



SHADY GROVE STATION

Pre-Submission Meeting

September 19, 2011



Preliminary Plan

Sector Plan Objectives

Places

Preliminary Plan

- Neighborhoods
- Places
- Walkable Neighborhoods
- Walkable Streets
- Open Space Network
- Traffic
- Community
- Natural Environment

Development Data



Concept Plan



“Create a **mixed-use neighborhood** with **pedestrian-oriented** characteristics such as short blocks and buildings oriented to streets.”



	CSP West	CSP East	TOTAL
Multifamily Units	1114	241	1355
Townhouse Units	407	448	855
TOTAL UNITS	1521	689	2210
Commercial Uses			
Retail (SF)	41,828	0	41,828
Office (SF)	133,250	0	133,250

THE NEIGHBORHOODS OF



SHADY GROVE STATION

September 19, 2011

Sector Plan Objectives



*“Create an ‘**Urban Village,**’ a place that provides vitality, convenience, and a human scale of development.”*



Sector Plan Objectives



- “Create a grid system of **walkable** streets with short block lengths and improved Metro access.”
- “Incorporate a ‘**garden theme**’ throughout the new development to achieve a green, attractive setting for residents, Metro riders, and employees.”
- “Provide a variety of **open spaces** that preserve existing open space and expand recreational opportunities.”



Source: MNCPPC Shady Grove Sector Plan



Sector Plan Objectives



- “Provide a **variety of housing types** that meets housing needs and encourages transit ridership”
- “Allow a **mix of uses** that offers jobs and meets the retail service needs of new residents.”
- “Ensure that new development is **compatible** with surrounding, existing single-family communities.”



Source: MNCPPC Shady Grove Sector Plan





- “Reinforce and **enhance** the natural environment.”
- “Create a **green network** of parks & streets to complement the network of natural areas.”
- “**Improve** water quality and habitat conditions.”
- “Implement **innovative** environmental policies & practices.”



Source: MNCPPC Shady Grove Sector Plan





CSP Site (Metro North & Jeremiah Park):

- “Provide a **transition for existing residential communities** from the more intensely developed Metro neighborhoods.”
- “Provide a **series of smaller community open spaces** for passive recreation.”
- “Develop all public use spaces as civic spaces that **organize development into neighborhoods** with distinct identities.”
- “Integrate multi-family units with development of civic uses in an **efficient land use pattern** that maximizes open space and allows shared parking facilities.”
- “Locate townhouses within an **interconnected street system** with common open space for recreation”



Source: MNCPPC Shady Grove Sector Plan



CSP Site (Metro North & Jeremiah Park):

- “Provide a **library** site in a highly prominent location.”
- “Dedicate a minimum of **4 acres for a local park** to the M-NCPPC, visible from and oriented along Crabbs Branch Way.”
- Provide “sufficient building setbacks to accommodate street trees, adequate sidewalks and extensive landscaping to **establish a garden character** throughout the neighborhood.”
- Develop a **shared-use bike path & recreation trail** on the east side of Crabbs Branch Way with special paving and features.
- Provide a **school site** adjacent to the local park.



Source: MNCPPC Shady Grove Sector Plan



Residents of Shady Grove Station will take advantage of easily accessible regional transit connections:

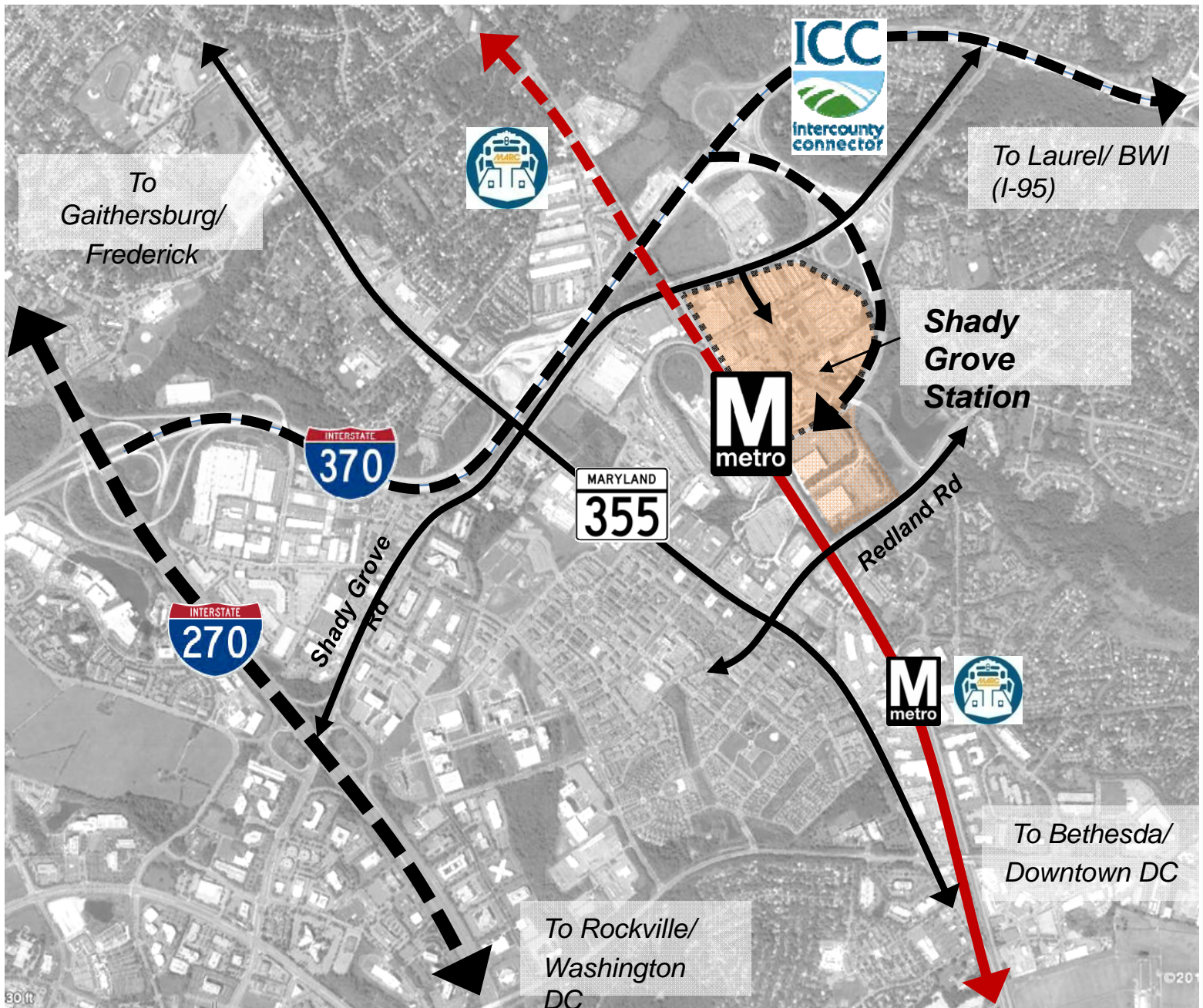
- I-270 to Frederick/I-495
- Intercounty Connector (ICC) to I-95/BWI & Baltimore
- Metro Rail to Downtown
- MARC Train (via Metro to Rockville)





Residents of Shady Grove Station will take advantage of easily accessible local transit connections:

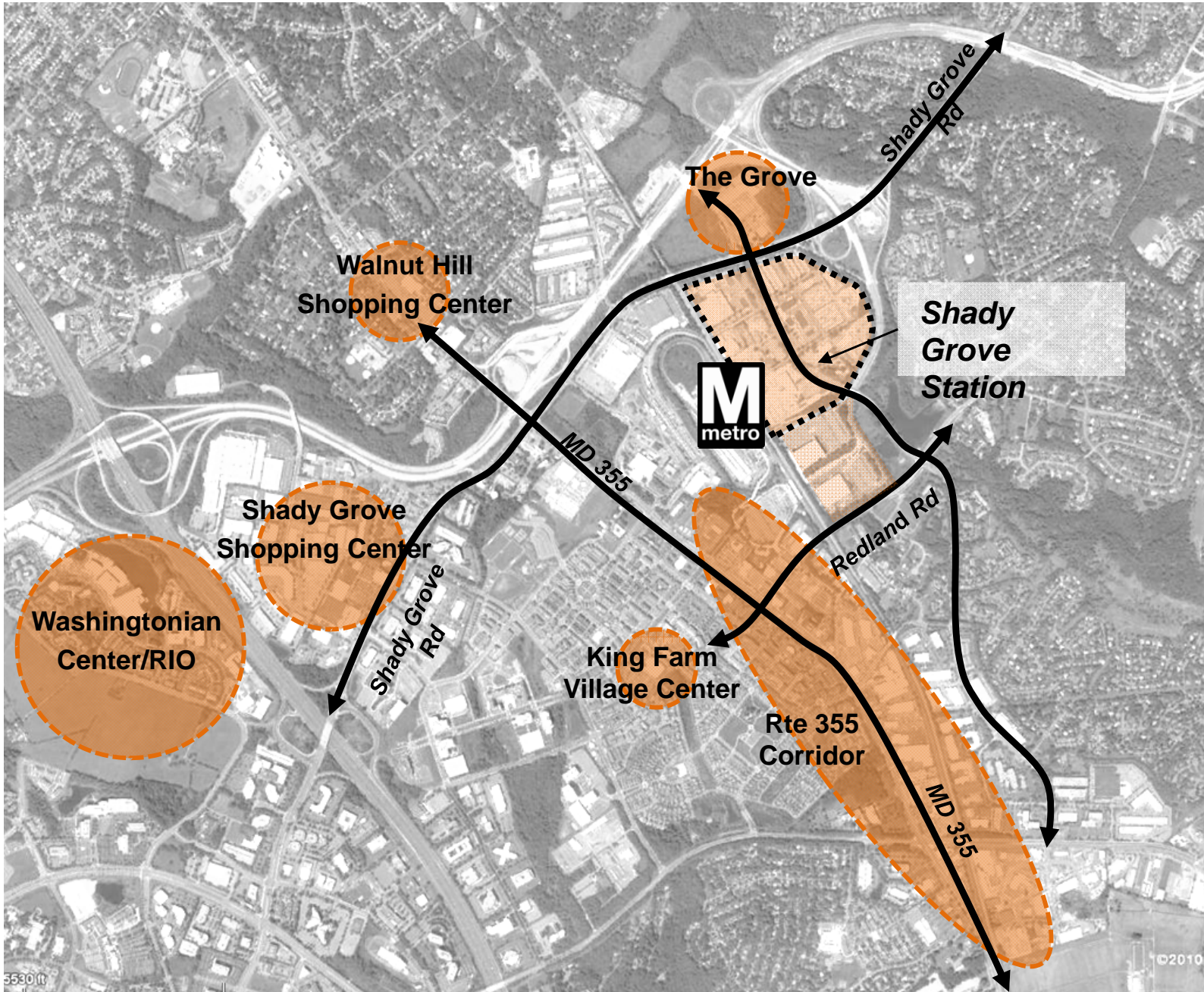
- Metro Rail & MARC Train
- Intercounty Connector (ICC)
- I-270 & I-370
- Shady Grove Road & MD Route 355



Existing Retail



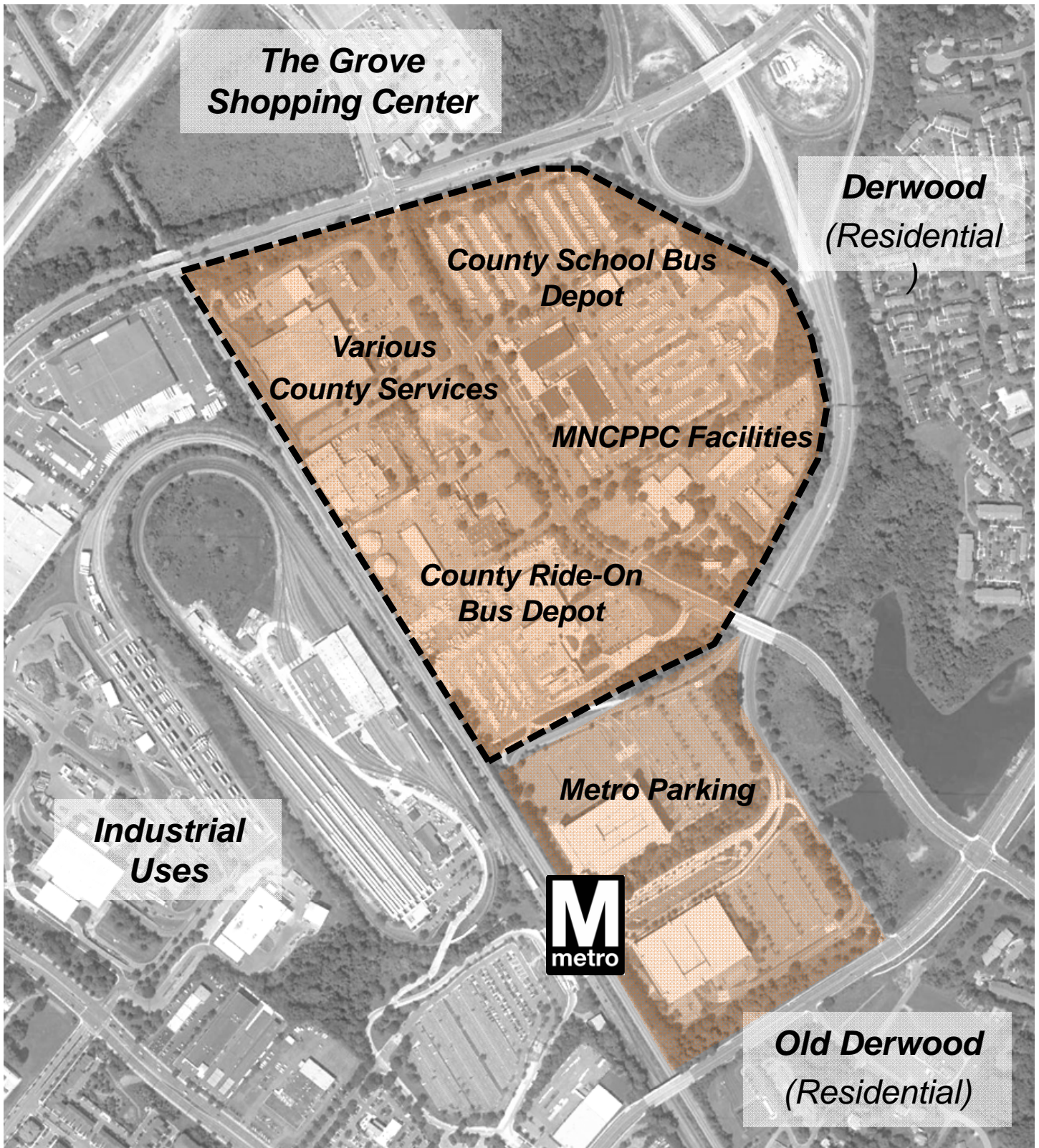
Shady Grove Station can be serviced by existing retail centers accessible from main local roads, as well as destinations accessible by Metro.



Existing Site Uses



The County Service Park is surrounded by existing residential & industrial uses.





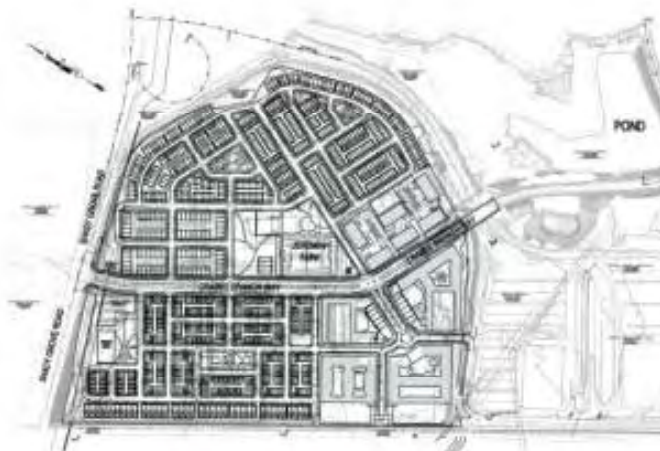
SHADY GROVE STATION

PRELIMINARY PLAN OF SUBDIVISION
MONTGOMERY COUNTY, MARYLAND



GENERAL NOTES

1. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
2. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
3. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
4. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
5. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
6. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
7. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
8. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
9. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
10. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
11. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
12. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
13. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
14. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
15. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
16. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
17. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
18. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
19. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.
20. THE SHADY GROVE STATION IS A PART OF THE SHADY GROVE STATION DEVELOPMENT.



- ### REVISIONS
- | NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 09/19/11 | ISSUED FOR REVIEW |
| 2 | 09/19/11 | ISSUED FOR REVIEW |
| 3 | 09/19/11 | ISSUED FOR REVIEW |
| 4 | 09/19/11 | ISSUED FOR REVIEW |
| 5 | 09/19/11 | ISSUED FOR REVIEW |
| 6 | 09/19/11 | ISSUED FOR REVIEW |
| 7 | 09/19/11 | ISSUED FOR REVIEW |
| 8 | 09/19/11 | ISSUED FOR REVIEW |
| 9 | 09/19/11 | ISSUED FOR REVIEW |
| 10 | 09/19/11 | ISSUED FOR REVIEW |
| 11 | 09/19/11 | ISSUED FOR REVIEW |
| 12 | 09/19/11 | ISSUED FOR REVIEW |
| 13 | 09/19/11 | ISSUED FOR REVIEW |
| 14 | 09/19/11 | ISSUED FOR REVIEW |
| 15 | 09/19/11 | ISSUED FOR REVIEW |
| 16 | 09/19/11 | ISSUED FOR REVIEW |
| 17 | 09/19/11 | ISSUED FOR REVIEW |
| 18 | 09/19/11 | ISSUED FOR REVIEW |
| 19 | 09/19/11 | ISSUED FOR REVIEW |
| 20 | 09/19/11 | ISSUED FOR REVIEW |

REQUIRED ZONING ORDINANCE

NO.	DATE	DESCRIPTION
1	09/19/11	ISSUED FOR REVIEW
2	09/19/11	ISSUED FOR REVIEW
3	09/19/11	ISSUED FOR REVIEW
4	09/19/11	ISSUED FOR REVIEW
5	09/19/11	ISSUED FOR REVIEW
6	09/19/11	ISSUED FOR REVIEW
7	09/19/11	ISSUED FOR REVIEW
8	09/19/11	ISSUED FOR REVIEW
9	09/19/11	ISSUED FOR REVIEW
10	09/19/11	ISSUED FOR REVIEW
11	09/19/11	ISSUED FOR REVIEW
12	09/19/11	ISSUED FOR REVIEW
13	09/19/11	ISSUED FOR REVIEW
14	09/19/11	ISSUED FOR REVIEW
15	09/19/11	ISSUED FOR REVIEW
16	09/19/11	ISSUED FOR REVIEW
17	09/19/11	ISSUED FOR REVIEW
18	09/19/11	ISSUED FOR REVIEW
19	09/19/11	ISSUED FOR REVIEW
20	09/19/11	ISSUED FOR REVIEW

REQUIRED ZONING ORDINANCE

NO.	DATE	DESCRIPTION
1	09/19/11	ISSUED FOR REVIEW
2	09/19/11	ISSUED FOR REVIEW
3	09/19/11	ISSUED FOR REVIEW
4	09/19/11	ISSUED FOR REVIEW
5	09/19/11	ISSUED FOR REVIEW
6	09/19/11	ISSUED FOR REVIEW
7	09/19/11	ISSUED FOR REVIEW
8	09/19/11	ISSUED FOR REVIEW
9	09/19/11	ISSUED FOR REVIEW
10	09/19/11	ISSUED FOR REVIEW
11	09/19/11	ISSUED FOR REVIEW
12	09/19/11	ISSUED FOR REVIEW
13	09/19/11	ISSUED FOR REVIEW
14	09/19/11	ISSUED FOR REVIEW
15	09/19/11	ISSUED FOR REVIEW
16	09/19/11	ISSUED FOR REVIEW
17	09/19/11	ISSUED FOR REVIEW
18	09/19/11	ISSUED FOR REVIEW
19	09/19/11	ISSUED FOR REVIEW
20	09/19/11	ISSUED FOR REVIEW

REQUIRED ZONING ORDINANCE

NO.	DATE	DESCRIPTION
1	09/19/11	ISSUED FOR REVIEW
2	09/19/11	ISSUED FOR REVIEW
3	09/19/11	ISSUED FOR REVIEW
4	09/19/11	ISSUED FOR REVIEW
5	09/19/11	ISSUED FOR REVIEW
6	09/19/11	ISSUED FOR REVIEW
7	09/19/11	ISSUED FOR REVIEW
8	09/19/11	ISSUED FOR REVIEW
9	09/19/11	ISSUED FOR REVIEW
10	09/19/11	ISSUED FOR REVIEW
11	09/19/11	ISSUED FOR REVIEW
12	09/19/11	ISSUED FOR REVIEW
13	09/19/11	ISSUED FOR REVIEW
14	09/19/11	ISSUED FOR REVIEW
15	09/19/11	ISSUED FOR REVIEW
16	09/19/11	ISSUED FOR REVIEW
17	09/19/11	ISSUED FOR REVIEW
18	09/19/11	ISSUED FOR REVIEW
19	09/19/11	ISSUED FOR REVIEW
20	09/19/11	ISSUED FOR REVIEW



DRAFT FOR REVIEW

DEVELOPER'S CERTIFICATE OF COMPLIANCE

I, the undersigned, hereby certify that the information provided in this Preliminary Plan of Subdivision is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer or architect in the State of Maryland.

Signature: _____
 Title: _____
 Date: _____

Bowman CONSULTING

1000 ...
 ...
 ...

EYA

THE NEIGHBORHOODS OF

1000 ...
 ...
 ...

Preliminary Plan



“Create a *mixed-use neighborhood* with *pedestrian-oriented* characteristics such as *short blocks* and *buildings oriented to streets*.”



Neighborhoods



*“Develop all public use spaces as civic spaces that organize development into **neighborhoods with distinct identities.**”*



Neighborhoods



*“Achieve a **mix of unit types** to offer housing choices.”*

Shady Grove Station will offer residents a variety of housing options.

Townhouse



Townhouse



Townhouse



Townhouse

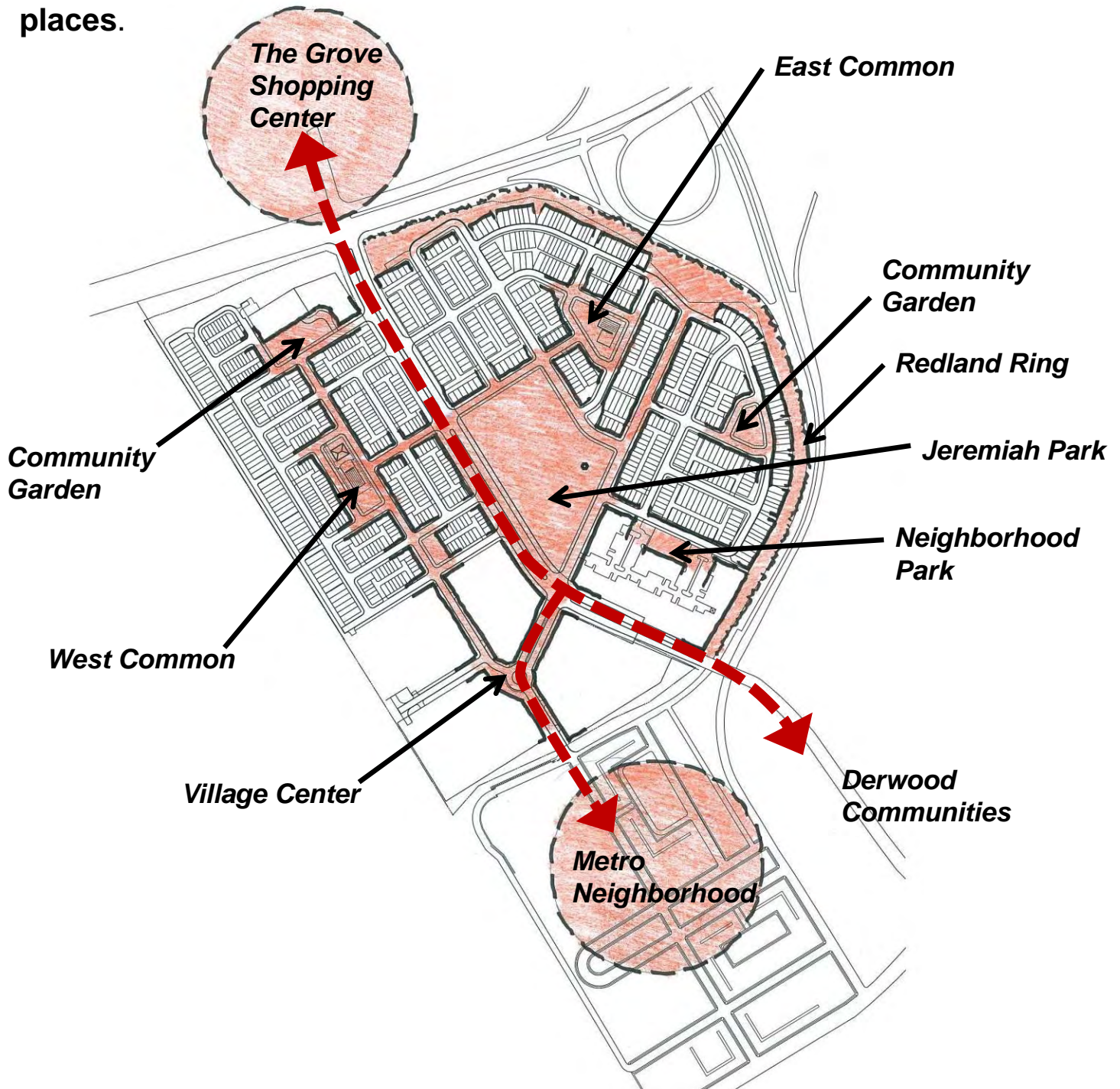


Mixed-Use



“Create a series of neighborhoods with a **distinct sense of place**, a mix of uses, open spaces, and a pedestrian-friendly environment.”

Shady Grove Station will comprise a series of **unique, interconnected places**.



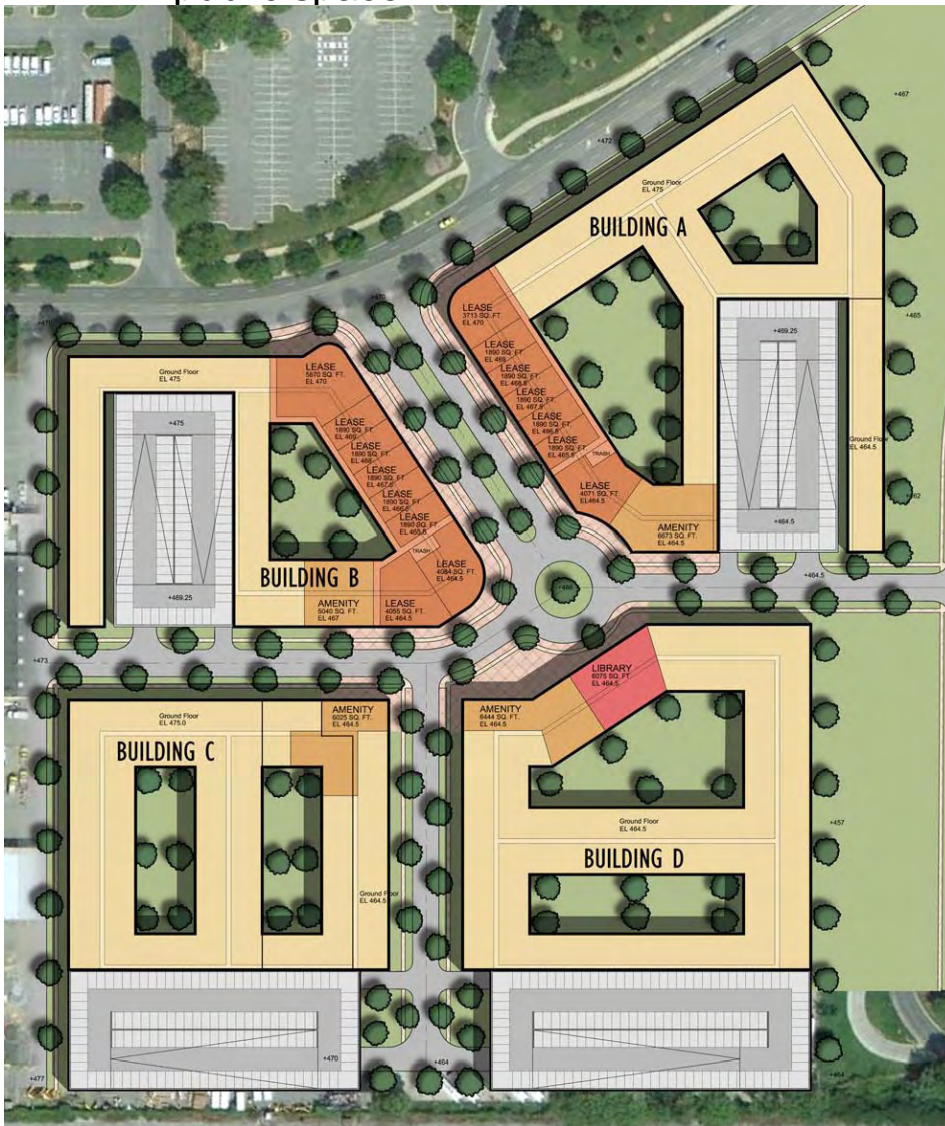


Village Center:

- Higher density development located near Metro
- Retail, Residential, & Community Uses
- Lively Commercial Square connects to all neighborhoods and Jeremiah Park
- Library & community amenities occupy prominent location on commercial square
- Neighborhood retail & cafés create an active public space



KEY PLAN



Building A	F1	F2	F3	F4	F5	F6	Total
Elevation	464.5'-470.0'	475.0'	485.5'	496.0'	506.5'	517.0'	517.0'
Gross Retail Area	19,660 sf	0 sf	0 sf	0 sf	0 sf	0 sf	19,660 sf
Gross Amenity Area	6,670 sf	0 sf	0 sf	0 sf	0 sf	0 sf	6,670 sf
Gross Residential Area	9,900 sf	75,270 sf	92,530 sf	92,530 sf	82,630 sf	0 sf	352,860 sf
Total Gross Area	36,230 sf	75,270 sf	92,530 sf	92,530 sf	82,630 sf	0 sf	379,190 sf
Net Retail Area	17,230 sf	0 sf	0 sf	0 sf	0 sf	0 sf	17,230 sf
Net Residential Area	8,019 sf	60,969 sf	74,949 sf	74,949 sf	66,930 sf	0 sf	285,817 sf
Units	850 net/units	9 units	71 units	88 units	78 units	0 units	334 units
Res Parking Required	1 sp/units	13 spaces	100 spaces	124 spaces	110 spaces	0 spaces	471 spaces
Retail Parking Required	5 /1000sf	87 spaces	0 spaces	0 spaces	0 spaces	0 spaces	87 spaces
Total Parking Required		100 spaces	100 spaces	124 spaces	110 spaces	0 spaces	558 spaces
Garage Parking Provided		98 spaces	104 spaces	104 spaces	104 spaces	52 spaces	556 spaces

Building B	F1	F2	F3	F4	F5	Total
Elevation	464.5'-470.0'	475.0'	485.5'	496.0'	506.5'	517.0'
Gross Retail Area	26,920 sf	0 sf	0 sf	0 sf	0 sf	26,920 sf
Gross Amenity Area	5,040 sf	0 sf	0 sf	0 sf	0 sf	5,040 sf
Gross Residential Area	0 sf	33,830 sf	60,650 sf	60,650 sf	60,650 sf	215,780 sf
Total Gross Area	31,960 sf	33,830 sf	60,650 sf	60,650 sf	60,650 sf	247,740 sf
Net Retail Area	23,460 sf	0 sf	0 sf	0 sf	0 sf	23,460 sf
Net Residential Area	81% eff	0 sf	27,402 sf	49,127 sf	49,127 sf	174,782 sf
Units	850 net/units	0 units	32 units	57 units	57 units	203 units
Res Parking Required	1 sp/units	0 spaces	45 spaces	80 spaces	80 spaces	285 spaces
Retail Parking Required	5 /1000sf	118 spaces	0 spaces	0 spaces	0 spaces	118 spaces
Total Parking Required		118 spaces	45 spaces	80 spaces	80 spaces	403 spaces
Garage Parking Provided		46 spaces	96 spaces	96 spaces	104 spaces	438 spaces

Building C	F1	F2	F3	F4	F5	Total
Elevation	464.5'	475.0'	485.5'	496.0'	506.5'	517.0'
Gross Retail Area	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf
Gross Amenity Area	6,030 sf	0 sf	0 sf	0 sf	0 sf	6,030 sf
Gross Residential Area	9,020 sf	66,520 sf	72,550 sf	72,550 sf	46,150 sf	266,790 sf
Total Gross Area	15,050 sf	66,520 sf	72,550 sf	72,550 sf	46,150 sf	272,820 sf
Net Retail Area	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf
Net Residential Area	81% eff	7,306 sf	53,881 sf	58,766 sf	58,766 sf	216,100 sf
Units	850 net/units	8 units	63 units	69 units	69 units	252 units
Res Parking Required	1 sp/units	12 spaces	89 spaces	97 spaces	97 spaces	356 spaces
Retail Parking Required	5 /1000sf	0 spaces	0 spaces	0 spaces	0 spaces	0 spaces
Total Parking Required		12 spaces	89 spaces	97 spaces	97 spaces	356 spaces
Garage Parking Provided		59 spaces	122 spaces	122 spaces	61 spaces	364 spaces

Building D	F1	F2	F3	F4	Total
Elevation	464.5'	475.0'	485.5'	496.0'	506.5'
Gross Library Area	6,080 sf	0 sf	0 sf	0 sf	6,080 sf
Gross Amenity Area	6,440 sf	0 sf	0 sf	0 sf	6,440 sf
Gross Residential Area	71,750 sf	86,270 sf	86,270 sf	86,270 sf	330,560 sf
Total Gross Area	84,270 sf	86,270 sf	86,270 sf	86,270 sf	343,080 sf
Net Library Area	6,080 sf	0 sf	0 sf	0 sf	6,080 sf
Net Residential Area	81% eff	58,118 sf	69,879 sf	69,879 sf	267,754 sf
Units	850 net/units	68 units	82 units	82 units	314 units
Res Parking Required	1 sp/units	96 spaces	115 spaces	115 spaces	411 spaces
Retail Parking Required	5 /1000sf	31 spaces	0 spaces	0 spaces	31 spaces
Total Parking Required		127 spaces	115 spaces	115 spaces	472 spaces
Garage Parking Provided		134 spaces	136 spaces	68 spaces	474 spaces

Total	Building A	Building B	Building C	Building D	Total
Elevation	517.0'	517.0'	517.0'	506.5'	517.0'
Gross Retail/Library Area	19,660 sf	26,920 sf	0 sf	6,080 sf	52,660 sf
Gross Amenity Area	6,670 sf	5,040 sf	6,030 sf	6,440 sf	24,180 sf
Gross Residential Area	352,860 sf	215,780 sf	266,790 sf	330,560 sf	1,166,990 sf
Total Gross Area	379,190 sf	247,740 sf	272,820 sf	343,080 sf	1,242,830 sf
Net Retail/Library Area	17,230 sf	23,460 sf	0 sf	6,080 sf	46,770 sf
Net Residential Area	81% eff	285,817 sf	174,782 sf	216,100 sf	944,452 sf
Units	850 net/units	334 units	283 units	252 units	314 units
Res Parking Required	1 sp/units	471 spaces	285 spaces	356 spaces	1,553 spaces
Retail Parking Required	5 /1000sf	87 spaces	118 spaces	0 spaces	31 spaces
Total Parking Required		558 spaces	403 spaces	356 spaces	1,789 spaces
Garage Parking Provided		566 spaces	438 spaces	364 spaces	1,842 spaces



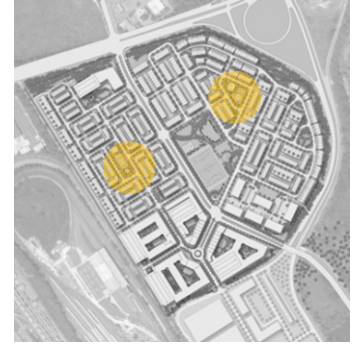
Village Center:





East Common, West Common & Neighborhood Parks

- Small public green spaces form neighborhood centers
- Provide passive recreation & neighborhood amenities (Pool, Community Center, fountains, etc.)



KEY PLAN



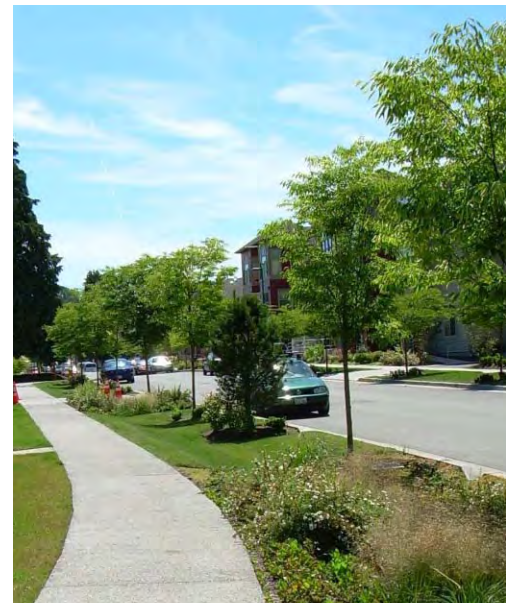
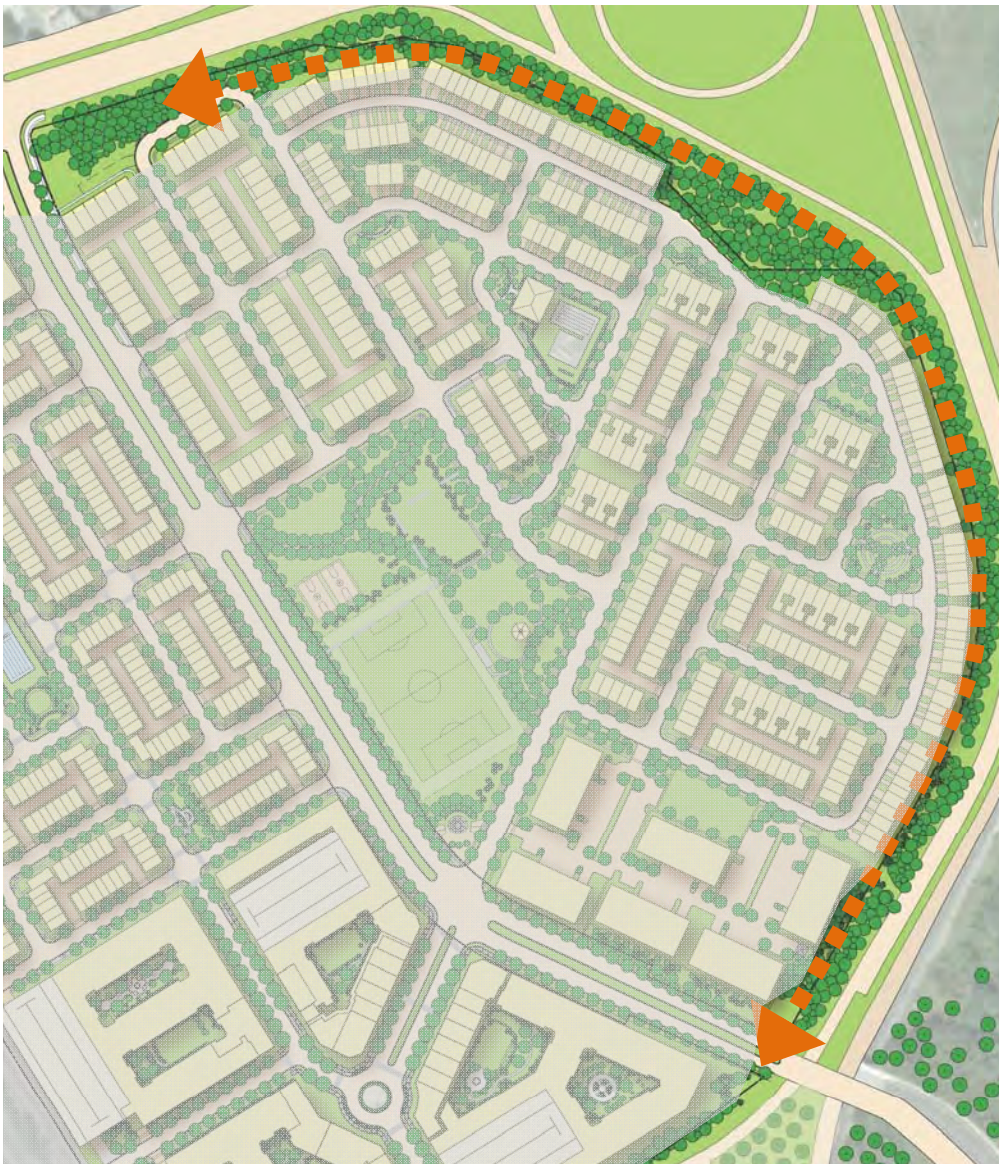


Redland Ring

- Green buffer between neighborhood and roadways
- Opportunity for passive recreation, and incorporation of shared-use pathways



KEY PLAN





Jeremiah Park

- 4 acre community park at the heart of Shady Grove Station
- Frontage along Crabbs Branch Way; plaza connects to Town Center
- **Passive & Active recreation** including soccer fields, tot lot, dog park, etc.
- Adjacent School Recreation & Open Space



KEY PLAN



Walkable Neighborhoods



*“Develop a system of roads and sidewalks that allow access on foot to Metro and on site parks, services and neighborhoods **within easy walking distance** of one another.”*



Walkable Streets

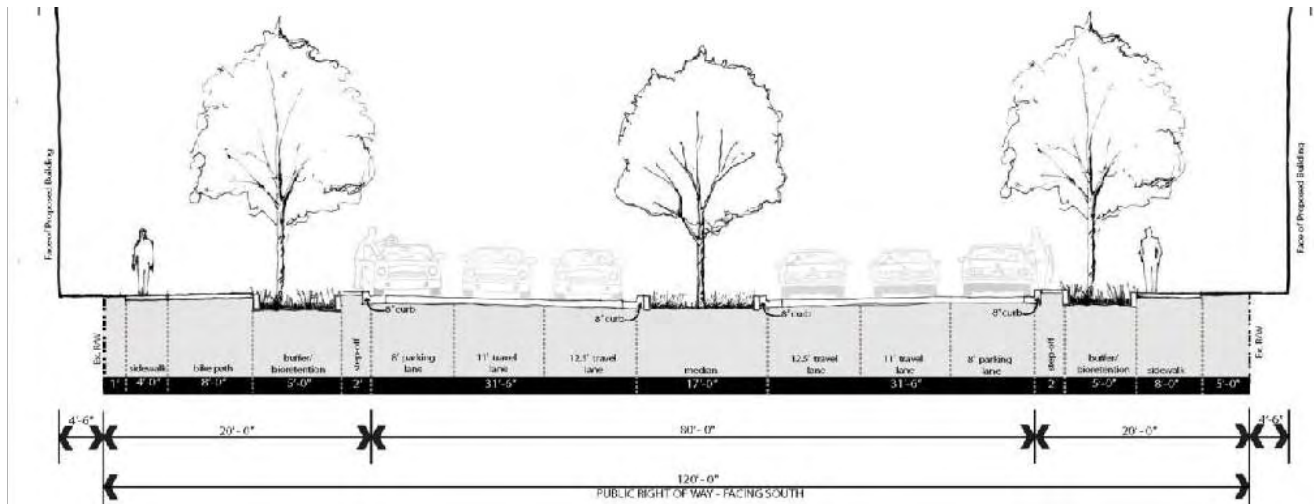


Crabbs Branch Way

- “Create a grid system of **walkable** streets with short block lengths and improved Metro access.”
- Provide “sufficient building setbacks to accommodate street trees, adequate sidewalks and extensive landscaping to **establish a garden character** throughout the neighborhood.”



KEY PLAN



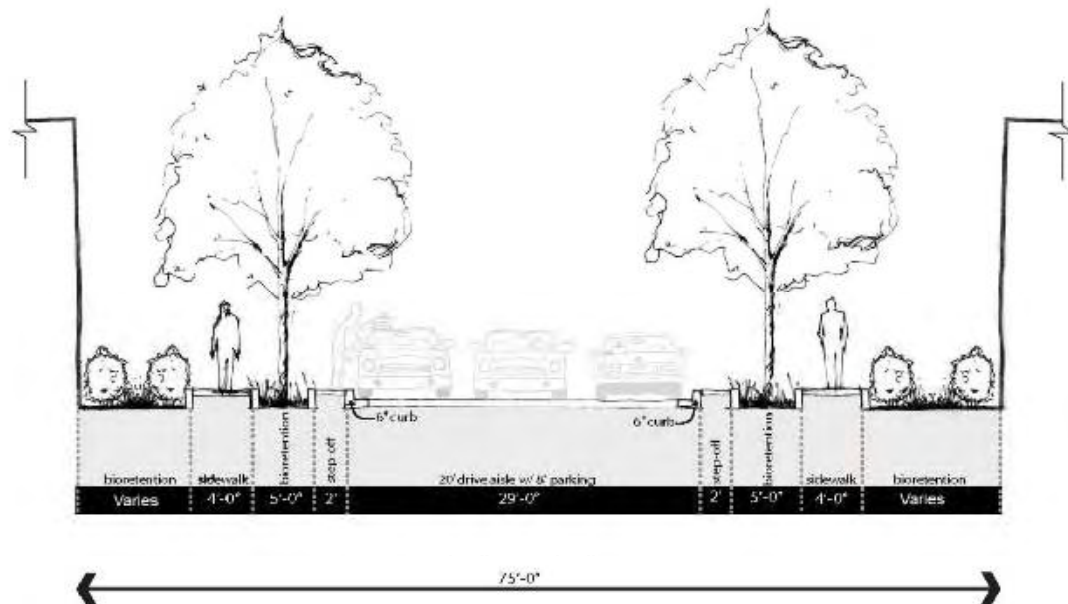


Neighborhood Streets

- “Create a grid system of **walkable** streets with short block lengths and improved Metro access.”
- Provide “sufficient building setbacks to accommodate street trees, adequate sidewalks and extensive landscaping to **establish a garden character** throughout the neighborhood.”



KEY PLAN



Open Space Network



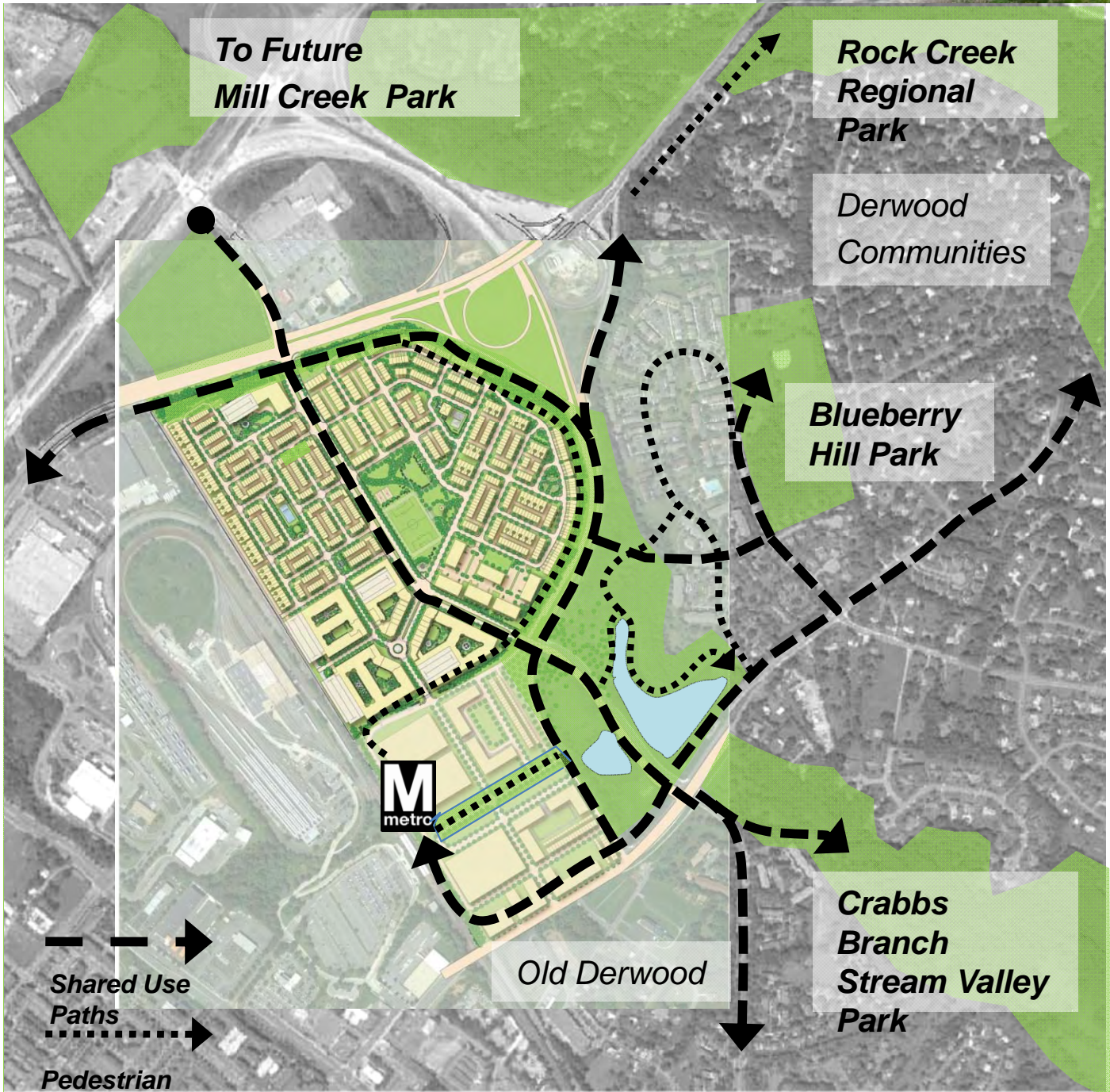
*“Provide a variety of **open spaces** that preserve existing open space and expand recreational opportunities.”*



Open Space Network



*“Provide safe and attractive pedestrian & bicycle routes in a **connected system** between parks and from adjoining neighborhoods.”*



THE NEIGHBORHOODS OF



SHADY GROVE STATION

September 19, 2011



- *Existing MCSP generates more traffic than project as designed*

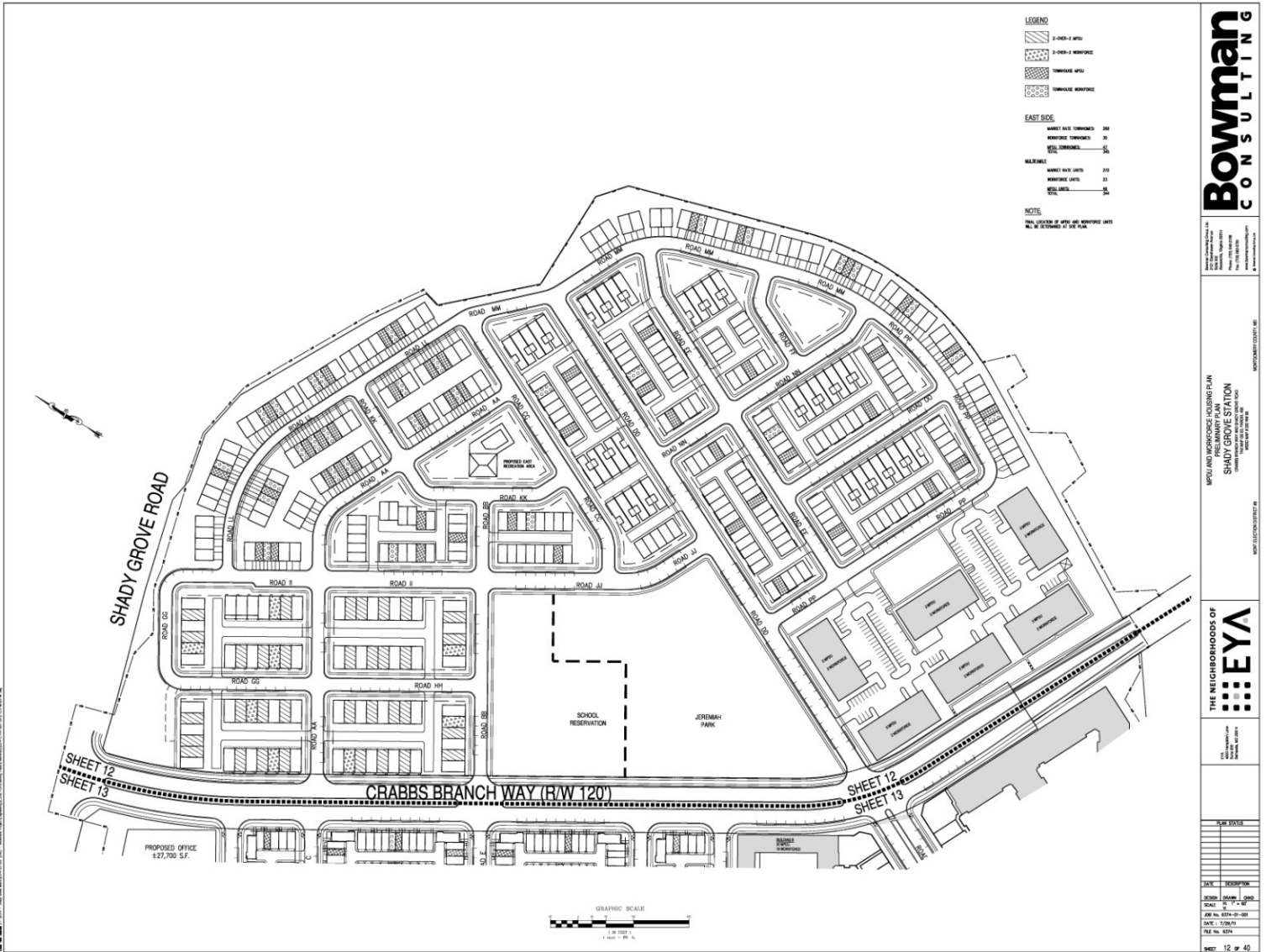
	AM Peak Hour	PM Peak Hour
MCSP	705 Vehicles	1,126 Vehicles
Shady Grove Station	594	709
Difference	-111	-417
% Difference	-16%	-37%

- *Shady Grove Station generates*
 - *Fewer Service Trips*
 - *Fewer off peak trips*
 - *Fewer Bus trips and Commercial vehicle trips*
- *Traffic study also accounted for*
 - *Additional area development*
 - *Results indicate no new road improvements are required at off site intersections*

Wells and Associates – Traffic Analysis Study

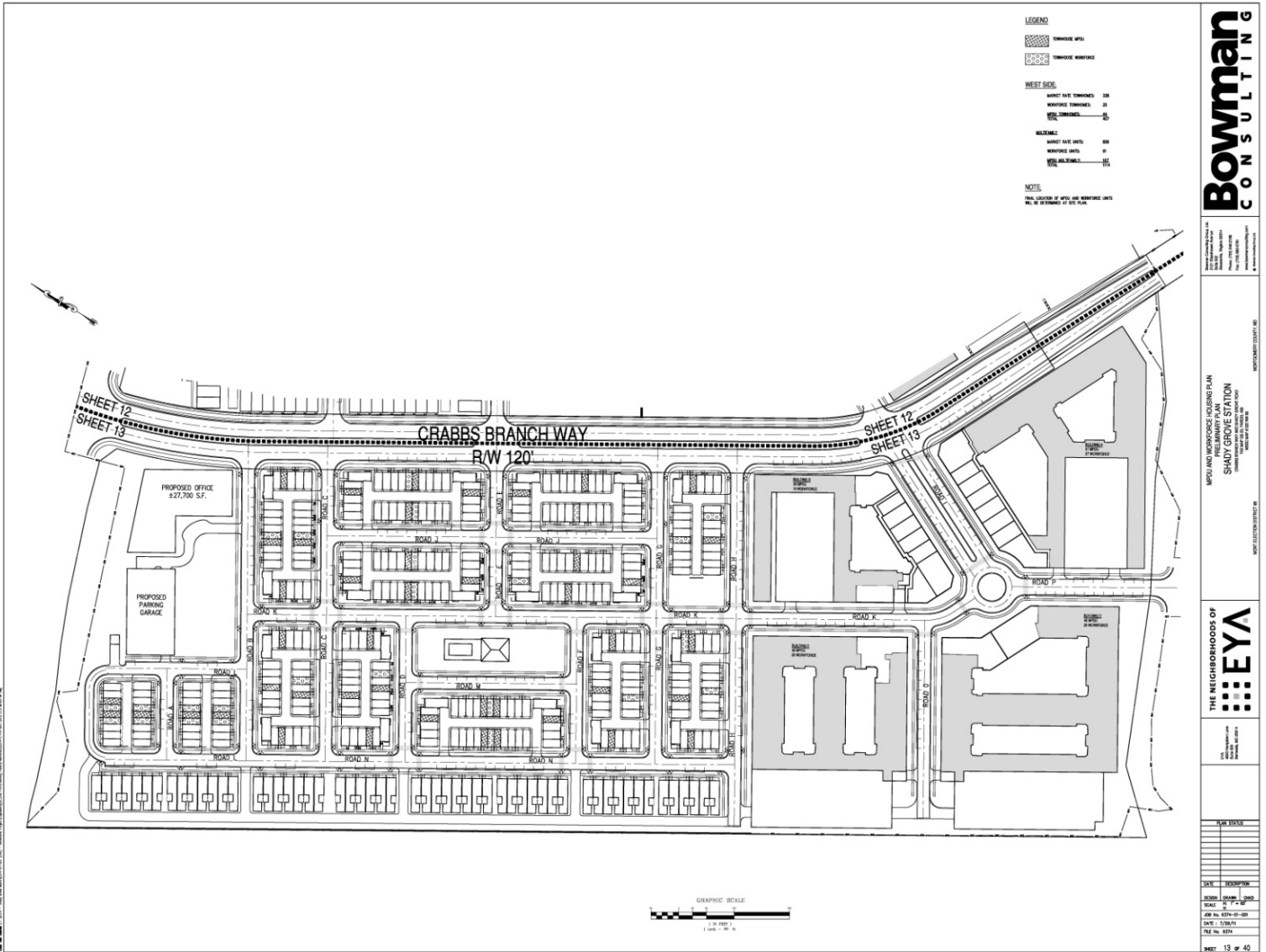


“Provide a minimum of 10% Workforce Housing and 20% TDRs.”





“Provide a minimum of 10% Workforce Housing and 20% TDRs.”





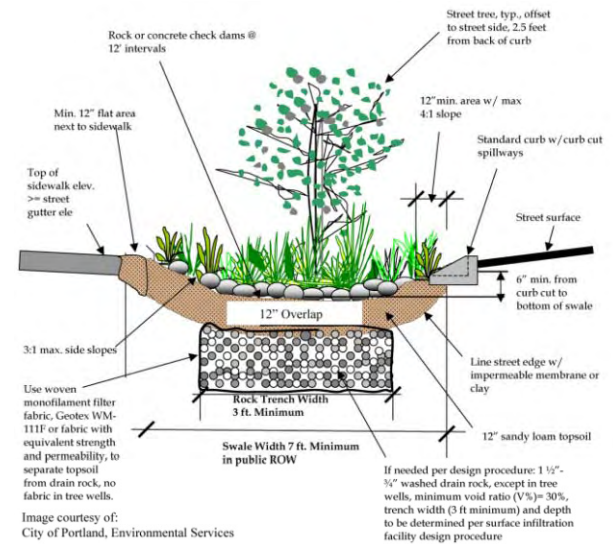
*“Reinforce and **enhance** the natural environment.”*

Shady Grove Station will **incorporate state-of-the art stormwater management (SWM) techniques** within the site:

- **Micro-Bioretenion Areas**
- **Landscape Infiltration**
- **Pervious Paving**
- **Used Throughout Preliminary Plan**



Vegetated Swales



“Green Street” Bioretention Areas

Preliminary Plan



“Create a **mixed-use neighborhood** with **pedestrian-oriented** characteristics such as short blocks and buildings oriented to streets.”





Shady Grove Station Development Plan

	CSP West	CSP East	TOTAL UNITS
Base Density (Joint)	960	435	1395
TDR Density (20% Bonus)	192	87	279
MPDU Bonus (22% include TDRs)	253	114	367
Workforce (10% of Base + TDRs)	116	53	169
TOTAL UNITS	1521	689	2210
Sector Plan Limit	1540	700	2240
Unit Mix			
Market Rate Units	1194	540	1734
Workforce Housing (WH)(10%)	116	53	169
MPDUs (15%)	211	96	307
TDRs (3:1 for Multifamily)	64	29	93
Multifamily (MF) Units	78% Max	50% Max	
MF MR Units	856	123	979
MF Workforce (67% of WH units)	78	36	114
MF MPDU (85% of MPDUs)	180	82	262
TOTAL	1114	241	1355
Townhouse (TH) Units			
TH MR Units	338	417	755
TH Workforce (33% of WH units)	38	17	55
TH MPDU (15% of MPDUs)	31	14	45
TOTAL	407	448	855
Commercial Uses			
Retail (SF)	41,868	0	41,868
Office (SF)	133,250	0	133,250

EHRENKRANTZ
ECKSTUT
& KUHN
ARCHITECTS

