

Shady Grove Sector Plan Update

Shady Grove Advisory Committee and Shady Grove Civic Alliance

November 19, 2014



Approved Development and Staging

	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 TMAgs 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 	

Approved Development

Shady Grove Station

- 2, 210 residential dwelling units; 41, 828 sq.ft of retail; and 131, 422 sq.ft of office

Townes at Shady Grove Metro (Sommerville Property)

- 156 residential dwelling units, including 117 condos

Derwood Bible/Linden Grove (no longer moving forward)

- 42 dwelling units

Allocated jobs

Shady Grove Station:

- 400 sq.ft per retail: 104 jobs
- 225 sq.ft per office: 584 jobs
- Total allocated jobs: 688 jobs

Remaining Stage 1 jobs: 882

Remaining Stage 1 Residential: 174 dus

County Service Park Redevelopment



Shady Grove Station

- Westside: EYA
- Eastside: LCOR and NVR

Shady Grove Station

Preliminary Plan No. 120120080

Residential

2,210 dwelling units,
including MPDUs and
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



Westside Site Plan

- 1,521 residential units
- 407 residential townhouses
- 1,114 multifamily residential units
- 41,828 square feet of retail



MONTGOMERY COUNTY PLANNING DEPARTMENT

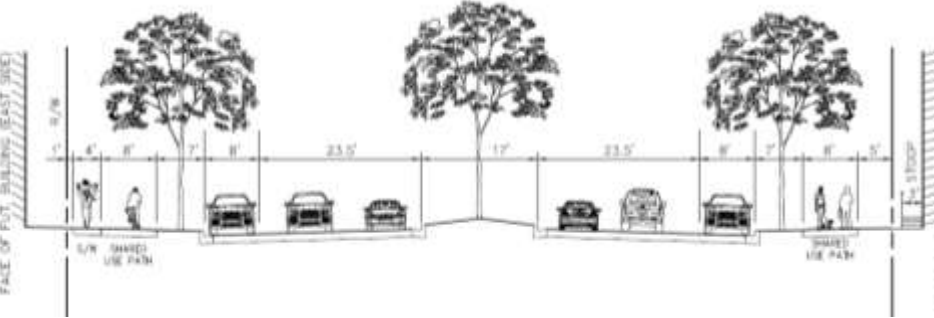
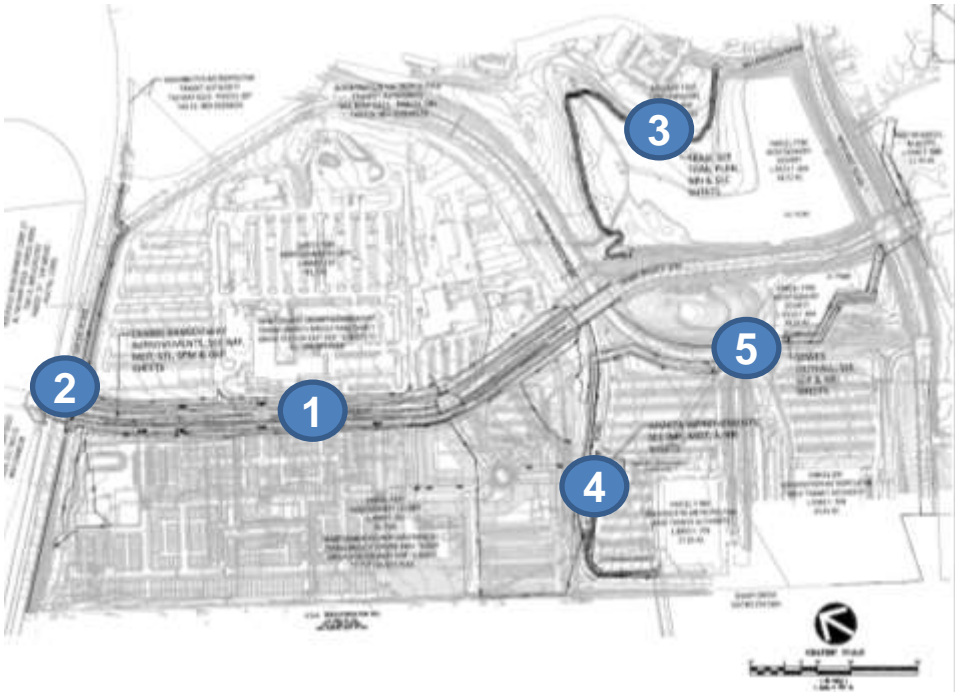


Crabbs Branch Way

Shady Grove Road

Public 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.



Public Information

www.montgomeryplanning.org/community/shadygrove/

<http://mcatlas.org/devfinder/>

