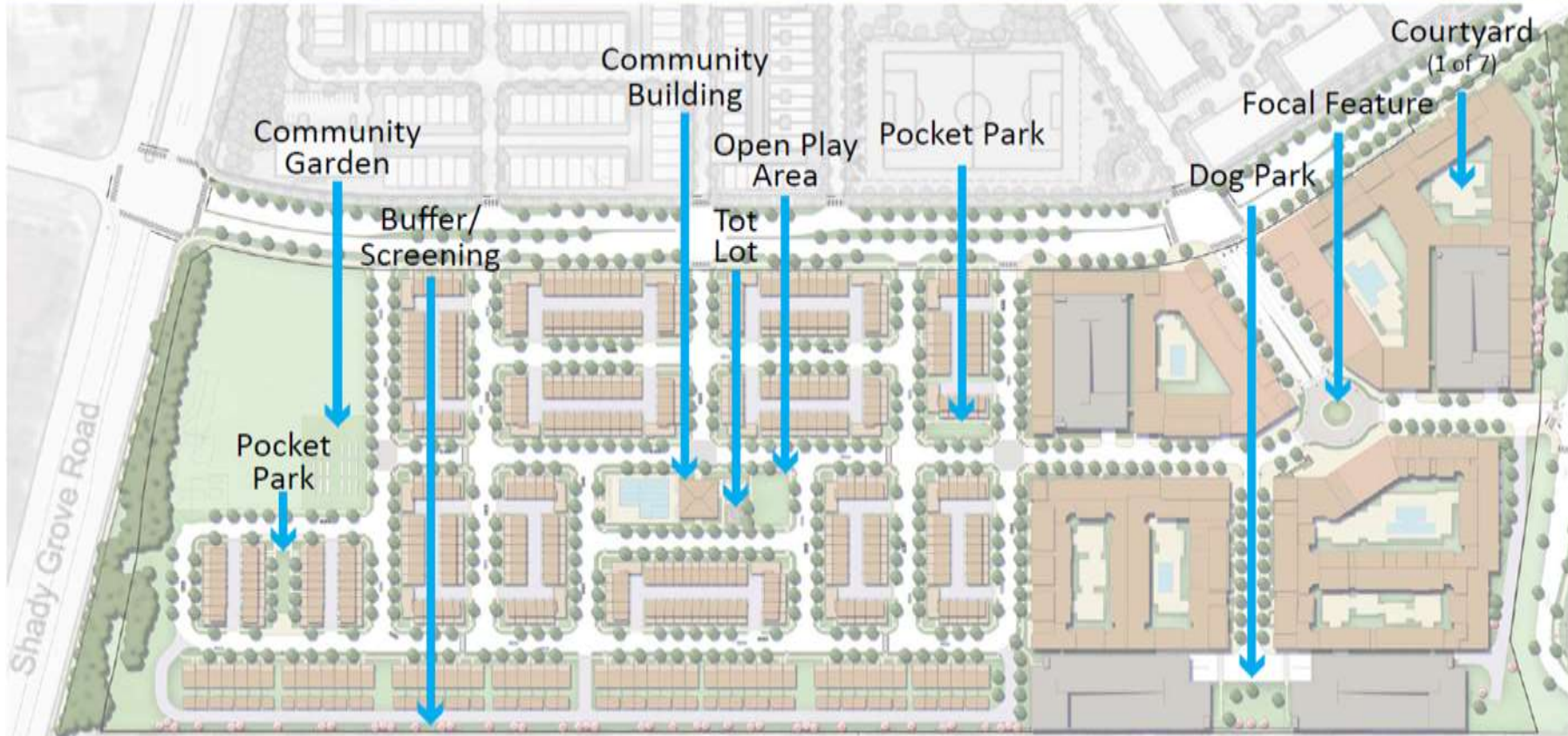
Retail

- 41,828 square feet



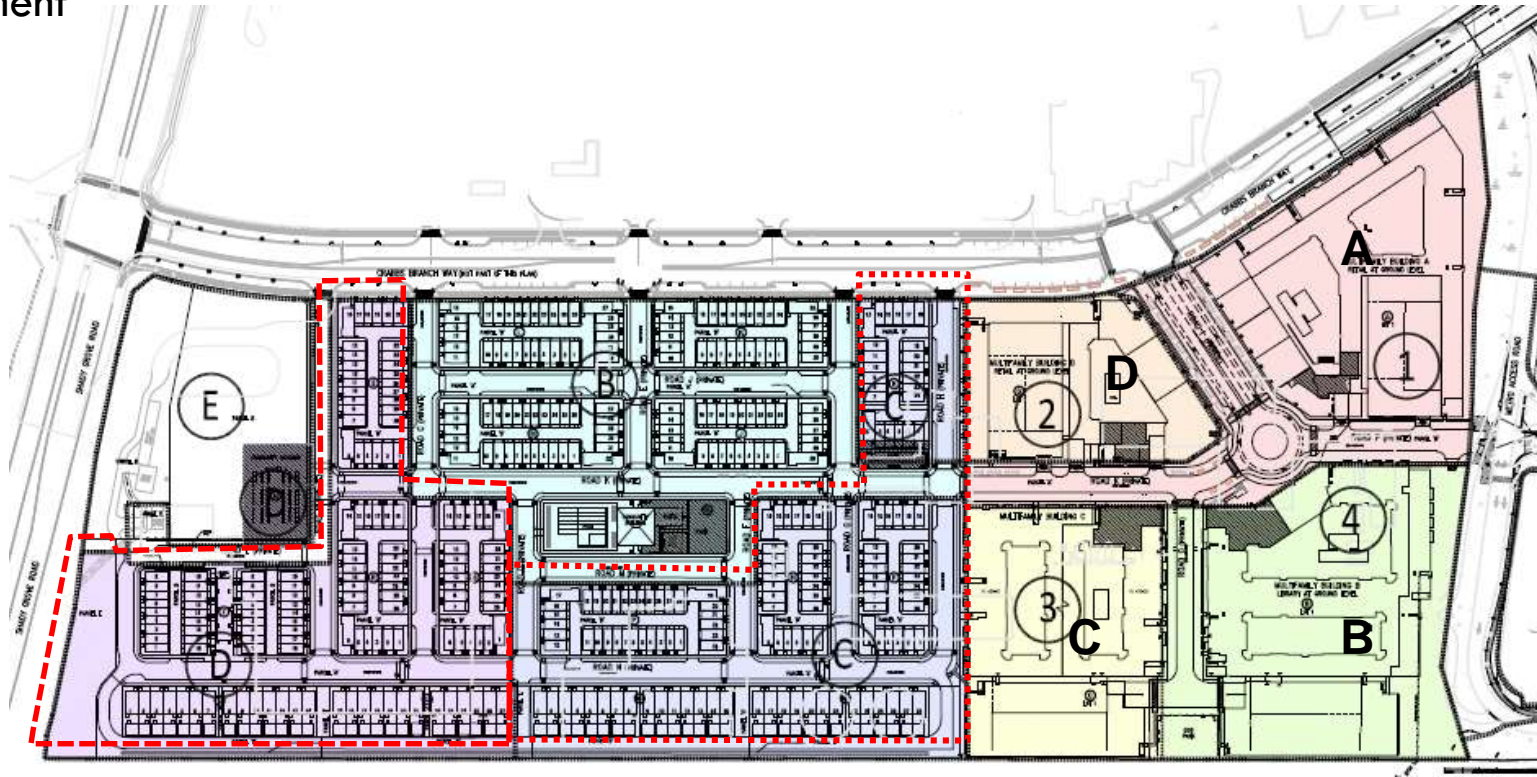
Shady Grove Station

Westside Site Plan



Shady Grove Station

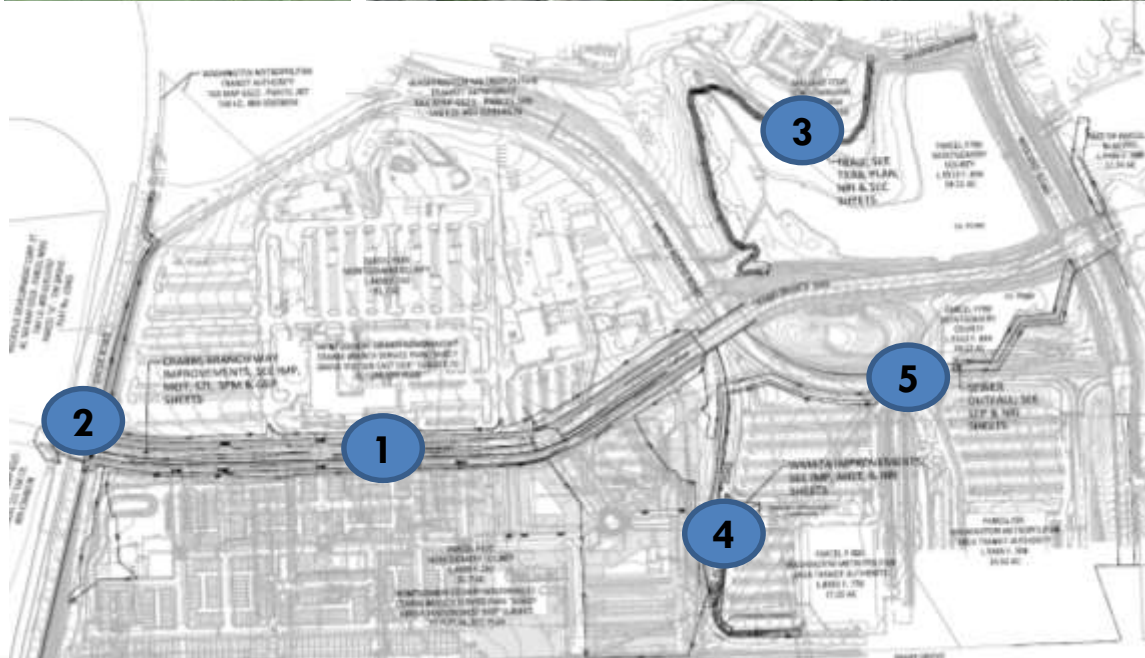
Phasing of development



| | Multi-Family Residential | | | | Townhouses | | |
|-------------------------|--------------------------|-------------------------|-------------------------|-------------------------|------------|------------|------------|
| | Phase 1 (Building A) | Phase 2 (Building D) | Phase 3 (Building C) | Phase 4 (Building B) | Phase B | Phase C | Phase D |
| Market Rate Units | 257 | 236 | 203 | 160 | 105 | 117 | 116 |
| MPDUs | 49 | 47 | 39 | 32 | 13 | 14 | 17 |
| Workforce Housing Units | 28 | 25 | 21 | 17 | 6 | 7 | 12 |
| Total Units | 334 | 308 | 263 | 209 | 124 | 138 | 145 |

Shady Grove Station

Infrastructure Improvements



1. Reconstruction of Crabbs Branch Way into an urban boulevard with on-street parking, shared use paths and new streetscape.
2. New sidewalk along the south side of Shady Grove Road.
3. Construction of a new pedestrian trail at the stormwater management pond at Crabbs Branch Way and Redland Road
4. Pedestrian improvements at the Shady Grove Metro Station.
5. Upsizing of existing sanitary sewer to serve the approved Shady Grove Station development.

Shady Grove Station

Project Update

Townhouses

- 28 of 148 Phase I homes sold.
- 2 buildings currently under construction.
- Model Home Grand Opening planned for April 2016.
- Prices range from \$574,900 – 674,900.

Infrastructure

- Crabbs Branch Way reconstruction is targeted for completion this fall (by November).
- The Nature Trail is slated to start August 1st
- Sewer Outfall is slated to start August 1st
- WMATA connection is stuck at WMATA at the moment. Likely to start early spring.
- Shady Grove Road sidewalk improvements will be conducted late spring early summer.

Source: EYA and DGS

Shady Grove Sector Plan

County Executive FY 17-22 CIP

MCPS Bus Depot

Estimated Schedule

- Relocated of buses to occur in FY 16.
- Demolition and environmental clean up to occur in FY 17.



Shady Grove Sector Plan

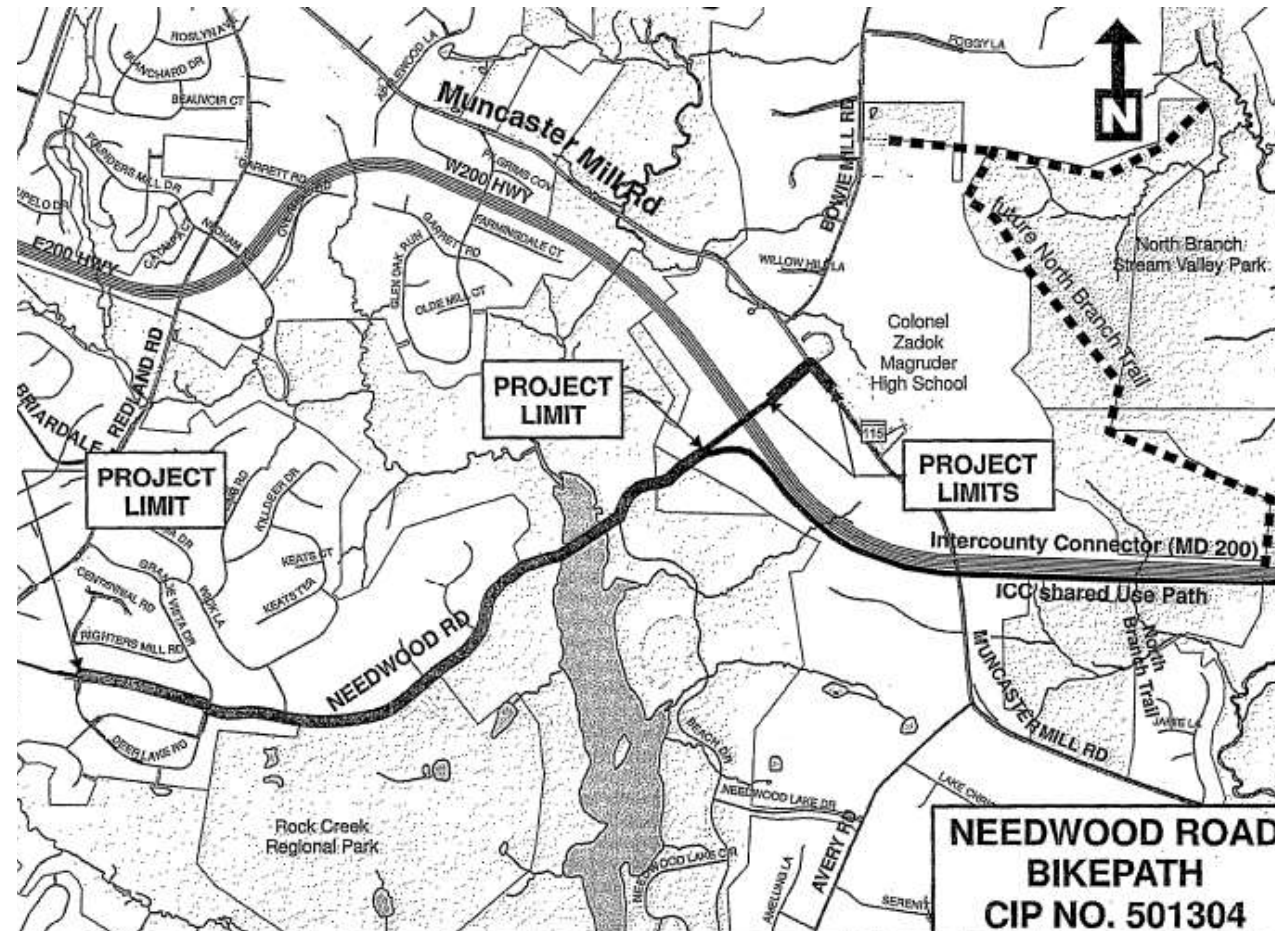
County Executive FY 17-22 CIP

Needwood Bike Path

A new 8 foot wide shared use path along the south side of Needwood Road, approximately 1.7 miles, between Deer Lake Road and Muncaster Mill Road (MD 115). The project will also include the design and construction of the crossing of Muncaster Mill Road at Needwood Road intersection and a new 6-foot sidewalk along the eastside of Muncaster Mill Road, from Needwood Road to Magruder High School.

Project Schedule

- Right-of-way acquisition: FY 17
- Construction to start: FY 16
- Completion: FY 18



Shady Grove Sector Plan

County Executive FY 17-22 CIP

East Gude Drive Roadway Improvements

To increase roadway capacity and to improve vehicular and pedestrian safety from Crabbs Branch Way to Southlawn Lane

- Add a westbound lane (800 linear feet) from Calhoun Drive to Crabbs Branch Way
- Extend the length of the eastbound taper east of Calhoun Drive (500 linear feet) to west of Incinerator Lane
- Provide an east-to northbound left turn lane (300 linear feet) at Dover Road
- Construct the missing section of sidewalk on the north side of East Gude Drive from west of Incinerator Lane to east of Calhoun Drive (550 linear feet)
- Install six-foot wide sidewalk connectors from each bus stop on the north side of East Gude Drive to nearest intersection

Proposed Schedule

- Final Design: FY 19
- Construction to start in FY 20 and completed in FY 21

Plan Areas: Shady Grove Sector Plan and Upper Rock Creek

Shady Grove Sector Plan

County Executive FY 17-22 CIP

Redland Road: Crabbs Branch Way to Baederwood Lane

This project provides for reconstruction of a segment of Redland Road including the intersections with Crabbs Branch Way and Needwood Road for congestion mitigation. Anticipated improvements include: widening a portion of Redland Road from Crabbs Branch Way to Baederwood Lane, construction of additional turning lanes, installation of traffic improvement devices, storm drain modifications as needed, and an eight foot wide mixed use bike path/sidewalk (Class I). The bike path will be located within the project limits on the northeast side of Redland Road and the south side of Needwood Road. The concrete sidewalk on the north side of Needwood Road will be extended 430 feet to Deer Lake Road. This includes curb, gutter, and storm drainage improvements.

A shared-use bike path will be added to the south side of Needwood Road from Redland Road to Deer Lake Road. The path will be 1,350 linear feet long, eight feet wide, and constructed with asphalt. Land acquisition is also required for the bike path.

Proposed Schedule

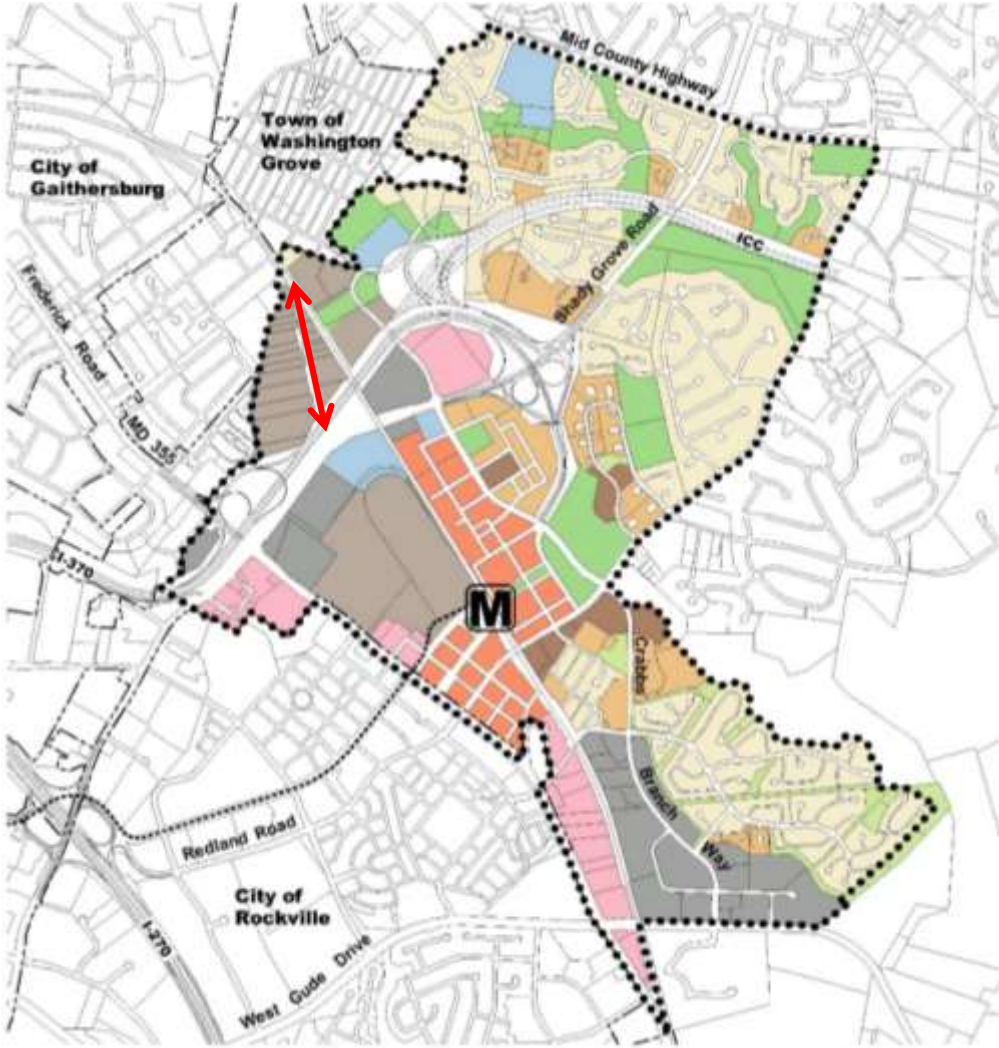
- Final Design: FY
- Construction to start in FY

Plan Areas: Shady Grove Sector Plan

Shady Grove Sector Plan

County Executive FY 17-22 CIP

Facility Planning Transportation (P509337)



Oakmont Avenue Improvement (Shady Grove Road to Railroad Street)

Shady Grove Sector Plan

County Executive FY 17-22 CIP

Planning Board Recommendations to the FY 17-22 CIP

New Project

- Redland Road Sidewalk-between MD 200 and Briardale Road

New Facility Planning Transportation

- Crabbs Branch Way Extended/Amity Drive Extended