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Shady Grove Station: West Side Site Plan

Pre-Submission Meeting
February 13, 2013



Overview

- EYA and the County have partnered to implement the 2006 Shady Grove Sector Plan in accordance with the County's Smart Growth Initiative
- In September 2012, Montgomery County approved the preliminary plan application for the entire CSP
- EYA has is the contract purchaser of the CSP Metro North ("West Side") of the property, planned for:
 - 1,114 multifamily units
 - 407 townhomes
 - ~40k square feet of retail
 - ~131k square feet of office
- EYA anticipates filing a Site Plan for the West Side (excluding the office building) within the next 30 days

Rendered Site Plan



Overall Development Program

- EYA is submitting a site plan for the entire West Side neighborhood (excluding the office building on Shady Grove Road)
- This plan includes:
 - 1,114 multifamily units
 - 407 townhomes
 - ~40k sf of retail
 - Library space

Development Program	
	West Side
Base Density (Joint)	960
TDR Density (20% Bonus)	192
MPDU Bonus (22% include TDRs)	253
Workforce (10% of Base + TDRs)	116
TOTAL UNITS	1521
Sector Plan Limit	1540
Unit Mix	
Market Rate Units	1194
Workforce Housing (WH)(10%)	116
MPDUs (15%)	211
TDRs (3:1 for Multifamily)	64
Multifamily (MF) Units	78% Max
MF MR Units	856
MF Workforce	91
MF MPDU	167
TOTAL	1114
Townhouse (TH) Units	
TH MR Units	338
TH Workforce	25
TH MPDU	44
TOTAL	407
Commercial Uses	
Retail (SF)	~40000

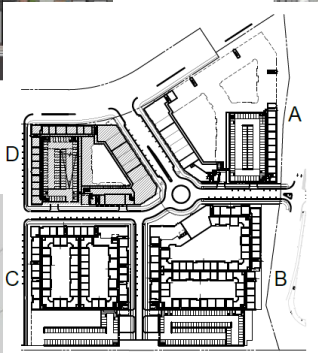
Village Center



Village Center



Multifamily Architecture



Townhomes



Townhomes



Townhome Architecture



UNIT C1-2 - END (REV.) UNIT C1-1 (REV.) UNIT B1-1 (REV.) UNIT B1-1 (REV.) UNIT A1-1 (REV.) UNIT C1-2 UNIT C1-2 - END

FRONT ELEVATION
STYLE 1



UNIT C2-1 - END (REV.) UNIT C2-1 (REV.) UNIT C2-1 (REV.) UNIT A2-1 (REV.) UNIT B2-1 UNIT D2-1 - END

FRONT ELEVATION
STYLE 2



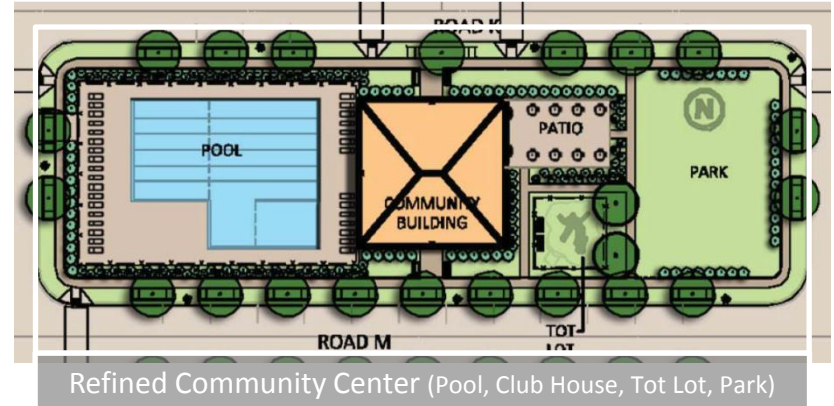
UNIT C3-1 - END (REV.) UNIT C3-1 (REV.) UNIT C3-1 (REV.) UNIT A3-1 UNIT B3-2 UNIT D3-1 - END

FRONT ELEVATION
STYLE 3



UNIT E5-1 UNIT E5-1 UNIT E5-1 - END UNIT E4-1 - END (REV.) UNIT E4-1 (REV.) UNIT E4-1 (REV.)

Changes from Preliminary Plan

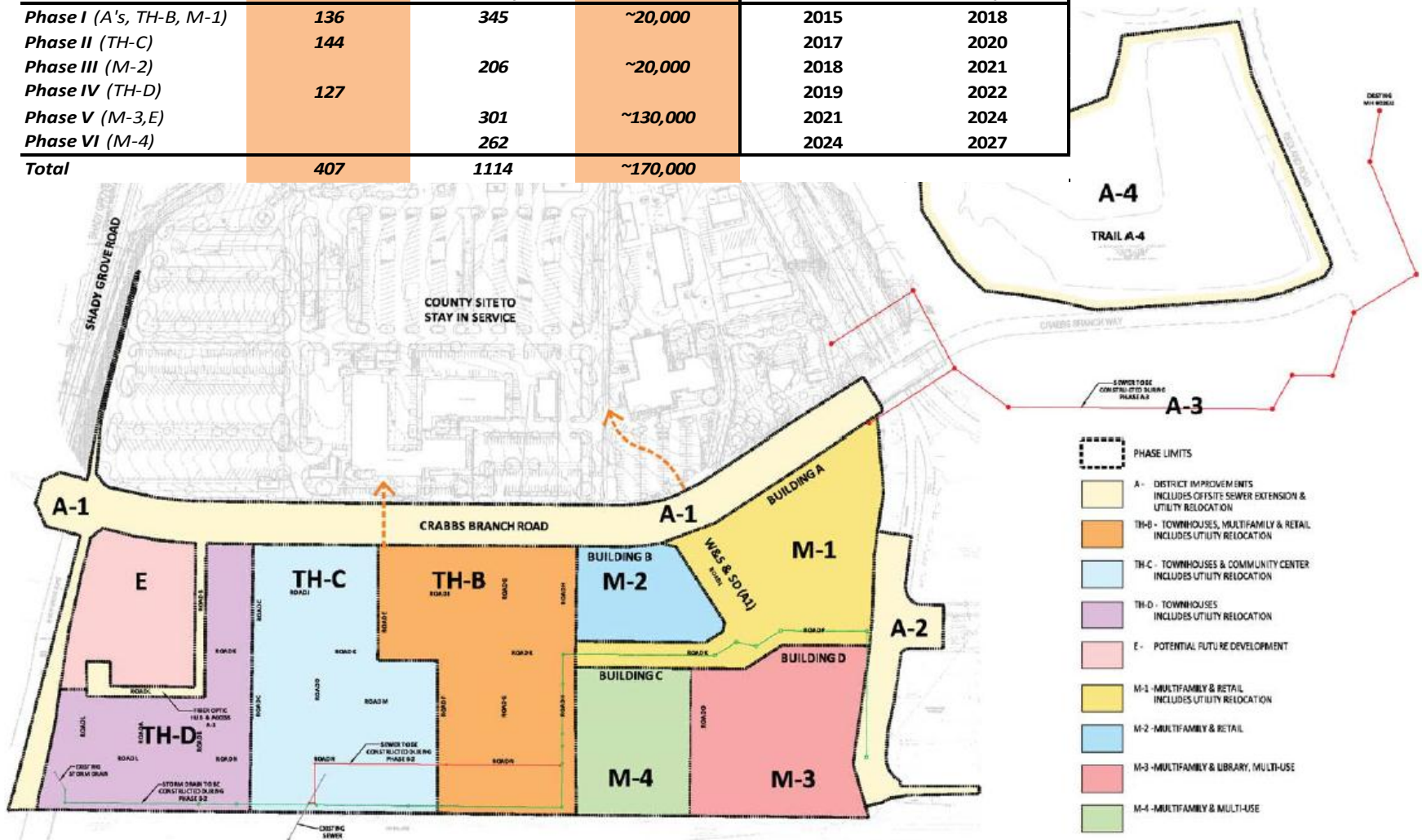


Estimated Project Timeline

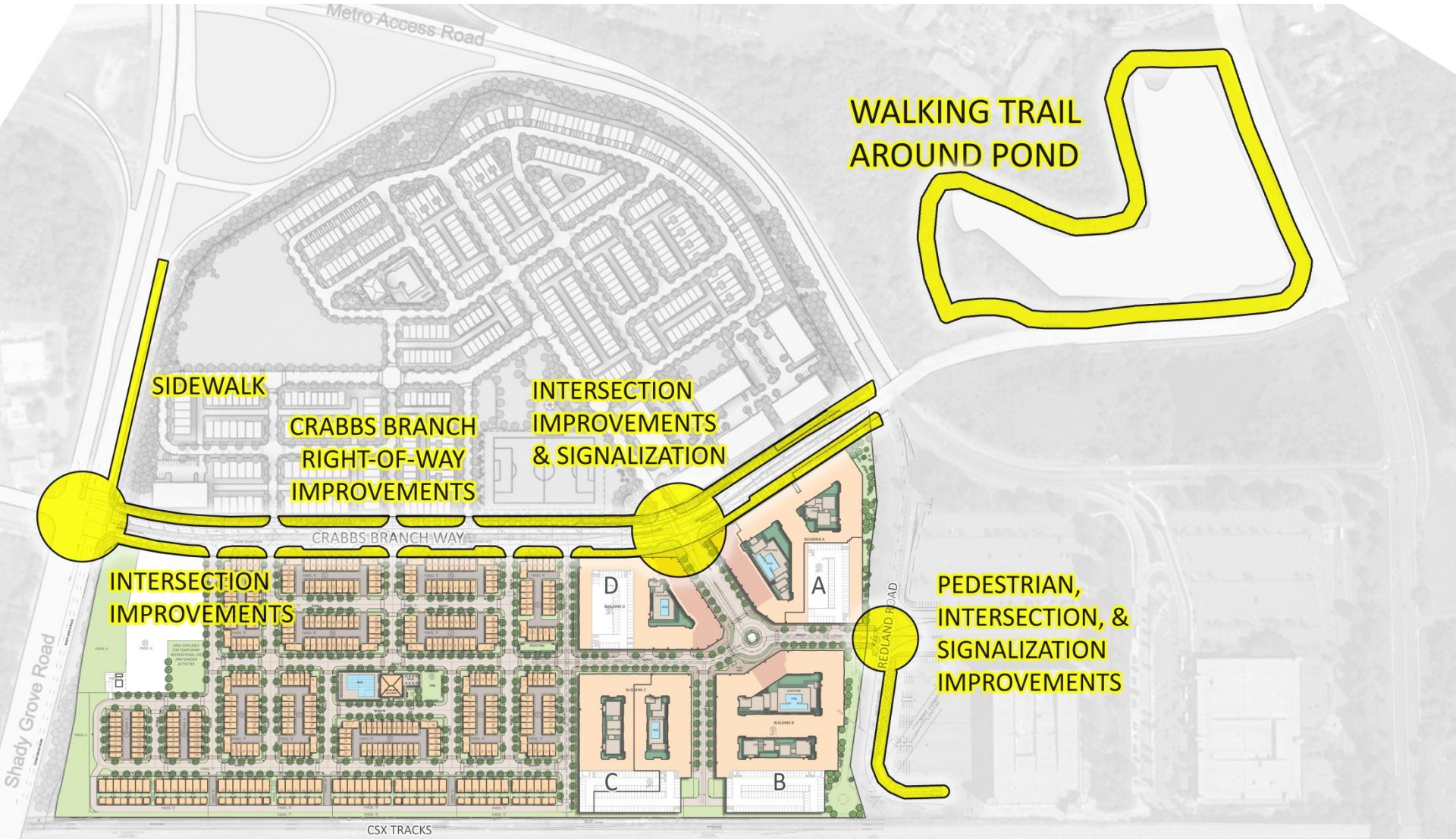
- Submit Site Plan: February 2013
- Site Plan Approval: Spring 2014
- Initial Permits Issued: Fall 2014
- County Completes Demolition: Fall 2014
- First Land Closing: Early 2015
- First Resident Move-in: Early 2016
- Complete Final Phase: ~2027

Estimated Phasing Plan

	Townhouse Units	Multifamily Units	Retail/Com. (SF)	Est. Start	Est. Completion
Phase I (A's, TH-B, M-1)	136	345	~20,000	2015	2018
Phase II (TH-C)	144			2017	2020
Phase III (M-2)		206	~20,000	2018	2021
Phase IV (TH-D)	127			2019	2022
Phase V (M-3,E)		301	~130,000	2021	2024
Phase VI (M-4)		262		2024	2027
Total	407	1114	~170,000		

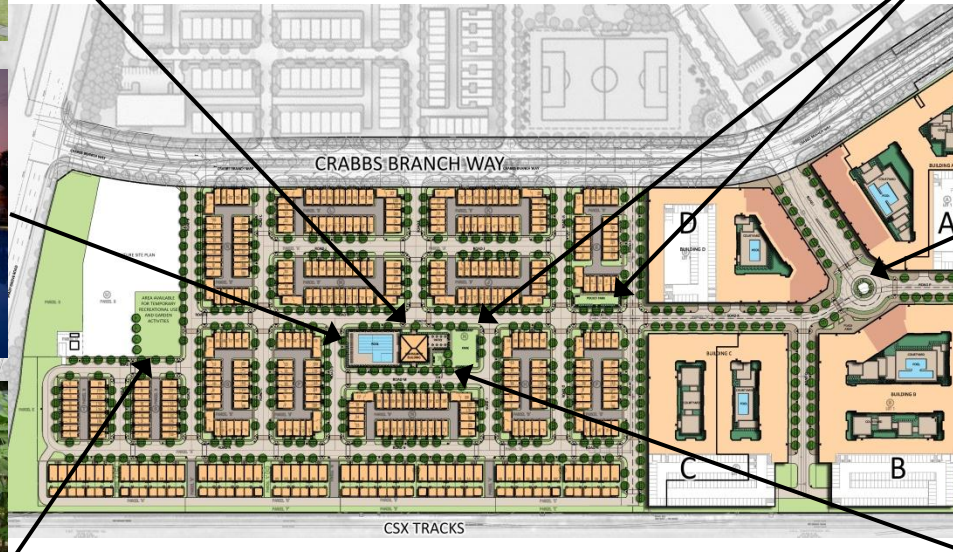


Public / Offsite Improvements



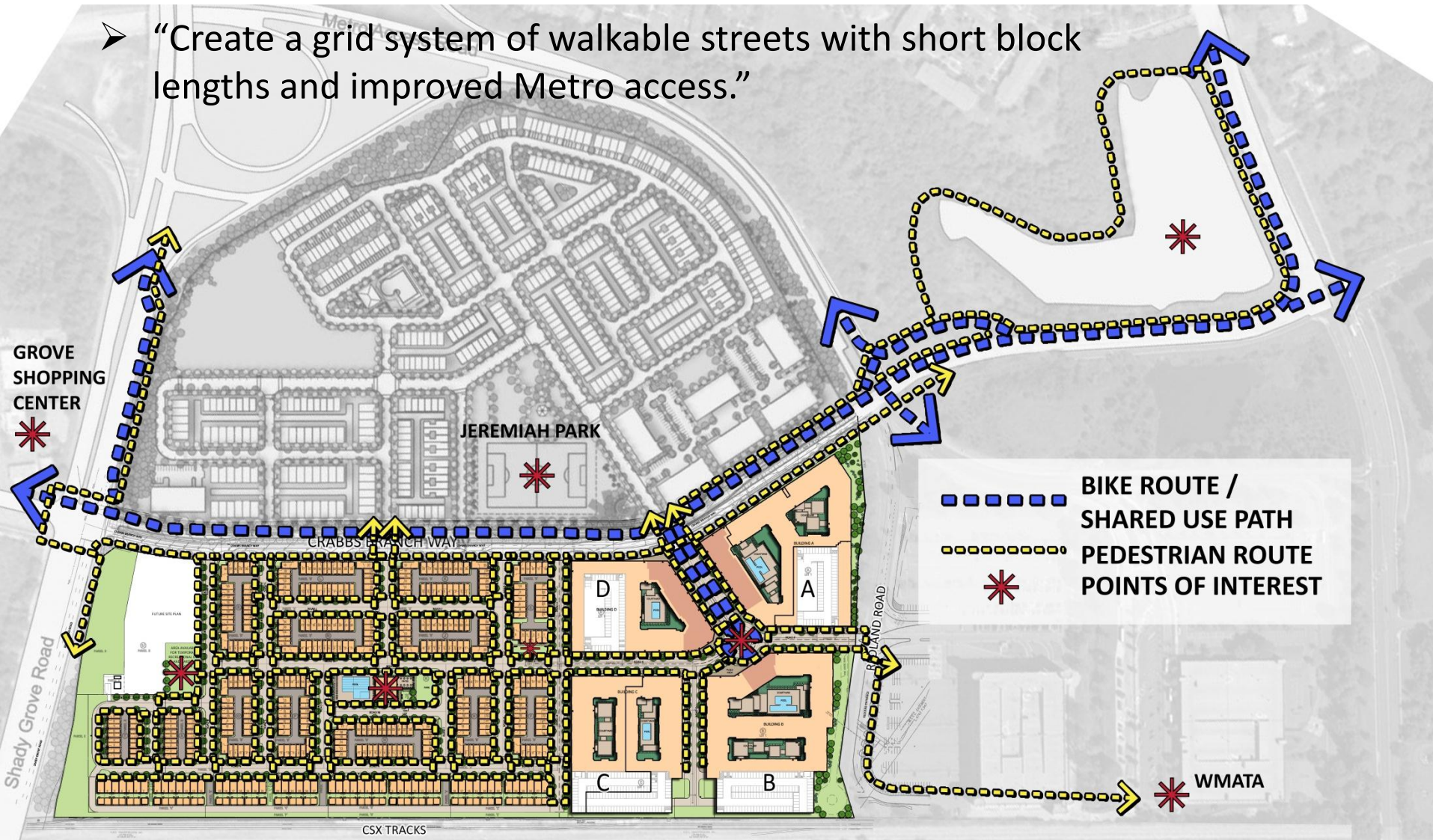
Open Space Plan

- “Provide a variety of open spaces that preserve existing open space and expand recreational opportunities.”

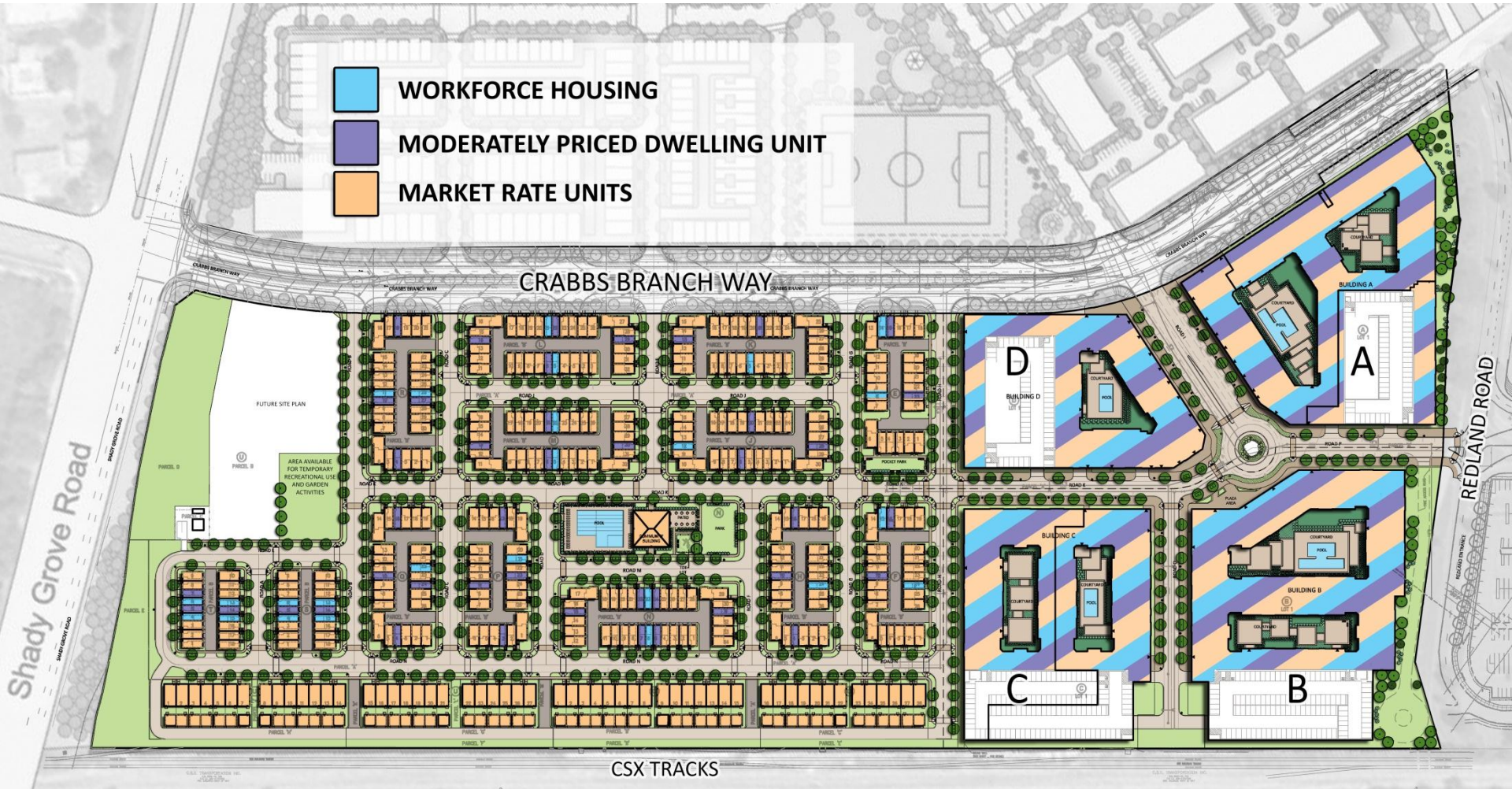


Pedestrian Circulation

- “Create a grid system of walkable streets with short block lengths and improved Metro access.”

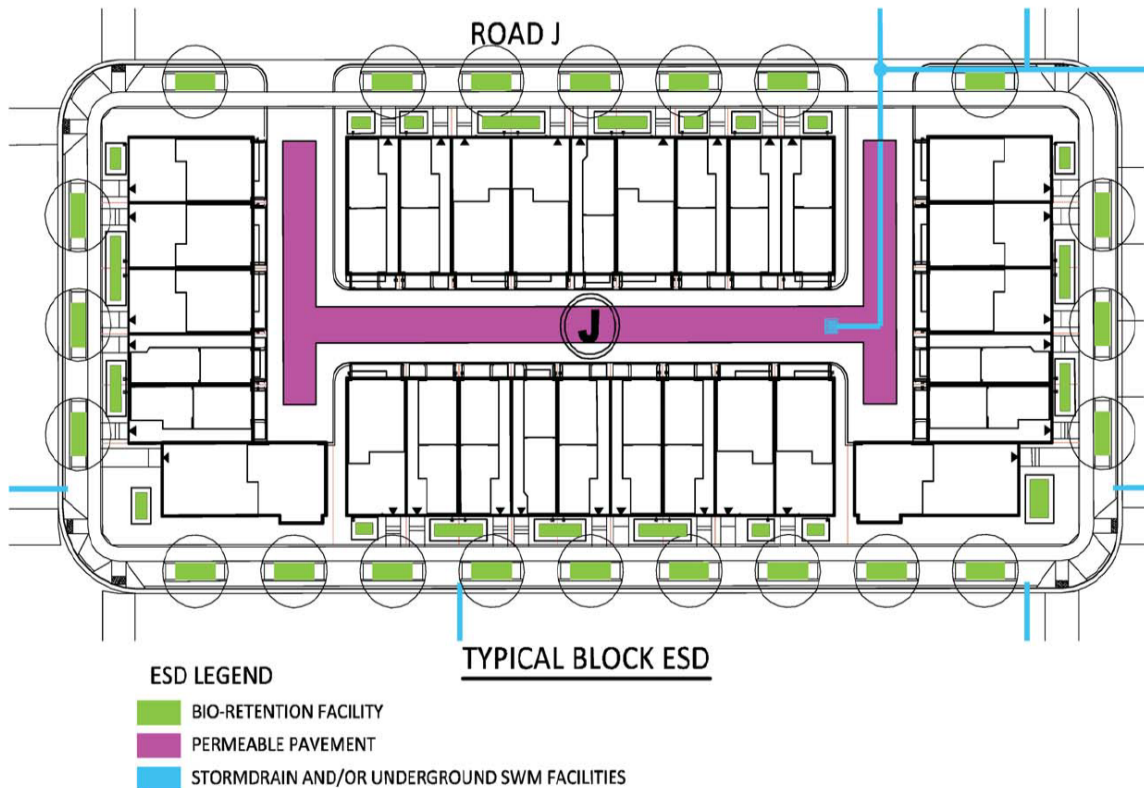


Affordable and Workforce Housing Plan



Storm Water Management Plan

- Shady Grove Station will incorporate state-of-the-art stormwater management (SWM) techniques within the site:
 - Micro-Bioretention Areas, Landscape Infiltration, Pervious Paving



THE NEIGHBORHOODS OF

EYA

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West Side Site Plan

