Shady Grove Sector Plan

Minor Master Plan Amendment

Scope of Work
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
## Staging Sequence: Relocation of the County Service Park

<table>
<thead>
<tr>
<th>Stage 1</th>
<th>Stage 2</th>
<th>Stage 3 – Remaining Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,540 dus 40%</td>
<td>3,540 dus 55%</td>
<td>6,340 dus</td>
</tr>
<tr>
<td>1,570 jobs 22%</td>
<td>2,650 jobs 40%</td>
<td>7,000 jobs</td>
</tr>
</tbody>
</table>

### Before Stage 1
- Adopt zoning and sectional map amendments
- Establish TMD

### Before Stage 2
- 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

### Before Stage 3
- 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
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

Shady Grove Sector Plan Amendment

Metro Proximity

Recommended Density

Metro Neighborhoods

- Plan allows up to 70% maximum commercial FAR and requires a minimum of 70% residential FAR
- Metro North may have increased density under joint development provisions with Casey B & T
- See Joint Development Properties

All residential densities may be increased by the provision of MRU’s, TDR’s, and workforce housing where applicable

Not to Scale

County Service Park (CSP)
Public Facilities

2006 Sector Plan Recommended Public Facilities
- New public parks and open spaces
- Library
- Fire and EMS Station
Approved Development

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

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

Shady Grove Sector Plan Amendment

11/15/2018
Annexations

City Of Rockville Maximum Expansion Limits

City Of Gaithersburg Maximum Expansion Limits

Shady Grove Sector Plan Amendment
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.
Public Outreach

Open House

Public Meetings

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

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