Shady Grove Sector Plan

Minor Master Plan Amendment

Open House Meeting
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
Vision and Overview

2006 Sector Plan Highlights

- Mixed-use area surrounding the Metro Station (Metro Neighborhoods)
- 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.
Metro Neighborhoods

Metro Proximity

Shady Grove Sector Plan Amendment

11/14/2018
Transportation Network

Shady Grove Sector Plan Amendment

Metro Neighborhoods Street Network
Future Mobility

Corridor Cities Transitway-Phase 1

Rockville Pike BRT

Shady Grove Sector Plan Amendment
Public Facilities

2006 Sector Plan Recommended Public Facilities

- New public parks and open spaces
- Library
- Fire and EMS Station
Staging plans govern the timing of new development and public infrastructure and facilities. Master/Sector Plan staging is an additional layer of requirements beyond the Adequate Public Facilities (APF)/Subdivision Staging Policy (SSP).
Staging

Stage 1
Residential: 2,540-40%
Non-Residential: 1,570 jobs-22%

Before Stage 1
▪ Adopt zoning and sectional map amendments
▪ Establish TMD

Stage 2
Residential: 3,540-55%
Non-Residential: 2,650 jobs-40%

Before Stage 2
▪ 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

Stage 3-Remaining Density
Residential: 6,340
Non-Residential: 7,000 jobs

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 area
▪ 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

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

#### Shady Grove Sector Plan Amendment

<table>
<thead>
<tr>
<th>Approved Public 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>
Approved Development

Shady Grove Station-Westside

Crabb's Branch Way

Approved Development

Shady Grove Sector Plan Amendment
New Infrastructure

- Metro Access Road
- Shared Use Path

- Crabbs Branch Way Boulevard with Shared Use Paths
- Trail at Stormwater Management Pond
- Crabbs Branch Way Extended
- Metro Access Road
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.
## Existing Industrial

### Industrial Buildings

<table>
<thead>
<tr>
<th></th>
<th># of Buildings</th>
<th>Total SF</th>
<th>Vacancy %</th>
<th>Average Rent PSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shady Grove MMPA</td>
<td>28</td>
<td>967,534</td>
<td>3.7%</td>
<td>$11.21</td>
</tr>
<tr>
<td>Montgomery County</td>
<td>647</td>
<td>14,909,872</td>
<td>6.4%</td>
<td>$11.51</td>
</tr>
</tbody>
</table>

- **Oakmont Ave.**
- **Indianola Dr.**
- **Redland Rd.**
## Existing Offices

### Shady Grove Sector Plan Amendment

**Office Buildings**

<table>
<thead>
<tr>
<th># of Buildings</th>
<th>Total SF</th>
<th>Vacancy %</th>
<th>Average Rent PSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shady Grove MMPA</td>
<td>36</td>
<td>1,405,232</td>
<td>9.0%</td>
</tr>
<tr>
<td>City of Gaithersburg</td>
<td>218</td>
<td>8,410,489</td>
<td>7.8%</td>
</tr>
<tr>
<td>Montgomery County</td>
<td>1,531</td>
<td>72,542,271</td>
<td>12.5%</td>
</tr>
</tbody>
</table>

**Metro Executive Park** (~$23.50 PSF)

**Metro Park North** (~$18.50 PSF)

**Franklin Park Office Condo** (~$13.12 PSF)
# Existing Flex/R&D

<table>
<thead>
<tr>
<th>R&amp;D/Flex Buildings</th>
<th># of Buildings</th>
<th>Total SF</th>
<th>Vacancy %</th>
<th>Average Rent PSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shady Grove MMPA</td>
<td>20</td>
<td>814,826</td>
<td>7.1%</td>
<td>$15.15</td>
</tr>
<tr>
<td>Montgomery County</td>
<td>287</td>
<td>11,573,324</td>
<td>10.4%</td>
<td>$16.06</td>
</tr>
</tbody>
</table>

FedEx Distribution Facility

Shady Grove Industrial Park

Oakmont R&D

Shady Grove Sector Plan Amendment
Existing Retail

Minor Master Plan Area

Nearby Retail Centers

Shady Grove Sector Plan Amendment
## Existing Retail

<table>
<thead>
<tr>
<th>Retail Buildings</th>
<th># of Buildings</th>
<th>Total SF</th>
<th>Vacancy %</th>
<th>Average Rent PSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shady Grove MMPA</td>
<td>54</td>
<td>732,070</td>
<td>0.9%</td>
<td>$ 19.75</td>
</tr>
</tbody>
</table>

**Nearby Shopping Areas**

<table>
<thead>
<tr>
<th>Nearby Shopping Area</th>
<th># of Buildings</th>
<th>Total SF</th>
<th>Vacancy %</th>
<th>Average Rent PSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Grove (Shady Grove MMPA)</td>
<td>6</td>
<td>124,652</td>
<td>1.6%</td>
<td>$ 25.62</td>
</tr>
<tr>
<td>King Farm</td>
<td>6</td>
<td>103,744</td>
<td>4.2%</td>
<td>$ 33.08</td>
</tr>
<tr>
<td>Rio at Washingtonian</td>
<td>14</td>
<td>997,419</td>
<td>1.0%</td>
<td>$ 35.35</td>
</tr>
<tr>
<td>Downtown Crown</td>
<td>13</td>
<td>272,106</td>
<td>12.4%</td>
<td>$ 33.31</td>
</tr>
</tbody>
</table>
Existing Business Profile

MMPA Area

- 450+ businesses
- 10,000+ employees

MMPA Business Profile

- Construction, 10%
- Education & Health Services, 8%
- Finance, Insurance, and Real Estate, 10%
- Professional and Business Services, 27%
- Trade, Transportation, and Utilities, 21%
- Other, 24%

Largest Employers

<table>
<thead>
<tr>
<th>Largest Employers</th>
<th>No. of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montgomery County Dept. of Transportation</td>
<td>1000+</td>
</tr>
<tr>
<td>DARCARS of Rockville</td>
<td>500-999</td>
</tr>
<tr>
<td>Potomac Minute Maids</td>
<td>250-499</td>
</tr>
<tr>
<td>Community Pool Management</td>
<td>250-499</td>
</tr>
<tr>
<td>Parts Authority Southern</td>
<td>250-499</td>
</tr>
</tbody>
</table>

High degree of business diversity in MMPA Plan Area, from light industrial uses (construction contractors, supply & distribution) to advanced professional services (life science firms, tech consulting)
Existing Business Profile

- **Trevigen**: Cancer research/genetic toxicology
- **SFC Smart Fuel Cells**: Major supplier of fuel cells for mobile/off-grid energy
- **Axcelis Technologies**: Equipment/services for semiconductor industry
- **Intelligent Automation, Inc.**: Advanced manufacturing products for Federal agencies
Public Outreach

Shady Grove Sector Plan Amendment

Public Meetings

- Advisory Committee: Wednesday, November 7
- Open House Meeting: Wednesday, November 14
- Additional monthly meetings.
  - Transportation: Existing conditions, forecasting and rules
  - Public facilities: schools
  - Staging

Staff Contact Information

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Project Timeline

- **October 2018 - February 2019:** Staff outreach, analysis and Plan development
  - November 15: Scope of Work to Planning Board

- **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