

# Shady Grove Sector Plan

Minor Master Plan Amendment  
Scope of Work

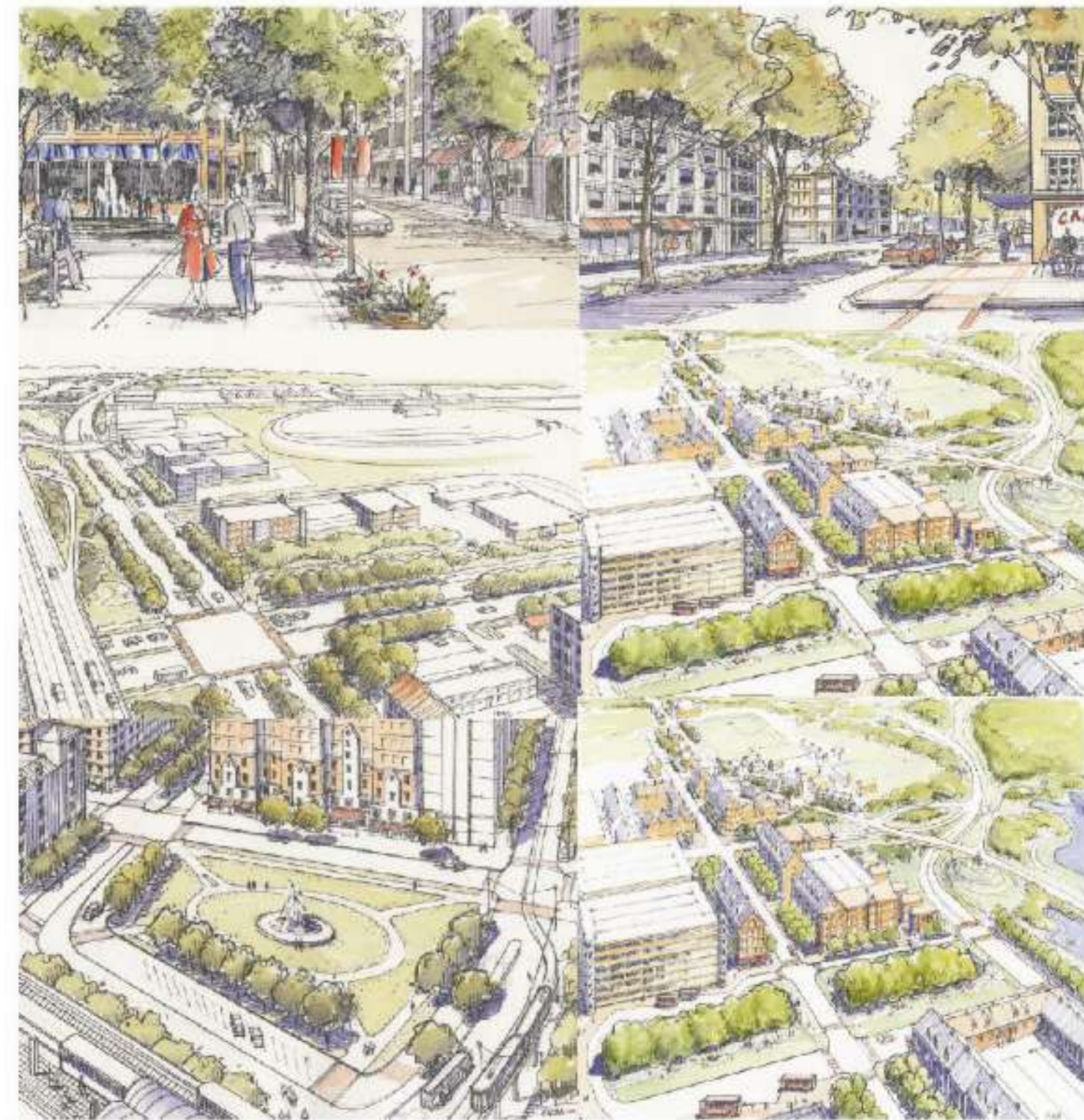
# Purpose for the Plan Amendment

MARCH 2006

APPROVED AND ADOPTED

## SHADY GROVE

SECTOR PLAN



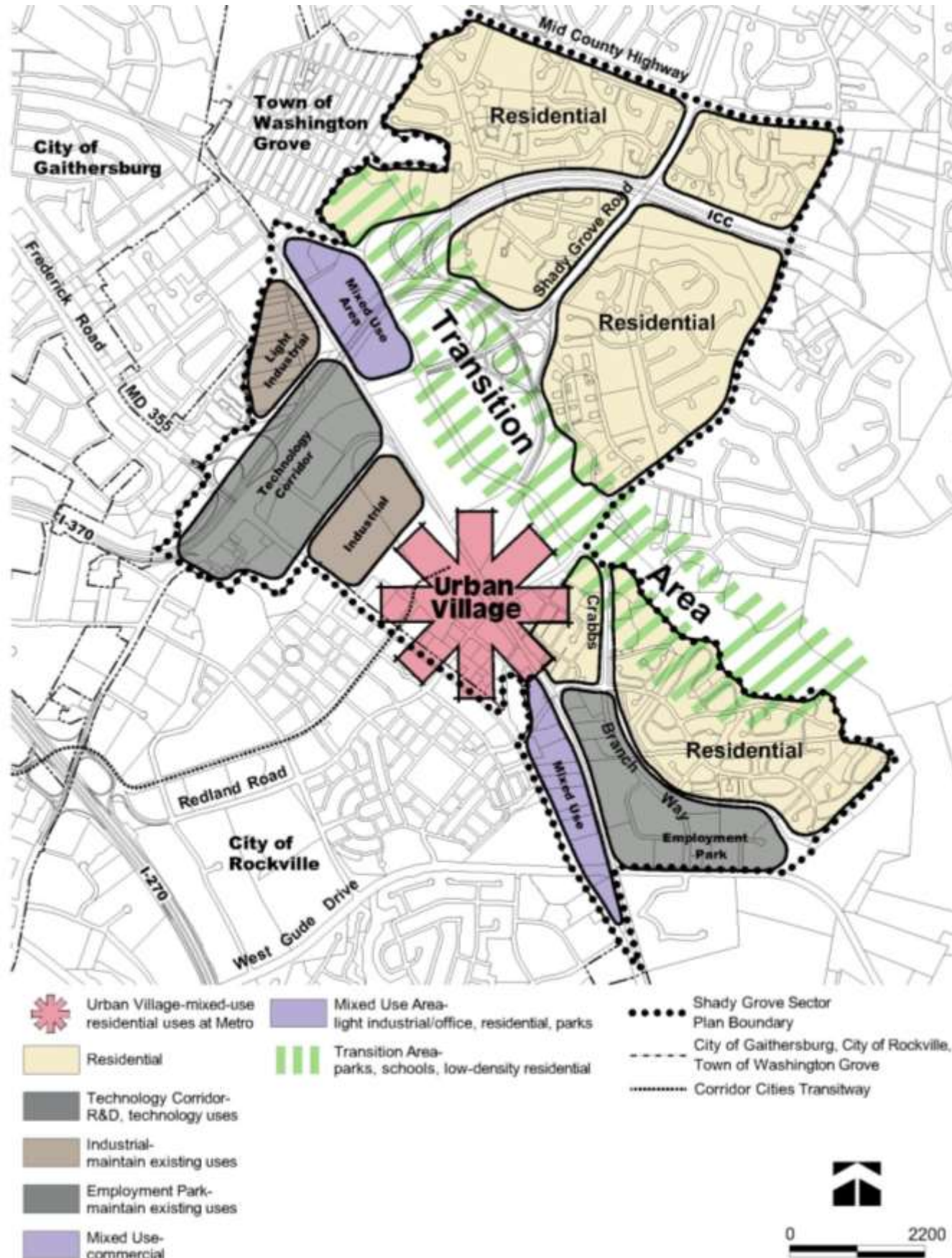
1. Reevaluate/status update on the staging triggers, especially the mobility requirements.
2. Transportation: 2016 Subdivision Staging Policy (SSP); Bus Rapid Transit (BRT) on MD 355; and the Corridor Cities Transitway (CCT)
3. Land use and zoning
  - Potential adjustments based on the 2014 zoning conversion
  - Stay within the 2006 density recommendations
4. Public facilities

# Existing Staging

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

# Vision and Overview

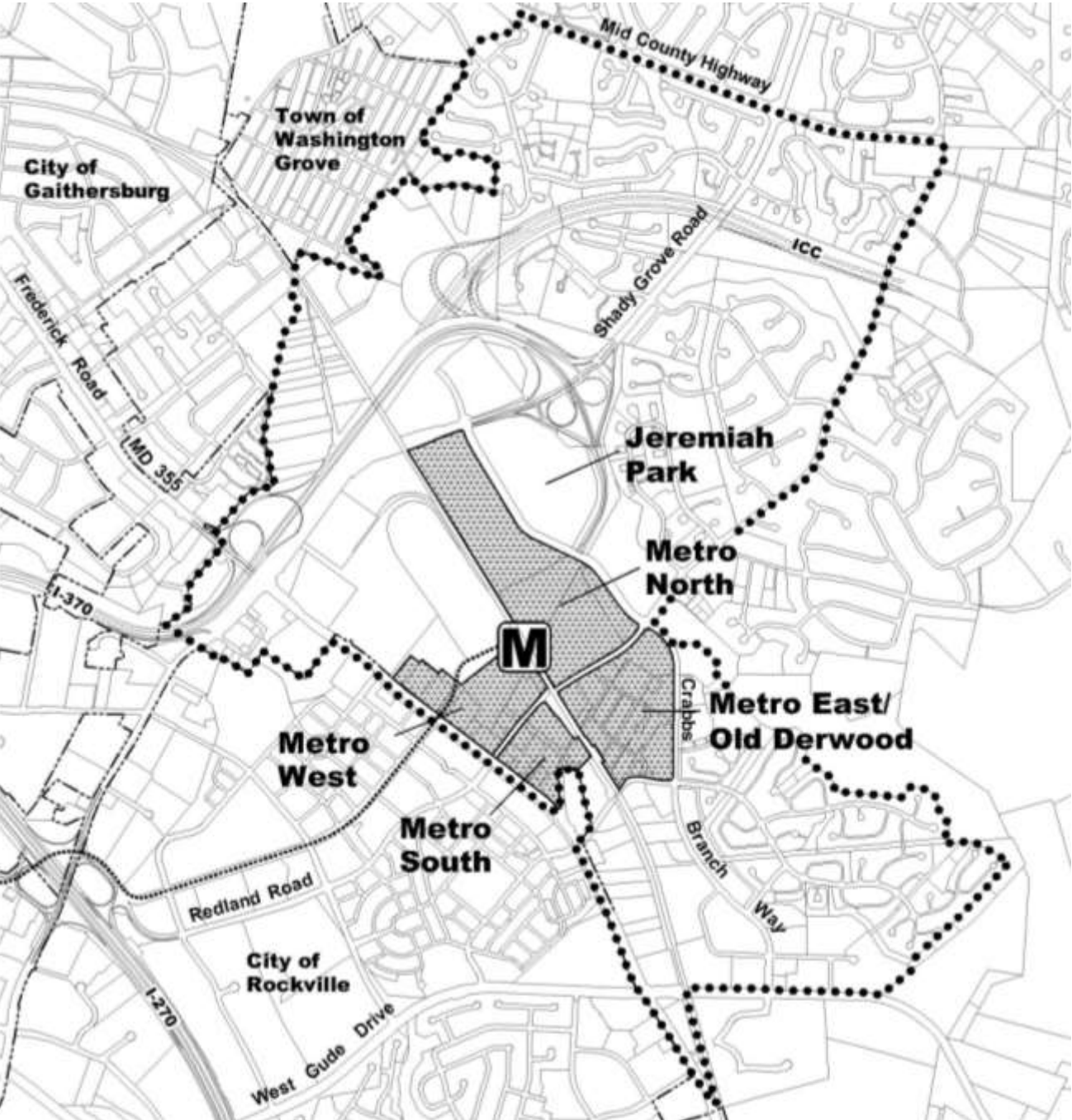


## Sector Plan Highlights

- Mixed-use area surrounding the Metro Station (Metro Neighborhoods)
  - Up to 6,340 units and 7,000 jobs
- Retention of industrial/office areas.
- Protection of existing residential communities.
- New recommended public facilities, including parks and an elementary school site.
- New bikeways and street network.
- Staging plan with new transportation infrastructure and public facilities.

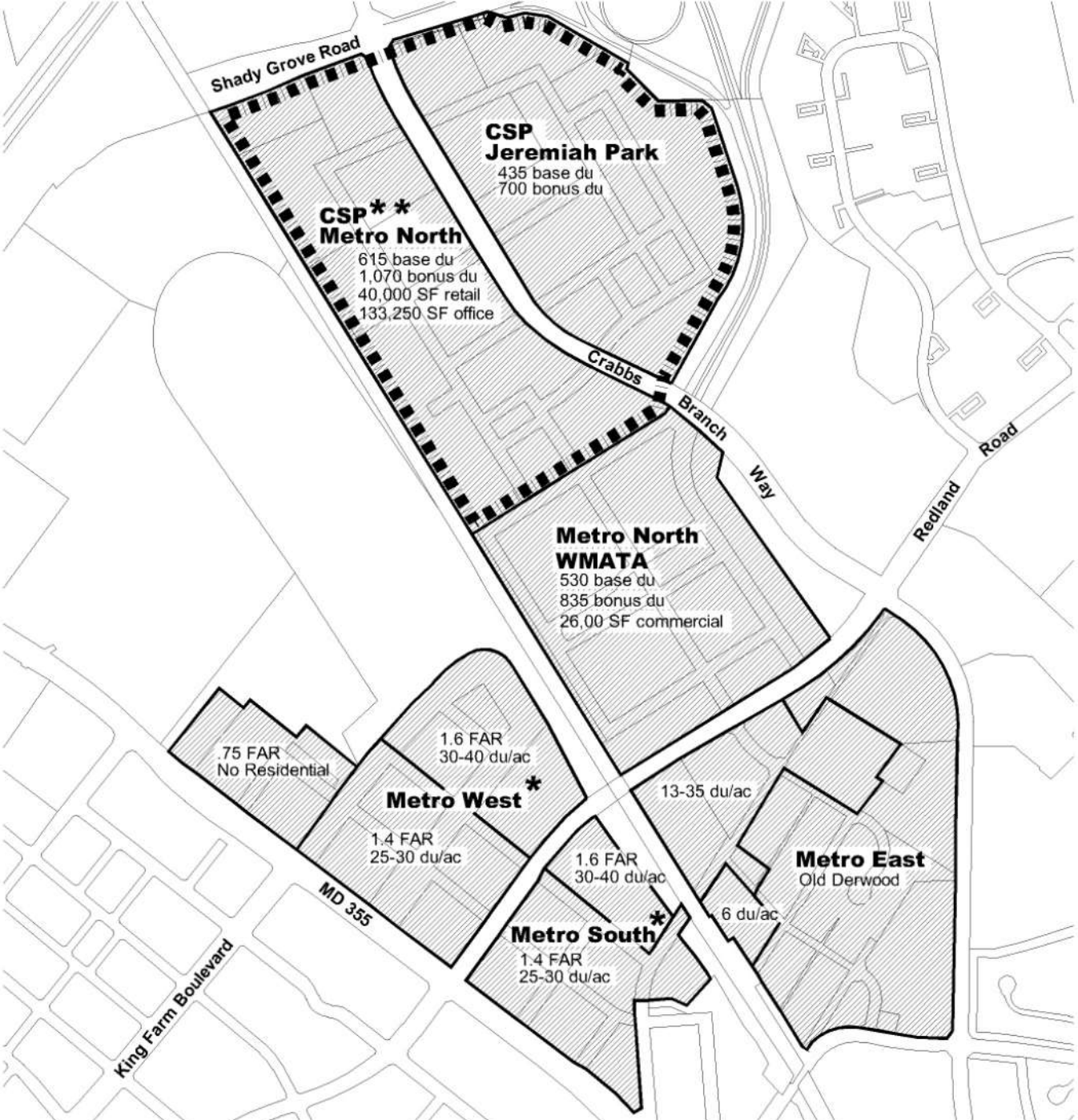
2006 Sector Plan Concept Plan

# Metro Neighborhoods



Metro Neighborhoods  
 Shady Grove Sector Plan Boundary  
 City of Gaithersburg, City of Rockville, Town of Washington Grove  
 Corridor Cities Transitway  
M Shady Grove Metro Station

0 2200

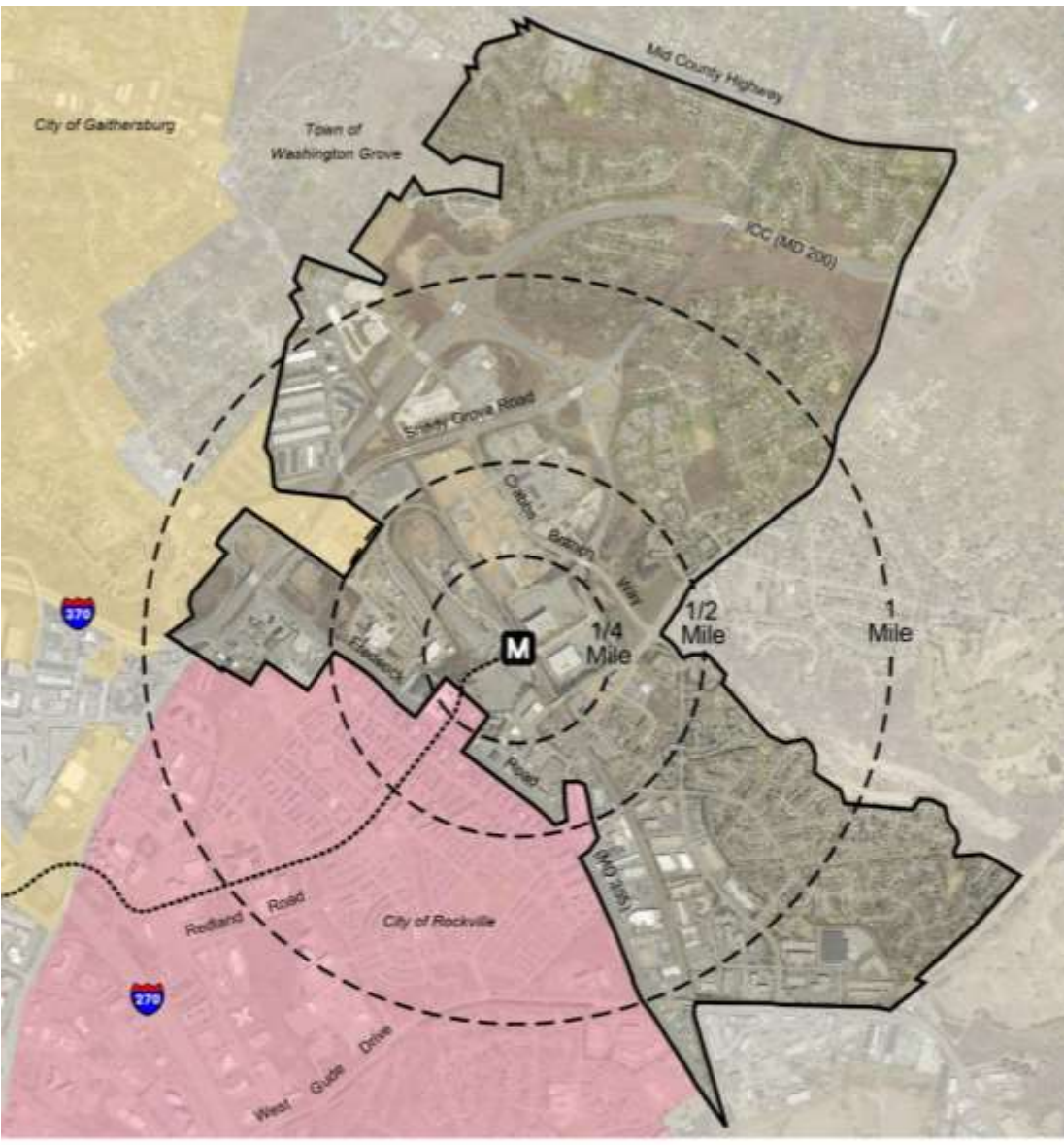


Metro Neighborhoods  
 County Service Park (CSP)

\* Plan allows up to 30% maximum commercial FAR and requires a minimum of 70% residential FAR  
 \*\* Metro North may have increased density under joint development provisions with Casey 6 & 7. See Joint Development Properties.

All residential densities may be increased by the provision of MPDU's, TDR's and workforce housing where applicable.

Not to Scale

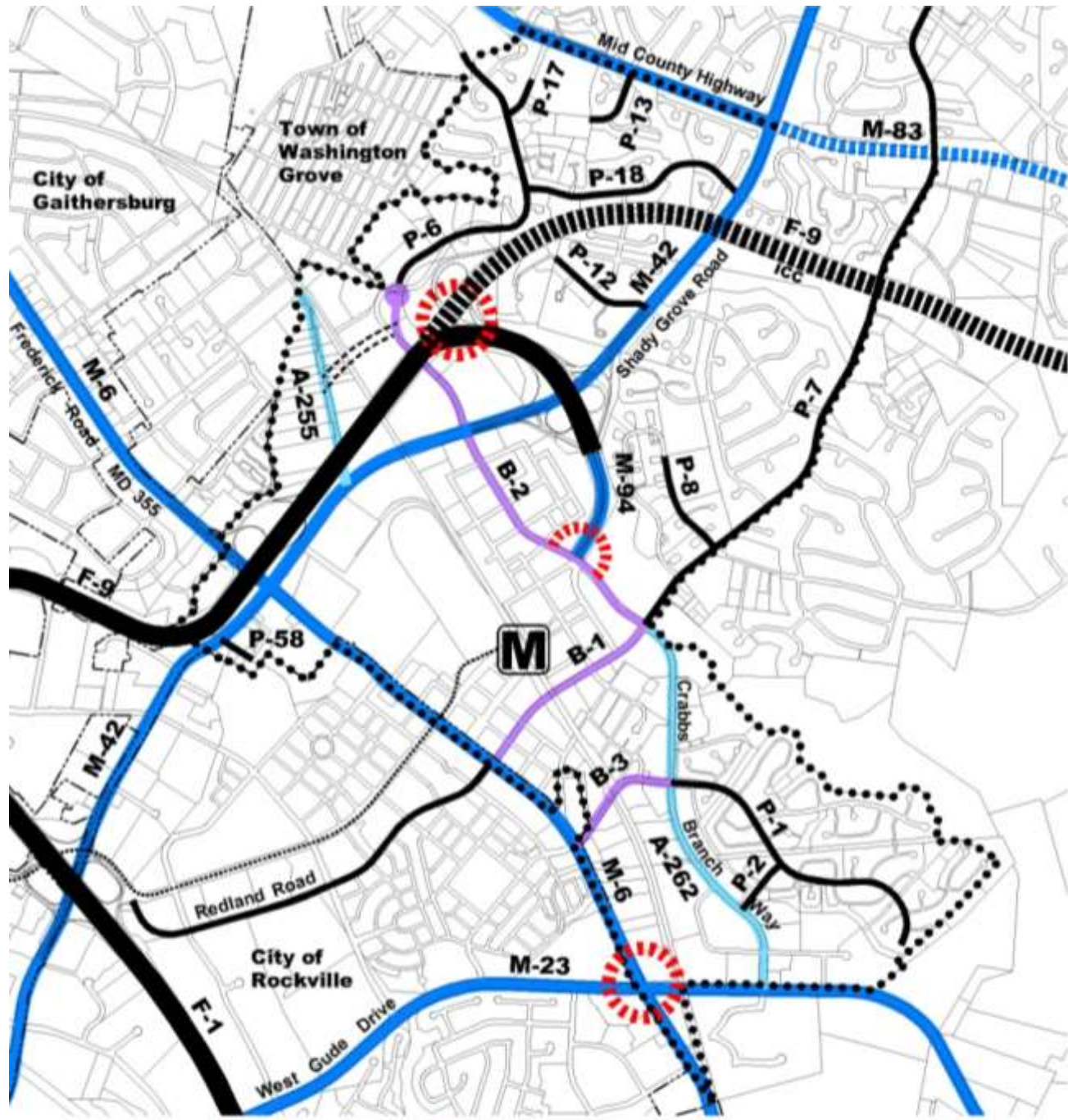


Shady Grove Sector Plan Boundary  
 City of Gaithersburg  
 City of Rockville  
M Metro Station  
 Corridor Cities Transitway

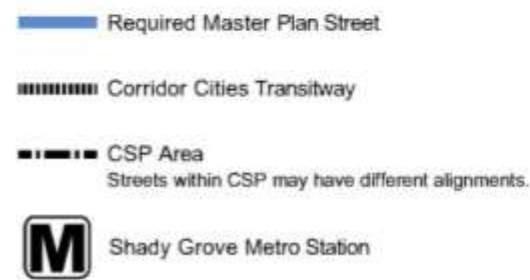
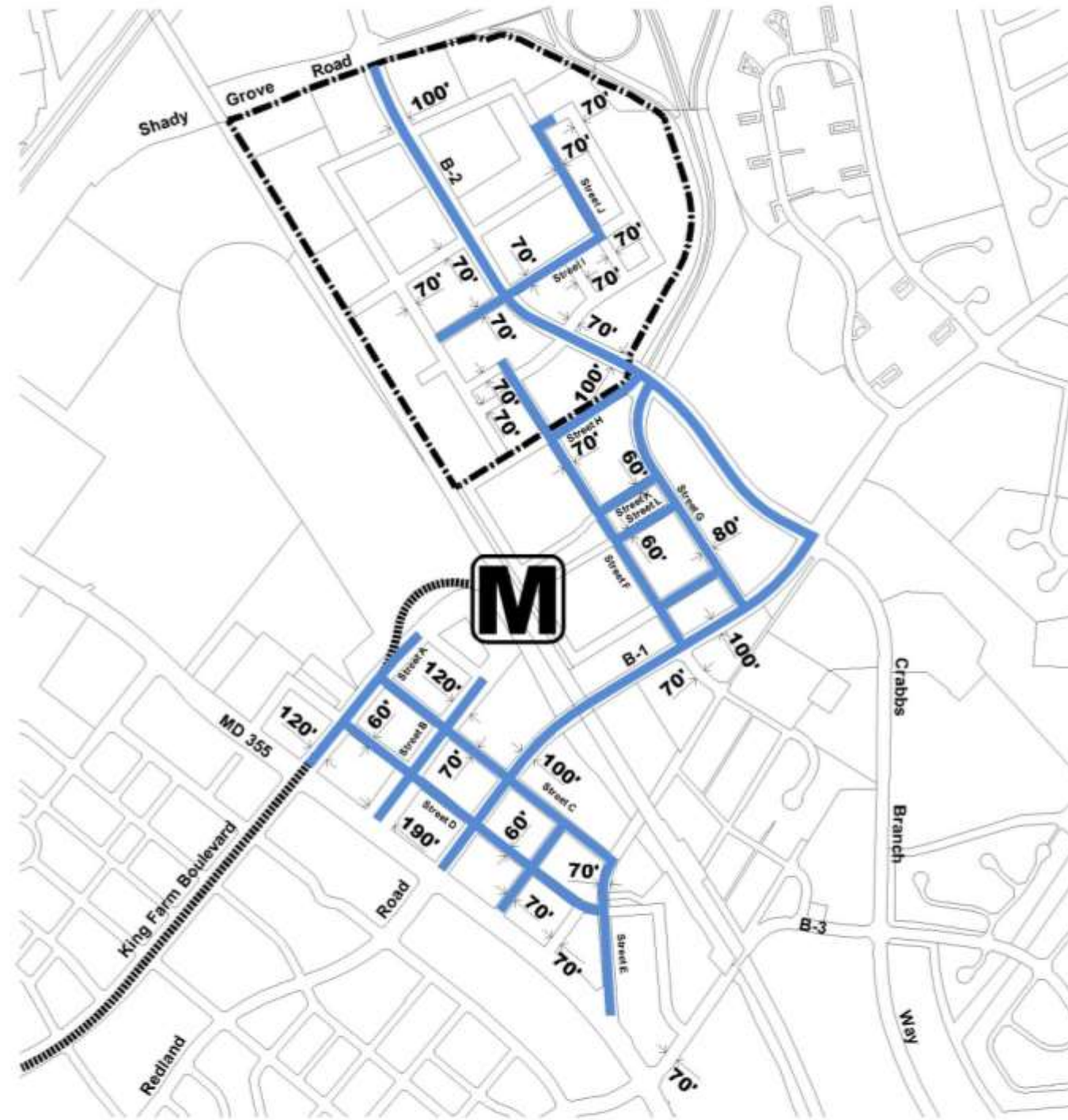
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## Metro Proximity

# Transportation Network



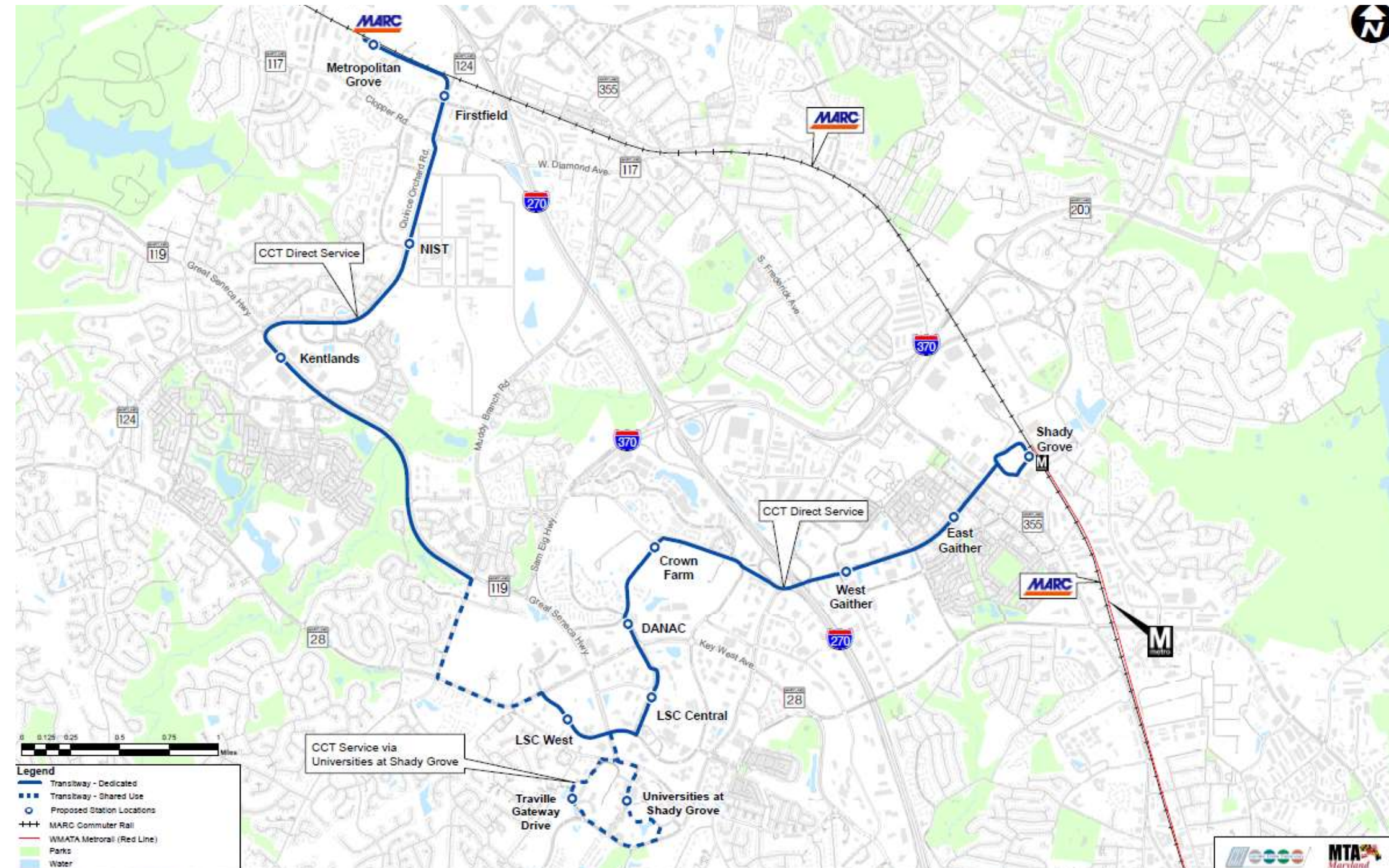
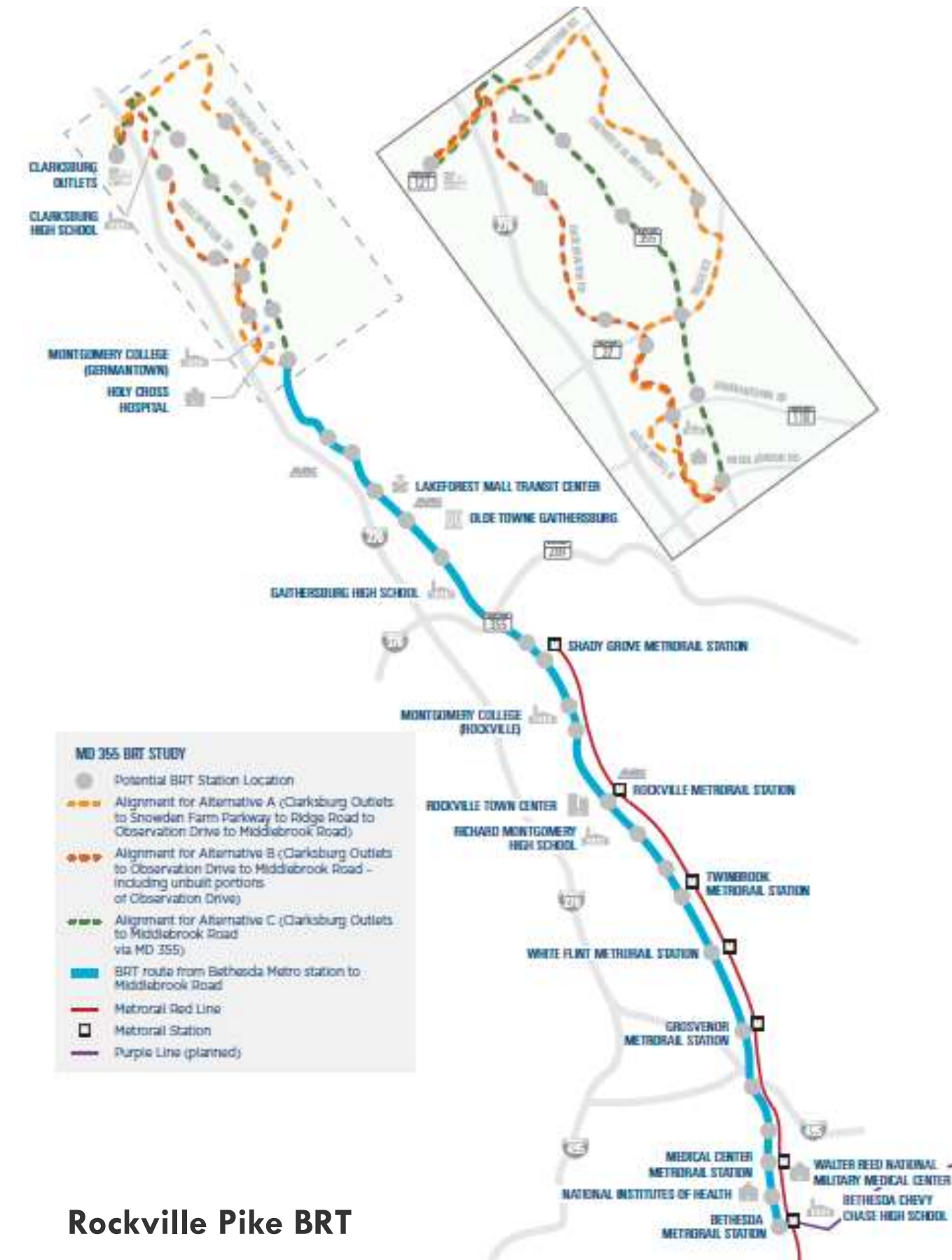
**Overall**



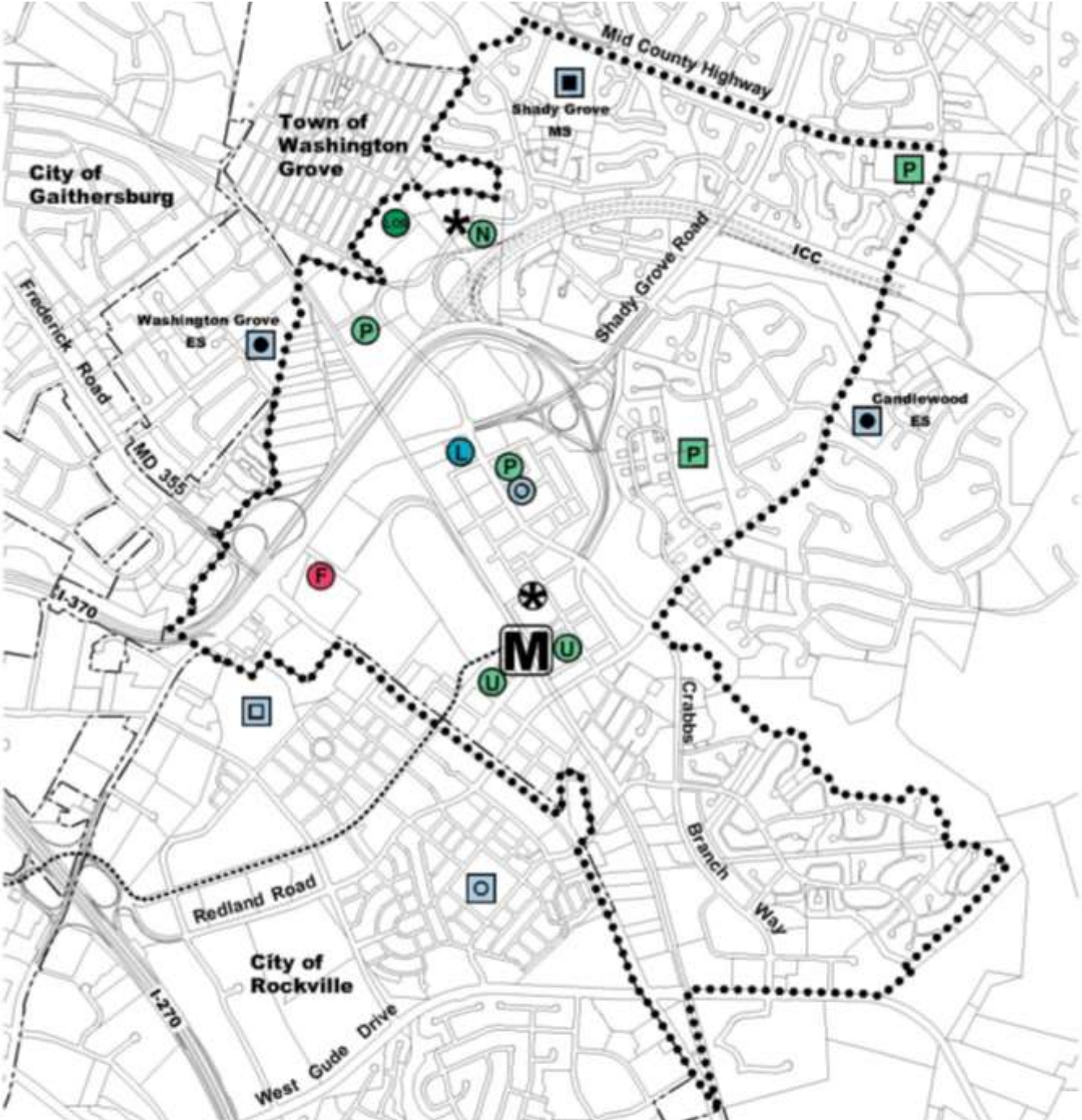
**Metro Neighborhoods Street Network**



# Future Mobility

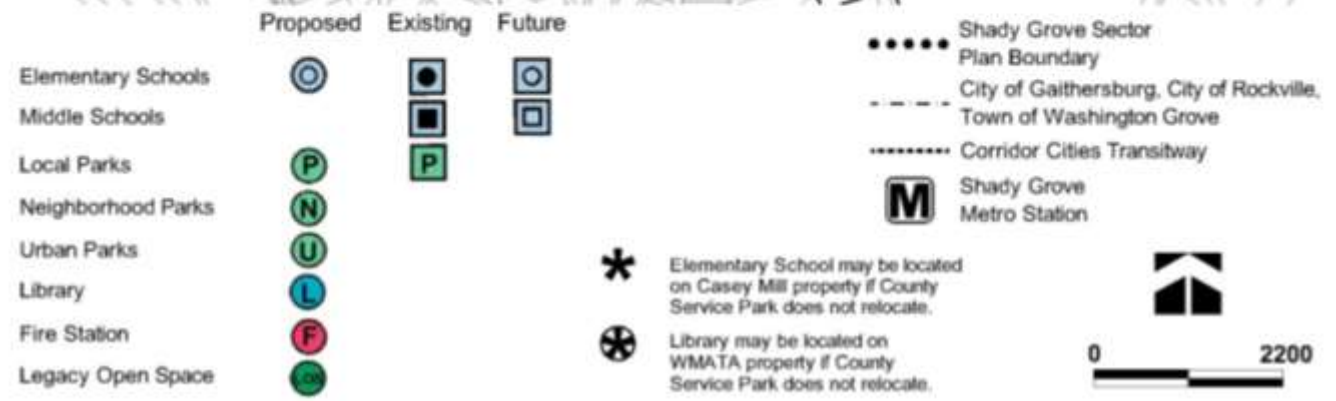


# Public Facilities



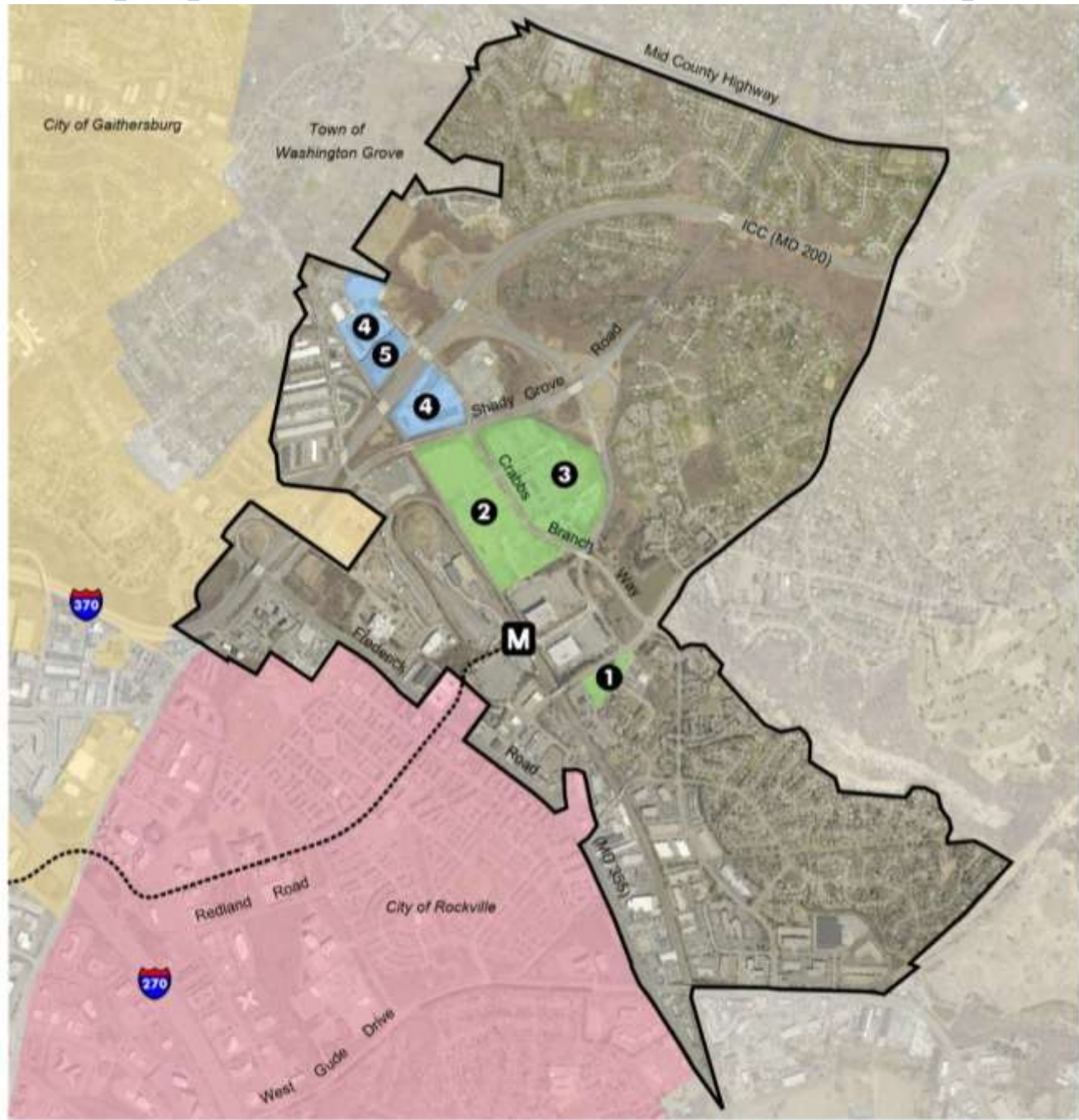
## 2006 Sector Plan Recommended Public Facilities

- New public parks and open spaces
- Library
- Fire and EMS Station





# Approved Development



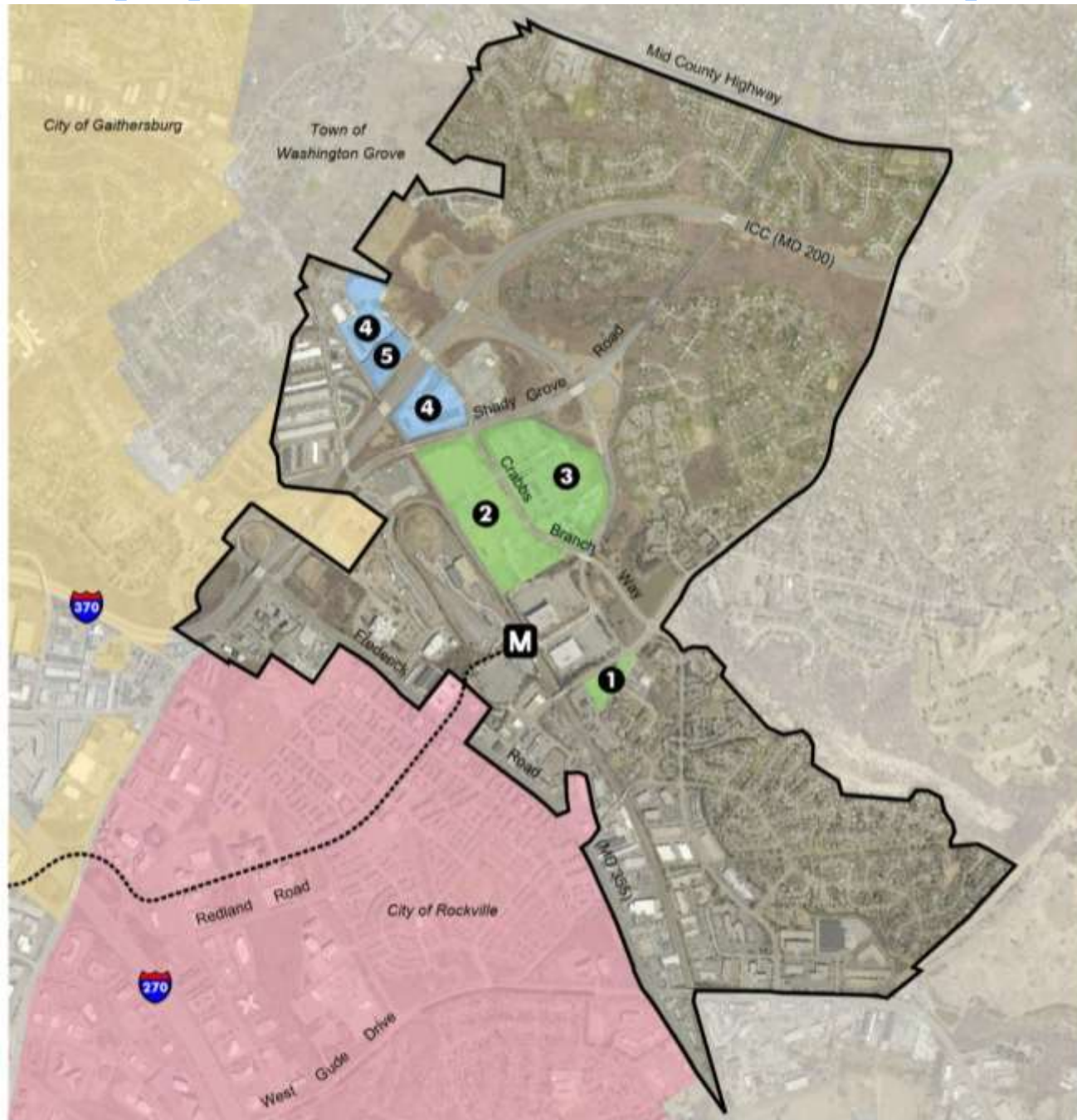
- Shady Grove Sector Plan Boundary
- City of Gaithersburg
- City of Rockville
- Approved Shady Grove Residential Development
- 1 Townes at Shady Grove
- 2 Shady Grove Station (Westside)
- 3 Shady Grove Station (Jeremiah Park)
- Approved Public Development
- 4 Montgomery County Division of Fleet Management Services
- 5 Maryland Transportation Authority, ICC Police
- M Metro Station
- ..... Corridor Cities Transitway



1. Townes at Shady Grove
2. Shady Grove Station-Westside
3. Shady Grove Station-Jeremiah Park (Eastside)
4. Montgomery County Department of Transportation Fleet Management
5. Maryland Transportation Authority

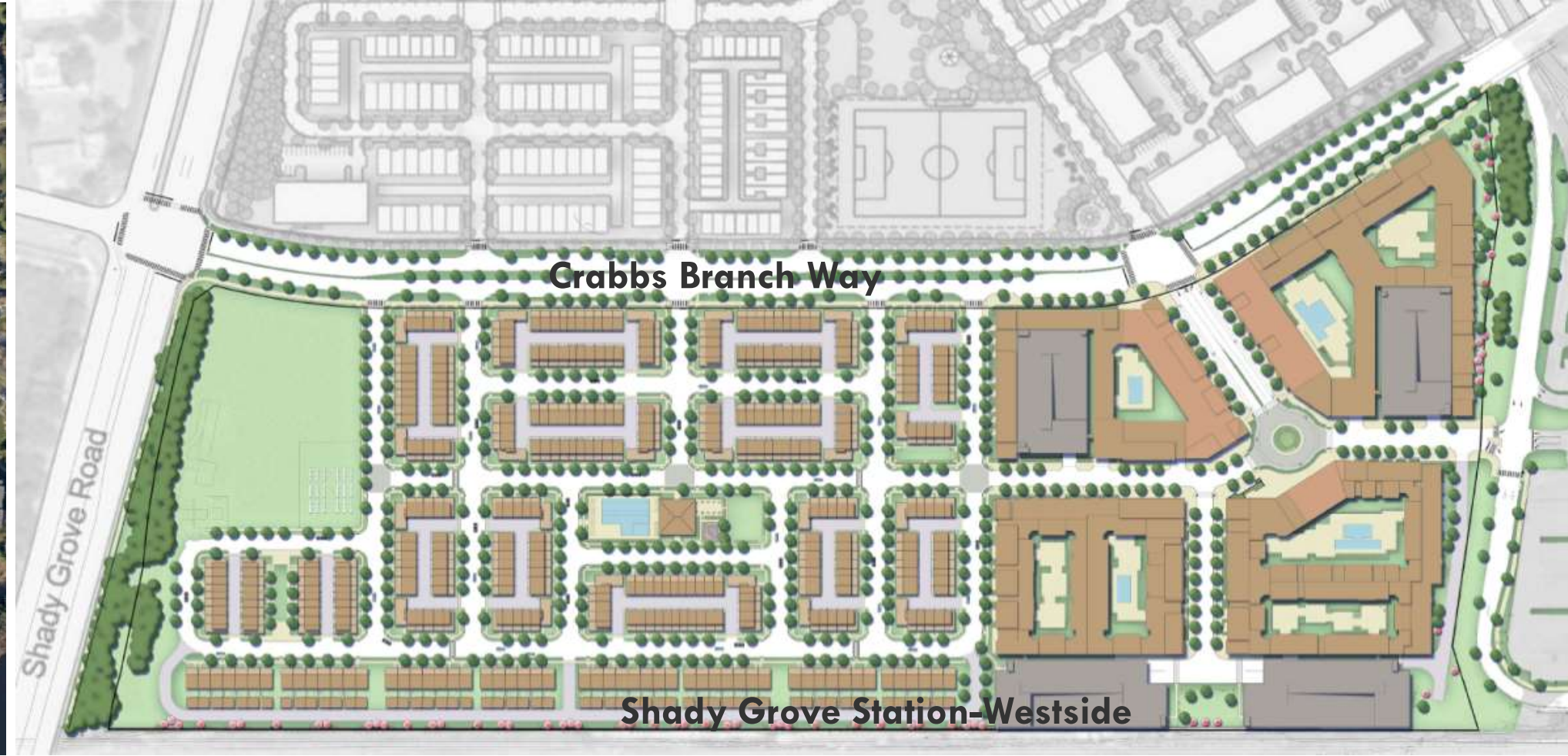


# Approved Development



	Residential Dwelling Units (DUS)	Non-Residential (Jobs)
<b>Sector Plan Stage 1 Limit</b>	<b>2,540</b>	<b>1,570</b>
<b>1. Townes at Shady Grove</b>	156	NA
<b>2. Shady Grove Station-Westside</b>	1521	204
<b>3. Shady Grove Station-Jeremiah Park</b>	689	NA
<b>4. Equipment Maintenance and Transit Operations Center</b>	NA	720
<b>5. ICC Maintenance and Police</b>	NA	19
<b>Total</b>	<b>2,366</b>	<b>943</b>
<b>Remaining Stage 1</b>	174	627

# Approved Development



# New Infrastructure



**Metro Access Road  
Shared Use Path**



**Crabbs Branch Way Boulevard with Shared Use Paths**



**Crabbs Branch Way Extended**



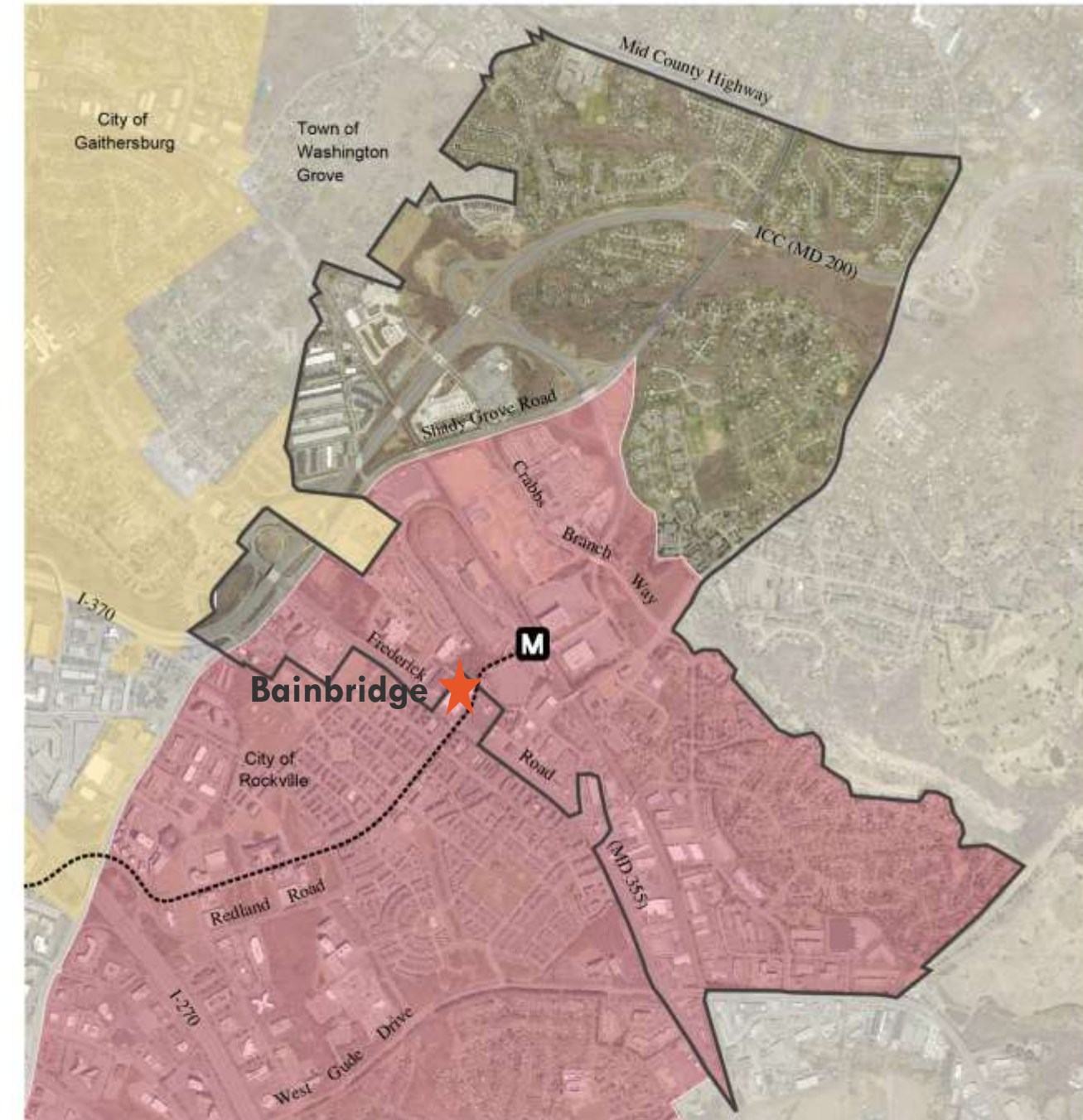
**Trail at Stormwater Management Pond**



**Trail at Stormwater Management Pond**

# Annexations

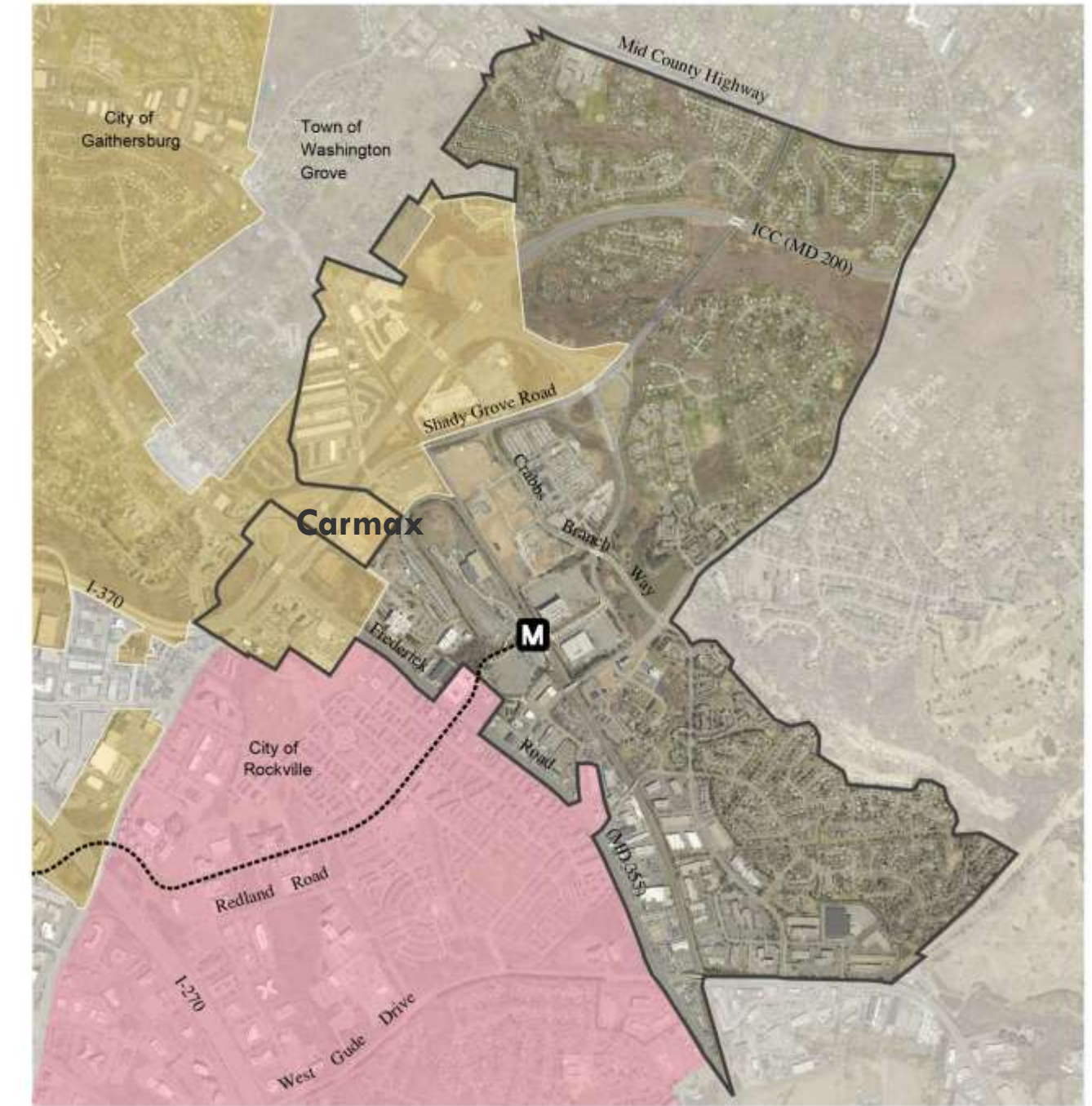
City Of Rockville Maximum Expansion Limits



- Shady Grove Sector Plan Boundary
- City of Gaithersburg
- City of Rockville
- M** Metro Station
- Corridor Cities Transitway



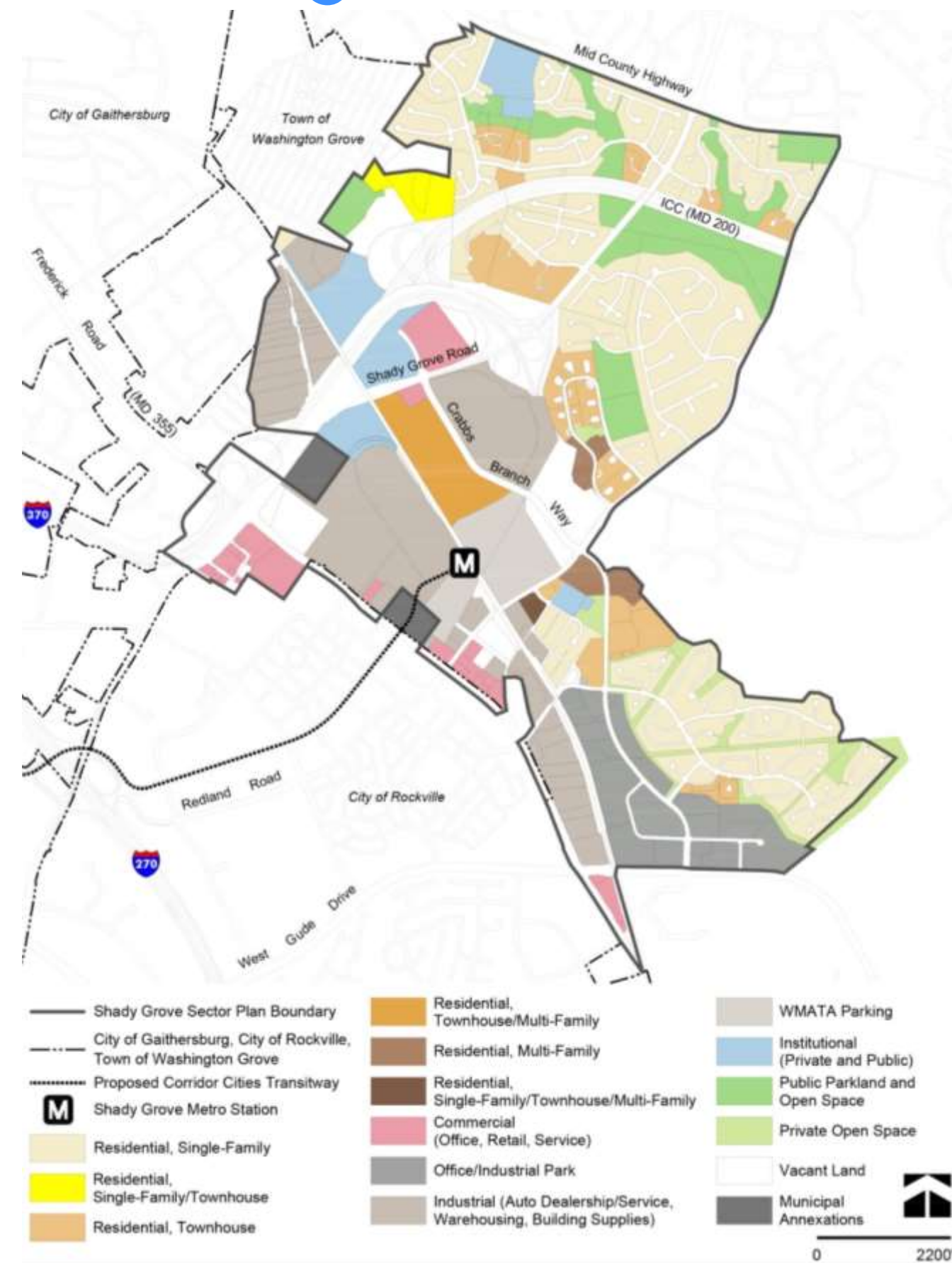
City Of Gaithersburg Maximum Expansion Limits



- Shady Grove Sector Plan Boundary
- City of Gaithersburg
- City of Rockville
- M** Metro Station
- Corridor Cities Transitway



# Existing Land Use

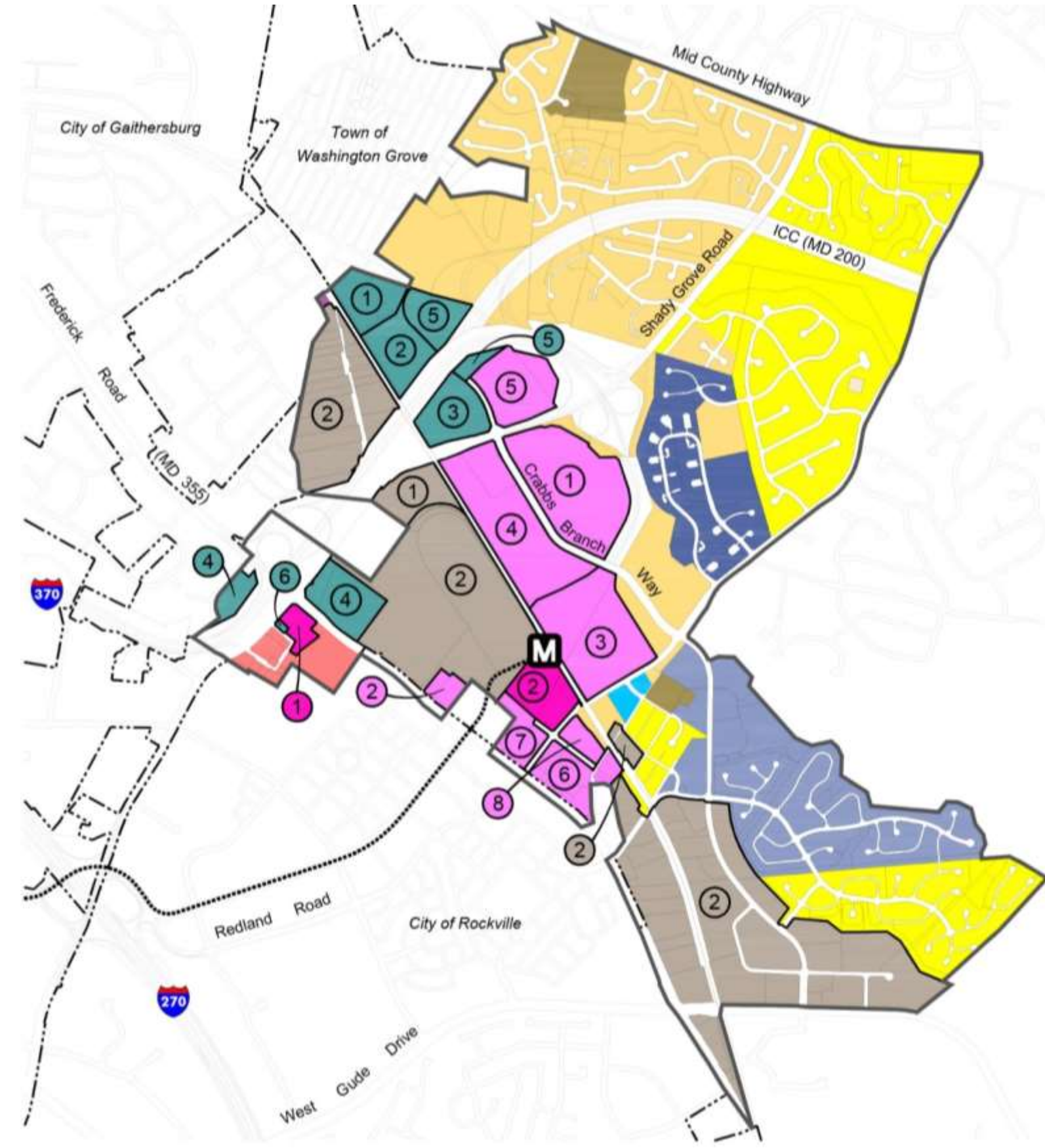


**Residential Development: 3, 289**

**Non-Residential Development: 4.6 M Sq. Ft.**

- Office: 1.7 M
- Retail: 771,000 Sq. Ft.
- Industrial: 1.5 M
- Other: 679,000 Sq. Ft.

# Existing Zoning



2014 District Map Amendment (DMA), which is the enactment of the new Zoning Ordinance, introduced new zones to Plan area, including Commercial Residential, Employment Office and Commercial Residential Town. Residential zones are the same.

—	Shady Grove Sector Plan Boundary	EOF	Employment Office	②	CRT 0.75, C-0.75, R-0.25, H-50' T
- - -	City of Gaithersburg, City of Rockville, Town of Washington Grove	①	EOF 0.5, H-45'	③	CRT 1.0, C-0.25, R-0.75, H-70' T/ TDR 0.88
- · - · -	Proposed Corridor Cities Transitway	②	EOF 0.5, H-50'	④	CRT 1.0, C-0.25, R-0.75, H-90' T/ TDR 0.89
M	Shady Grove Metro Station	③	EOF 0.75, H-60' T	⑤	CRT 1.0, C-0.5, R-0.5, H-65' T
RE-2	Residential, Single-Family	④	EOF 0.75, H-100'	⑥	CRT 1.5, C-0.5, R-1.25, H-90' T
R-200	Residential, Single-Family	⑤	EOF 0.75, H-100' T	⑦	CRT 1.5, C-0.5, R-1.25, H-100' T
R-90	Residential, Single-Family	⑥	EOF 1.5, H-60'	⑧	CRT 1.75, C-0.5, R-1.5, H-90' T/ TDR 1.77
R-90/ TDR	Residential, Transferable Development Rights	CR	Commercial Residential	GR	General Retail
PD-2	Planned Development	①	CR 0.75, C-0.75, R-0.25, H-80' T	GR 1.5, H-45'	
PD-5	Planned Development	②	CR 1.75, C-0.5, R-1.5, H-160' T/ TDR 1.77	I-M	Industrial Medium
PD-35	Planned Development	CRN	Commercial Residential Neighborhood	①	IM 0.5, H-75'
			CRN 0.5, C-0.5, R-0.25, H-35'	②	IM 2.5, H-50'
		CRT	Commercial Residential Town		
		①	CRT 0.75, C-0.25, R-0.5, H-60' T/ TDR 0.6		



# Public Outreach



Open House

## Public Meetings

- Advisory Committee: Wednesday, November 7
- Open House Meeting: Wednesday, November 14
- Additional monthly meetings

A screenshot of the website for the Shady Grove Minor Master Plan Amendment. The website has a green header with the text "Shady GROVE MINOR MASTER PLAN AMENDMENT". Below the header is a section titled "A Closer Look at Shady Grove" with a "Background" sub-section. The background text describes the history of the Shady Grove Sector Plan and the need for a Minor Master Plan Amendment. On the right side of the website, there is a "Staff contact" section for Nikosi Yearwood, an "Upcoming Events" section for the Shady Grove Minor Master Plan Amendment Community Meeting on Wednesday, November 14, 2018, and a "Shady Grove Minor Master Plan Amendment e-Letter" section with a "SIGN UP" button. The website URL is <http://montgomeryplanning.org/planning/communities/area-2/shady-grove/shady-grove-minor-master-plan-amendment/>.

<http://montgomeryplanning.org/planning/communities/area-2/shady-grove/shady-grove-minor-master-plan-amendment/>



# Project Timeline



- **October 2018 - February 2019:** Staff outreach, analysis and Plan development
- **March - July 2019:** Planning Board Public Hearing and worksessions
- **August 2019:** County Executive Review
- **October 2019 - March 2020:** County Council's Public Hearing and worksessions

# Staff Recommendation



Approve the Scope of Work