

Shady Grove Sector Plan

Minor Master Plan Amendment
Open House Meeting

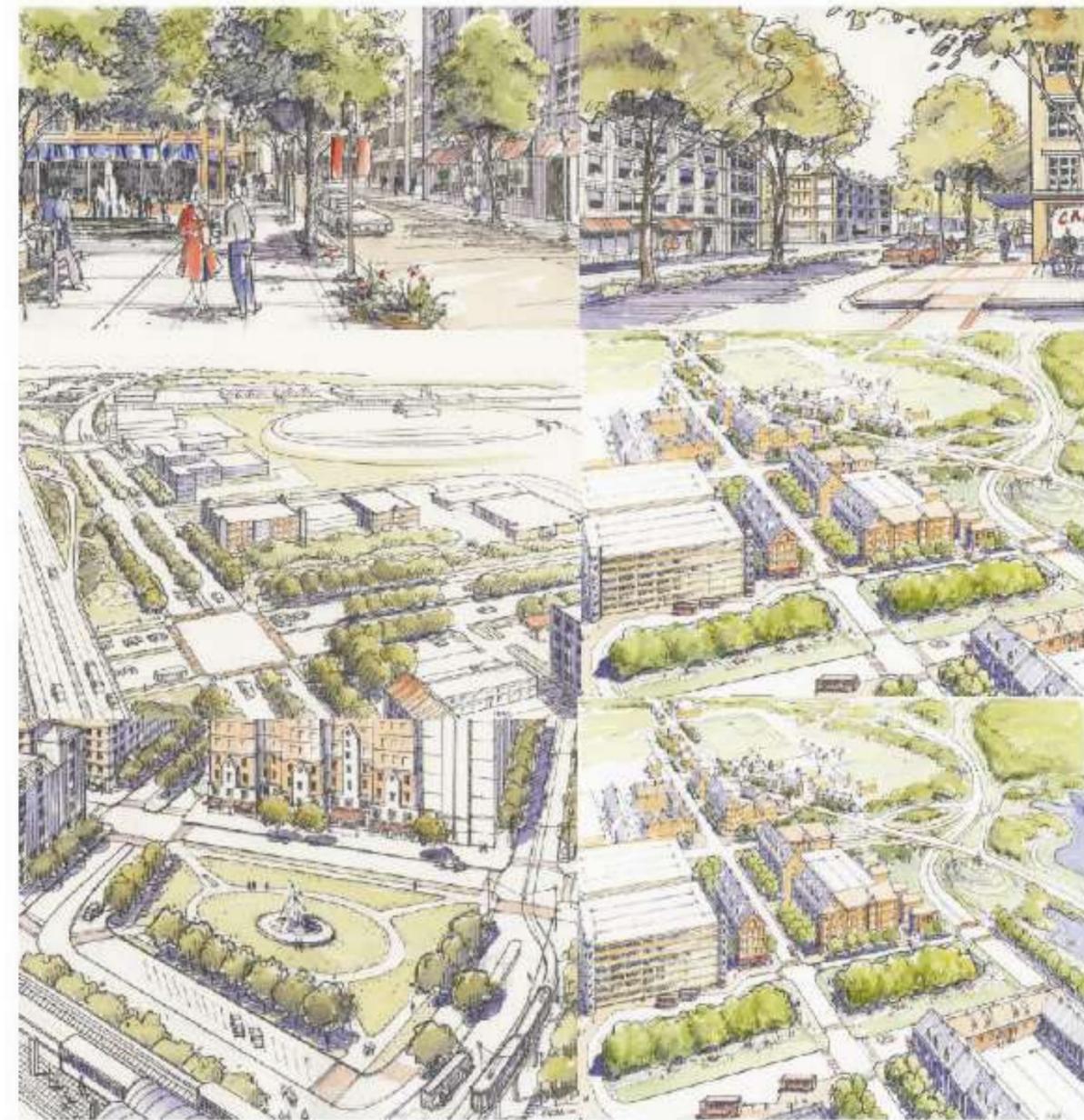
Purpose for the Plan Amendment

MARCH 2006

APPROVED AND ADOPTED

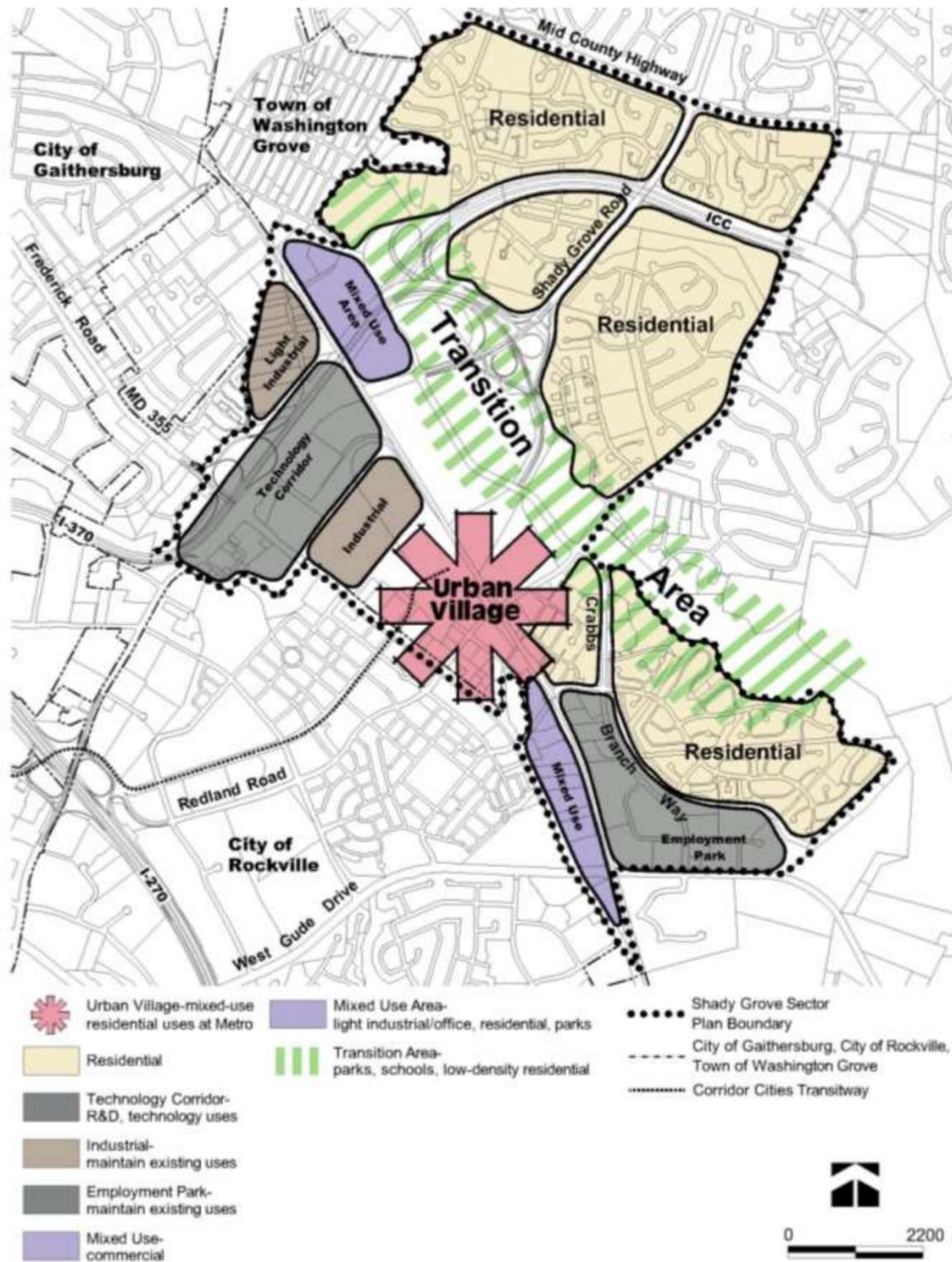
SHADY GROVE

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

Vision and Overview

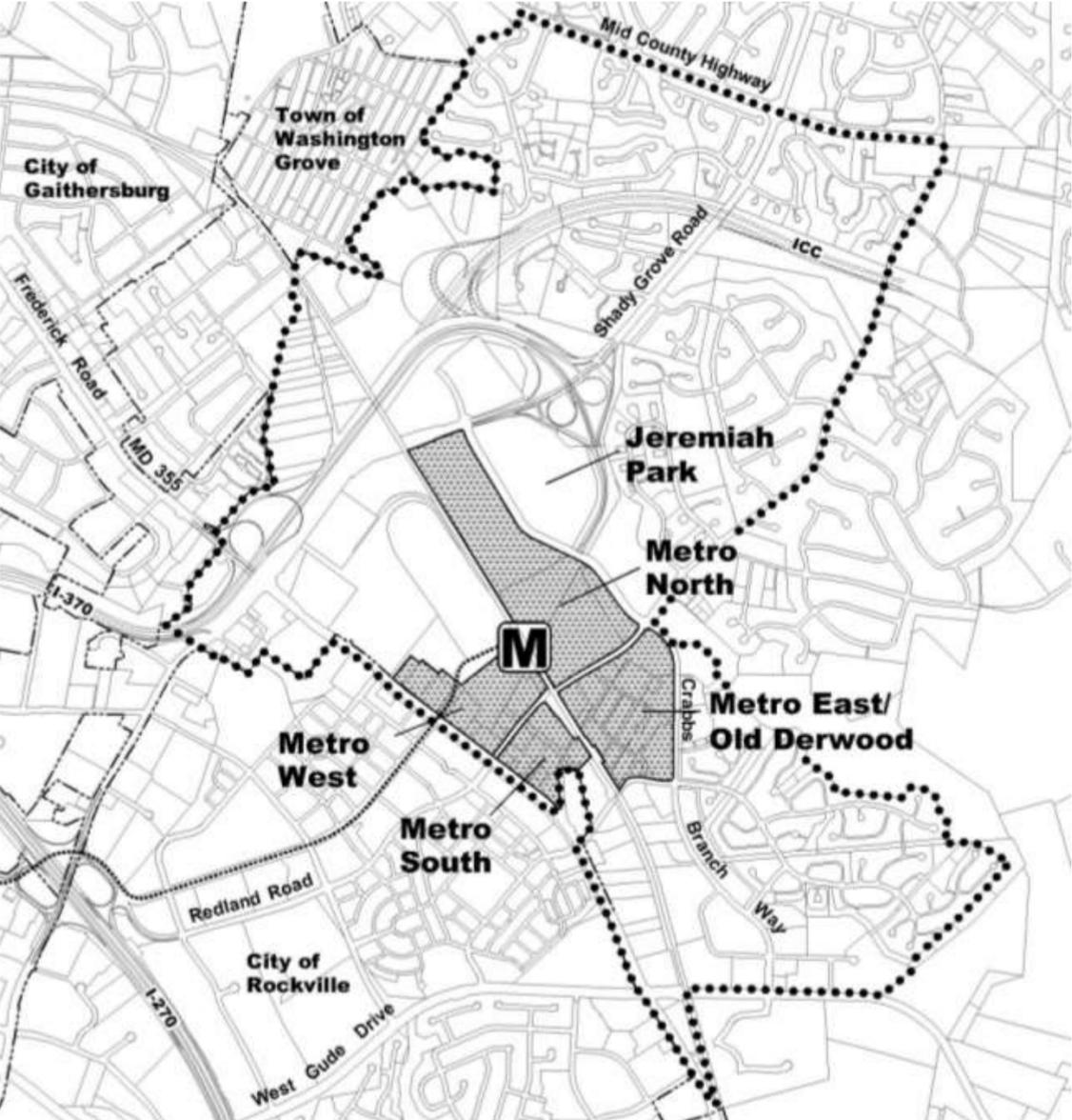


2006 Sector Plan Concept Plan

2006 Sector Plan Highlights

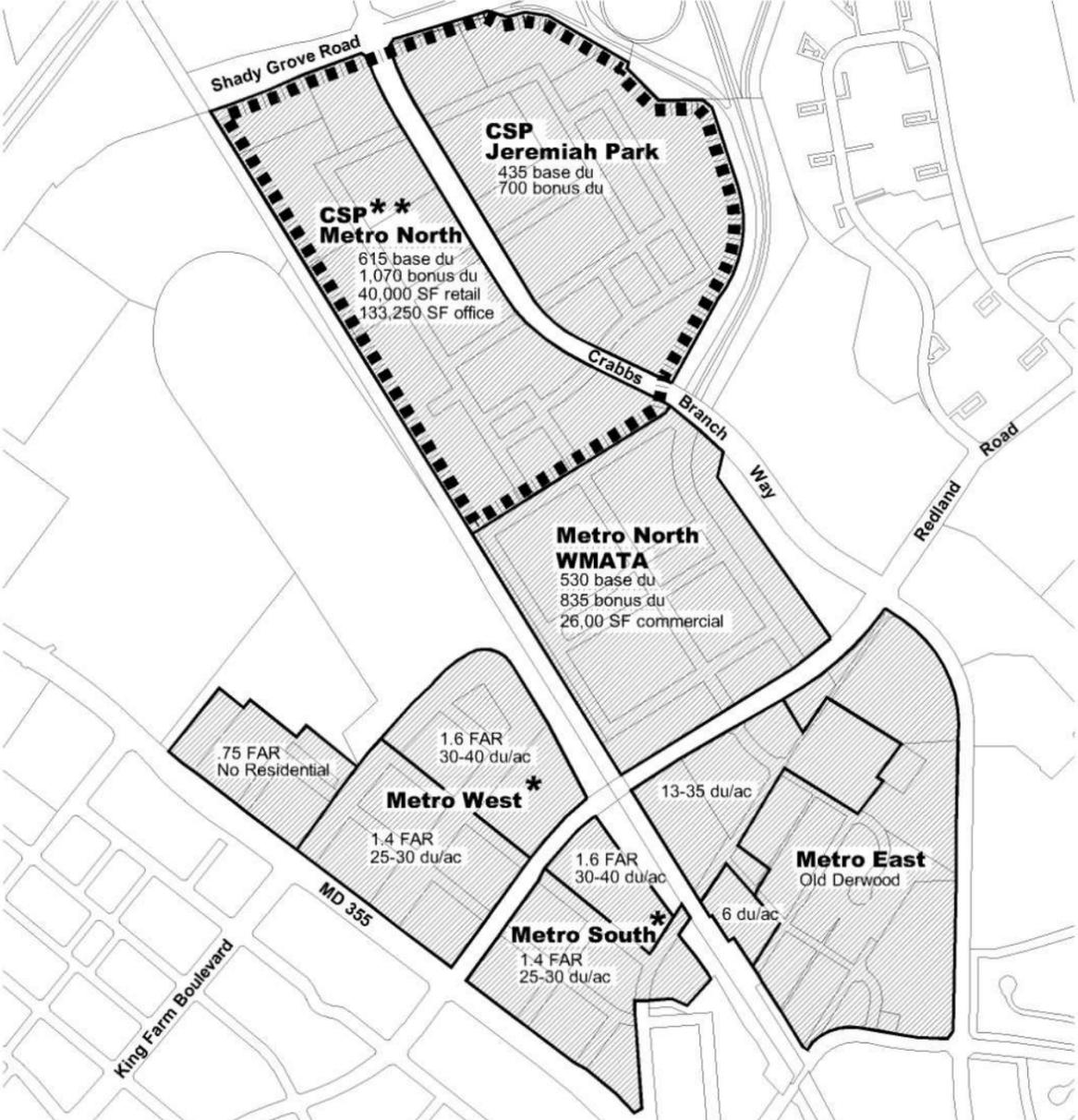
- Mixed-use area surrounding the Metro Station (Metro Neighborhoods)
- Retention of industrial/office areas.
- Protection of existing residential communities.
- New recommended public facilities, including parks and an elementary school site.
- New bikeways and street network.
- Staging plan with new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

Metro Neighborhoods



Metro 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

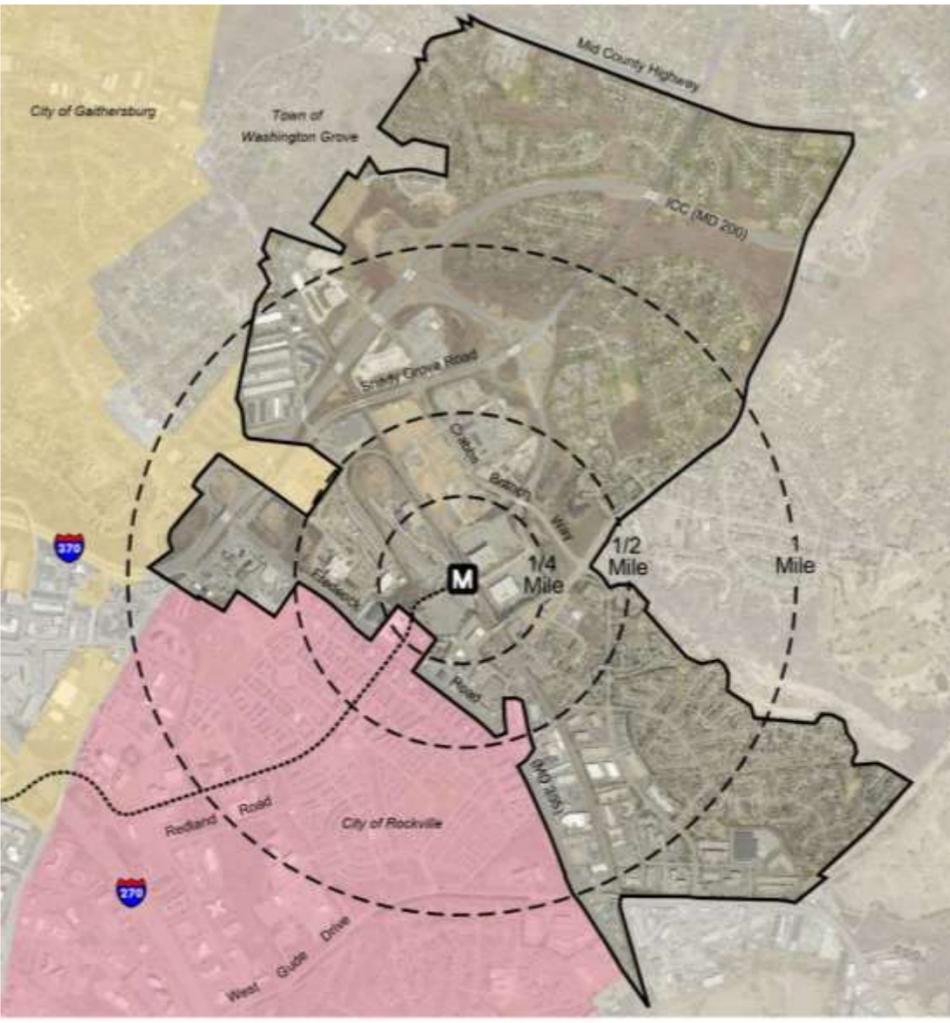


Metro Neighborhoods
 * Plan allows up to 30% maximum commercial FAR and requires a minimum of 70% residential FAR
 ** Metro North may have increased density under joint development provisions with Casey 6 & 7. See Joint Development Properties.
 All residential densities may be increased by the provision of MPDU's, TDR's and workforce housing where applicable.

County Service Park (CSP)

Not to Scale

Recommended Density

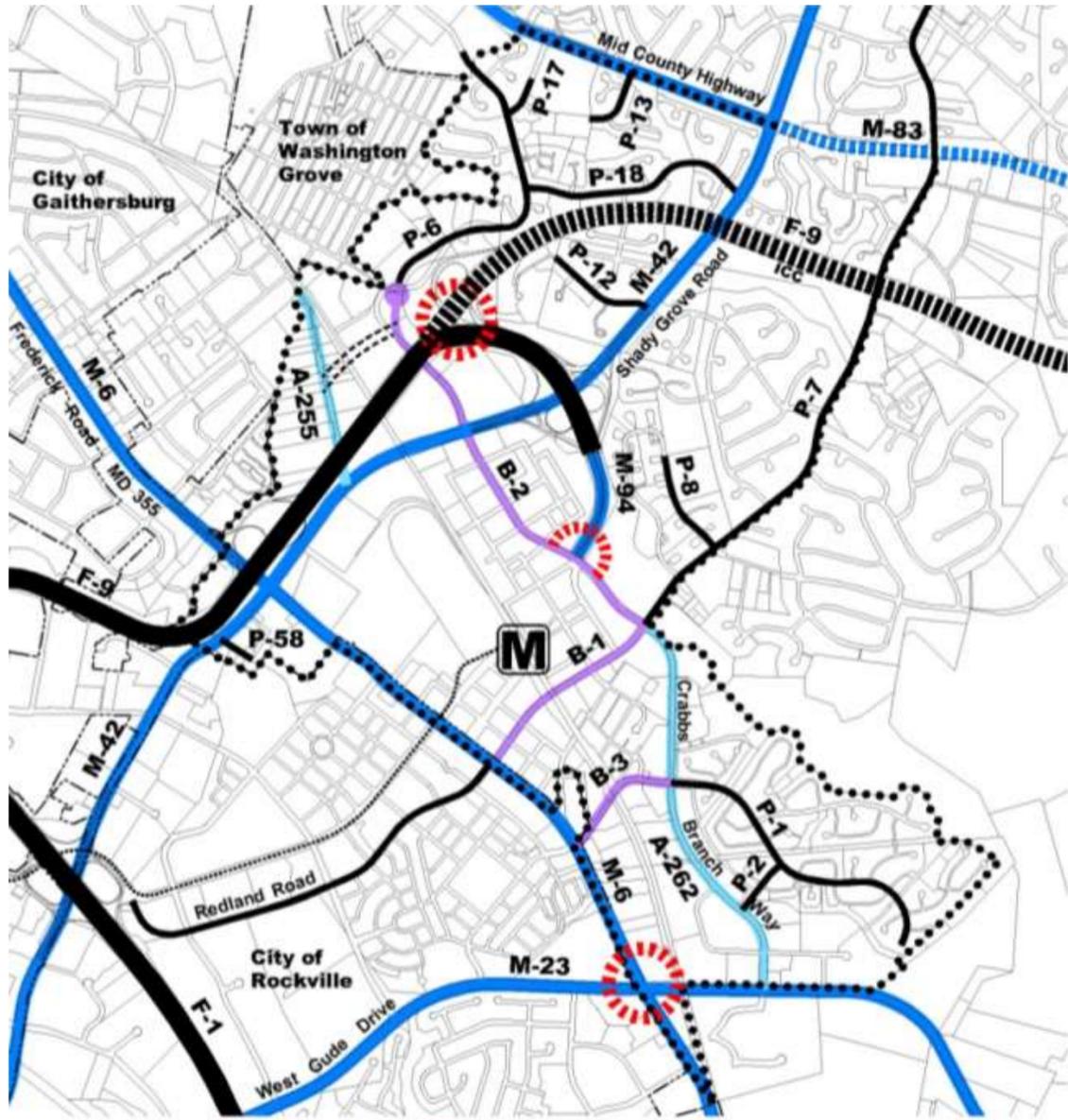


Shady Grove Sector Plan Boundary
 City of Gaithersburg
 City of Rockville
M Metro Station
 Corridor Cities Transitway

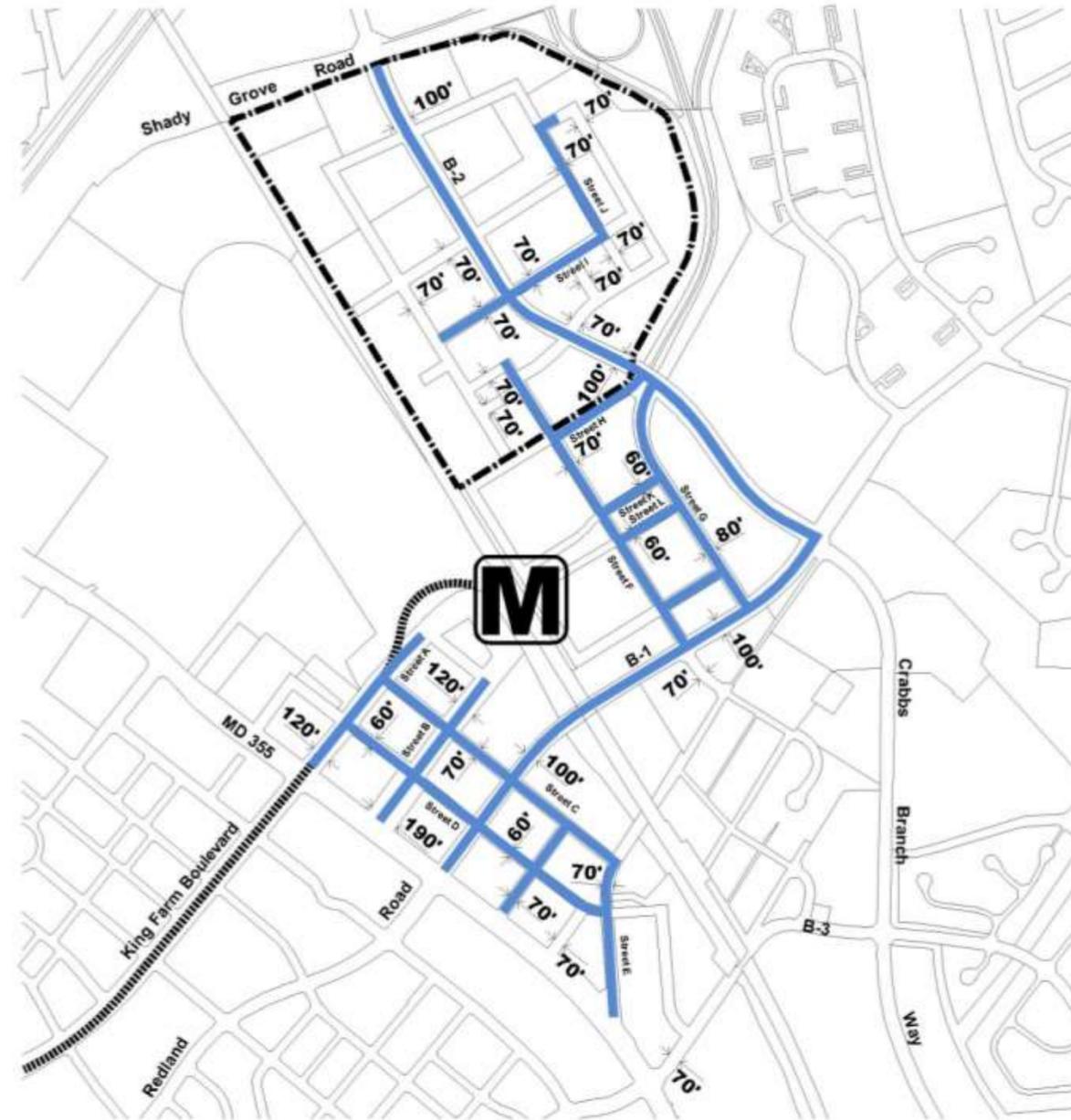
0 2200

Metro Proximity

Transportation Network



Overall

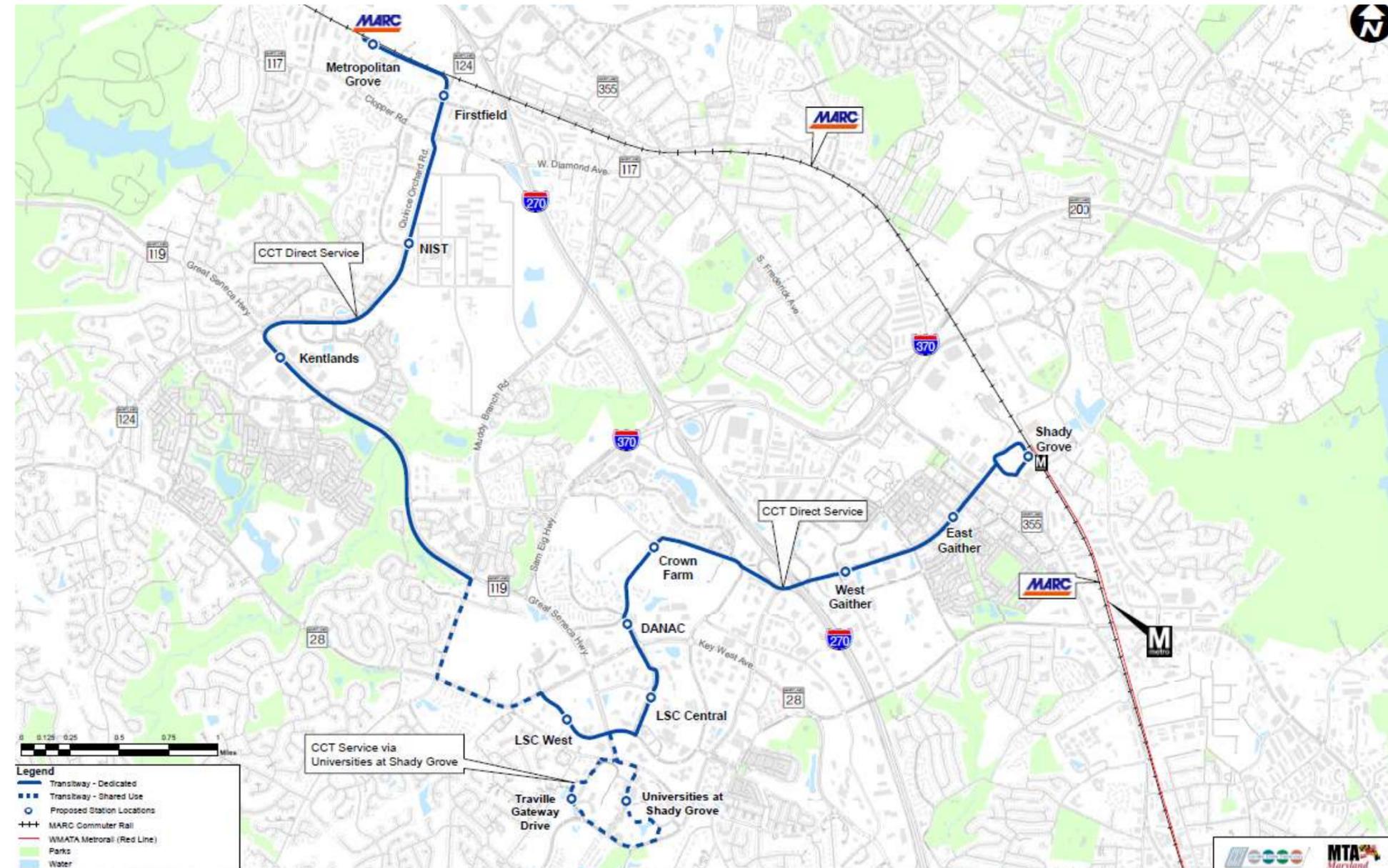


Metro Neighborhoods Street Network

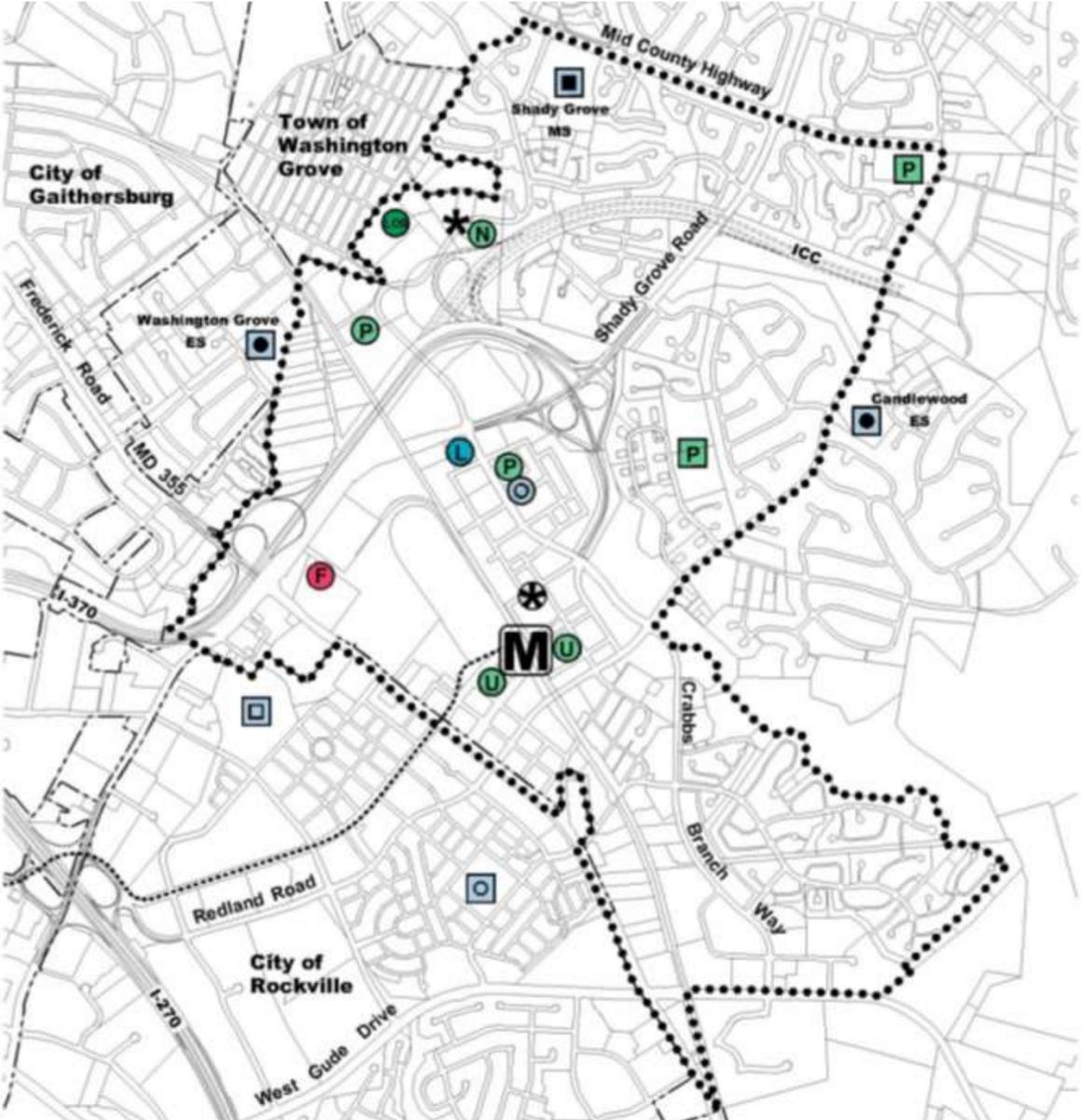
Not to Scale

Note: All 70' ROW streets to have parking on both sides.
 All 60' ROW streets to have parking on one side only.
 Streets within CSP may have different alignments.
 Final alignments of proposed roads to be determined by the Preliminary Plan.
 Street connection between Paramount Drive (Street E) and Indianola Drive (B-3) may be private street with ROW to be determined by Preliminary Plan.

Future Mobility

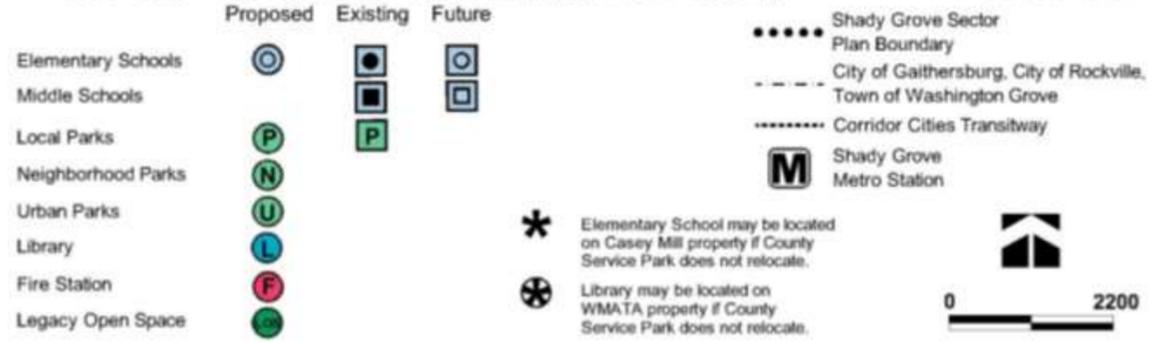


Public Facilities

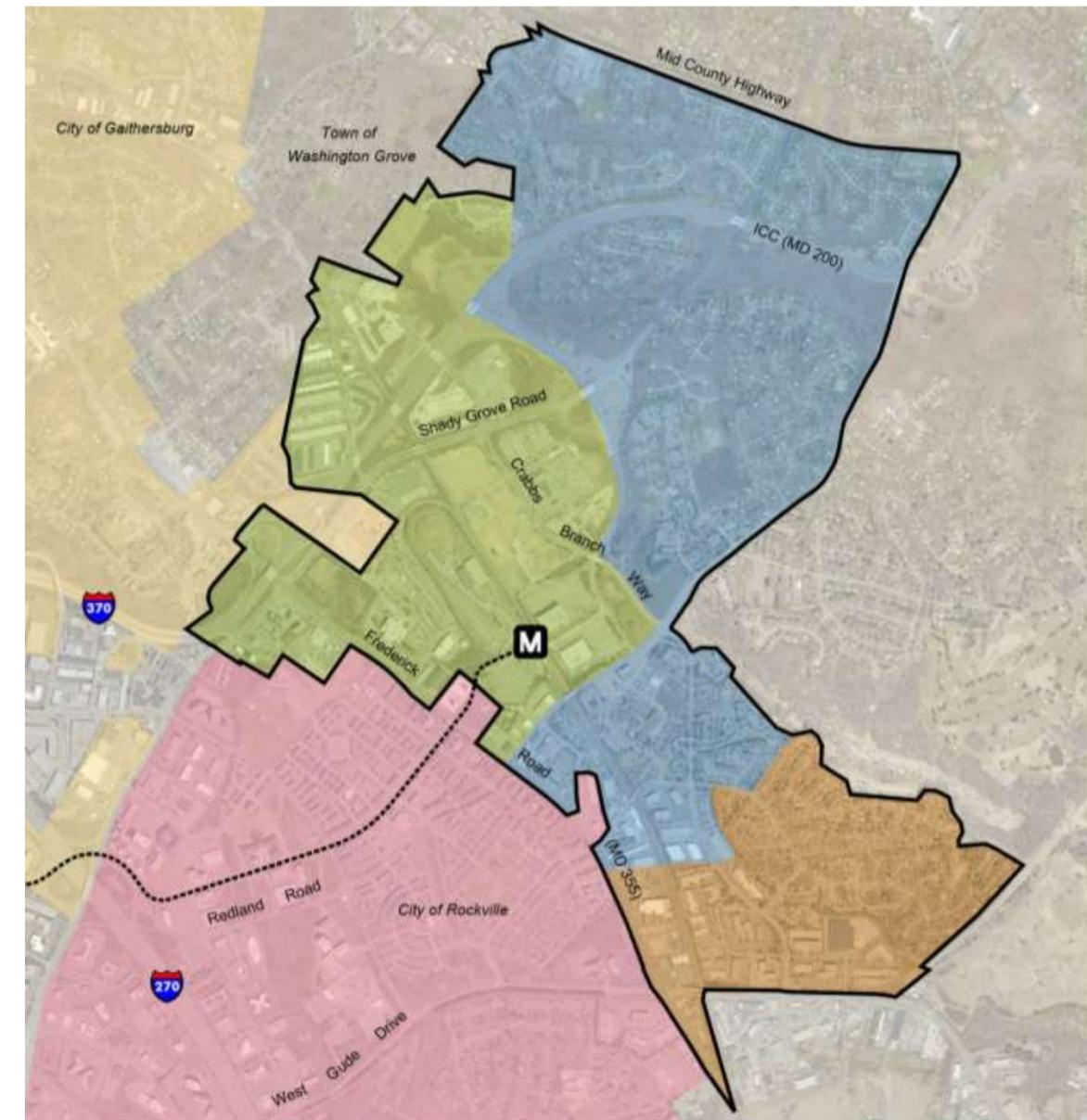


2006 Sector Plan Recommended Public Facilities

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



Schools



- Shady Grove Sector Plan Boundary
- City of Gaithersburg
- City of Rockville
- M Metro Station
- Corridor Cities Transitway
- Magruder Cluster
- Gaithersburg Cluster
- Richard Montgomery Cluster



Staging

Staging plans governs 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 Sequence: No Relocation of the County Service Park

	Stage 1 1,500 dus 36% 1,570 jobs 22%	Stage 2 2,500 dus 60% 2,650 jobs 40%	Stage 3 – Remaining Density 4,100 dus 7,000 jobs
Before Stage 1	Before Stage 2	Before Stage 3	Build-out
<ul style="list-style-type: none"> Adopt zoning and sectional map amendments Establish TMD 	<ul style="list-style-type: none"> Evaluate need for new school and ask MCPS to program accordingly Fund/acquire 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 	<ul style="list-style-type: none"> Fund library Construct elementary school unless MCPS has alternative means to serve children 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 	

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
Before Stage 1	Before Stage 2	Before Stage 3	Build-out
<ul style="list-style-type: none"> Adopt zoning and sectional map amendments Establish TMD 	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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 	

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

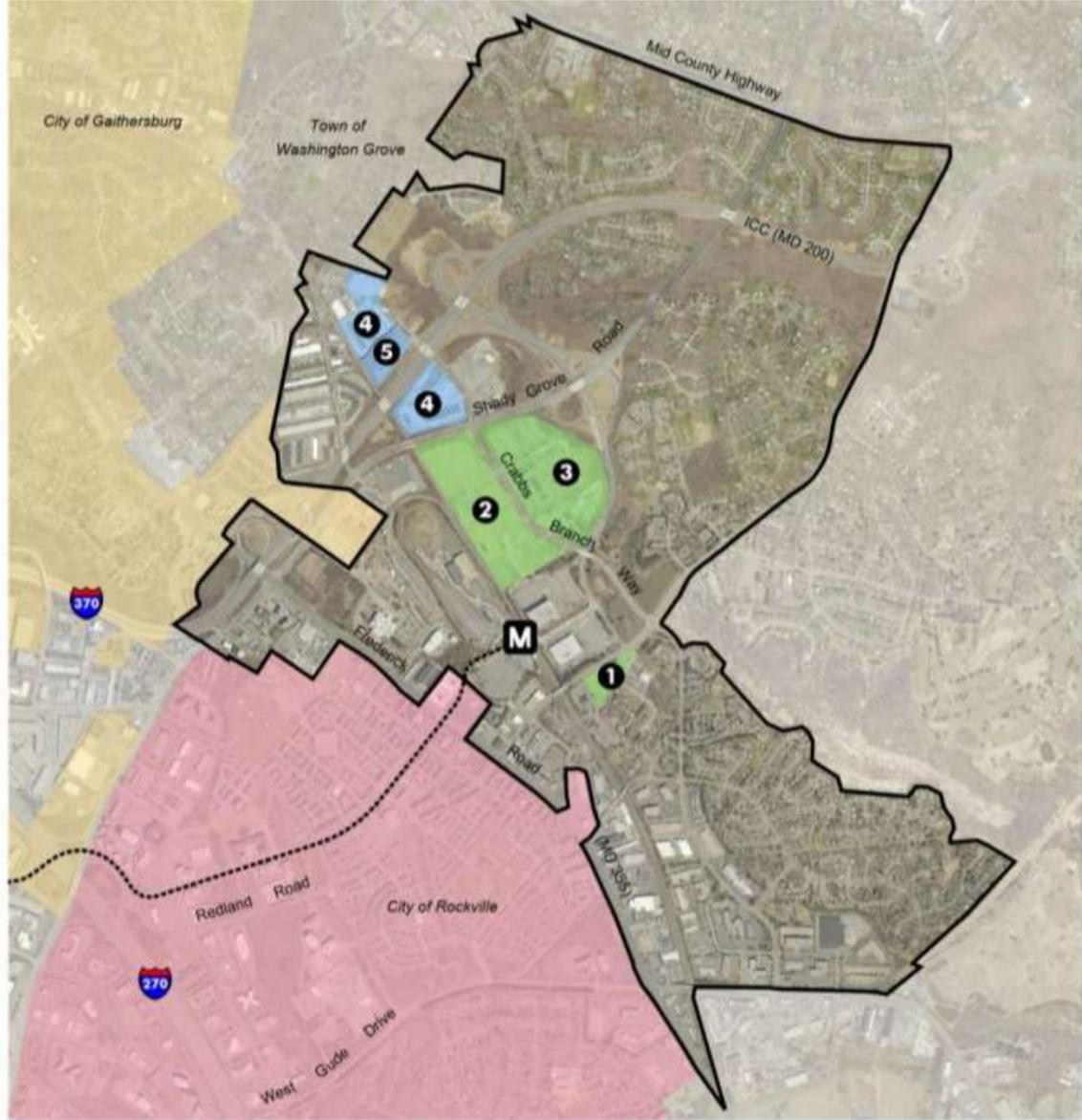
Residential: 6,340

Non-Residential: 7,000 jobs

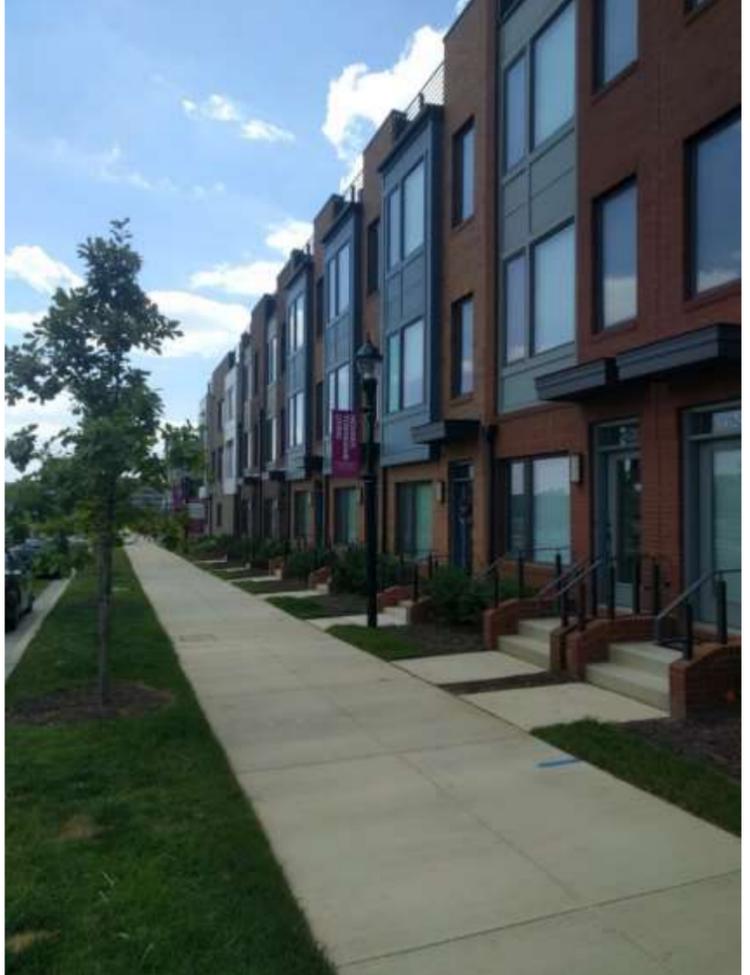
Before Stage 3

- 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

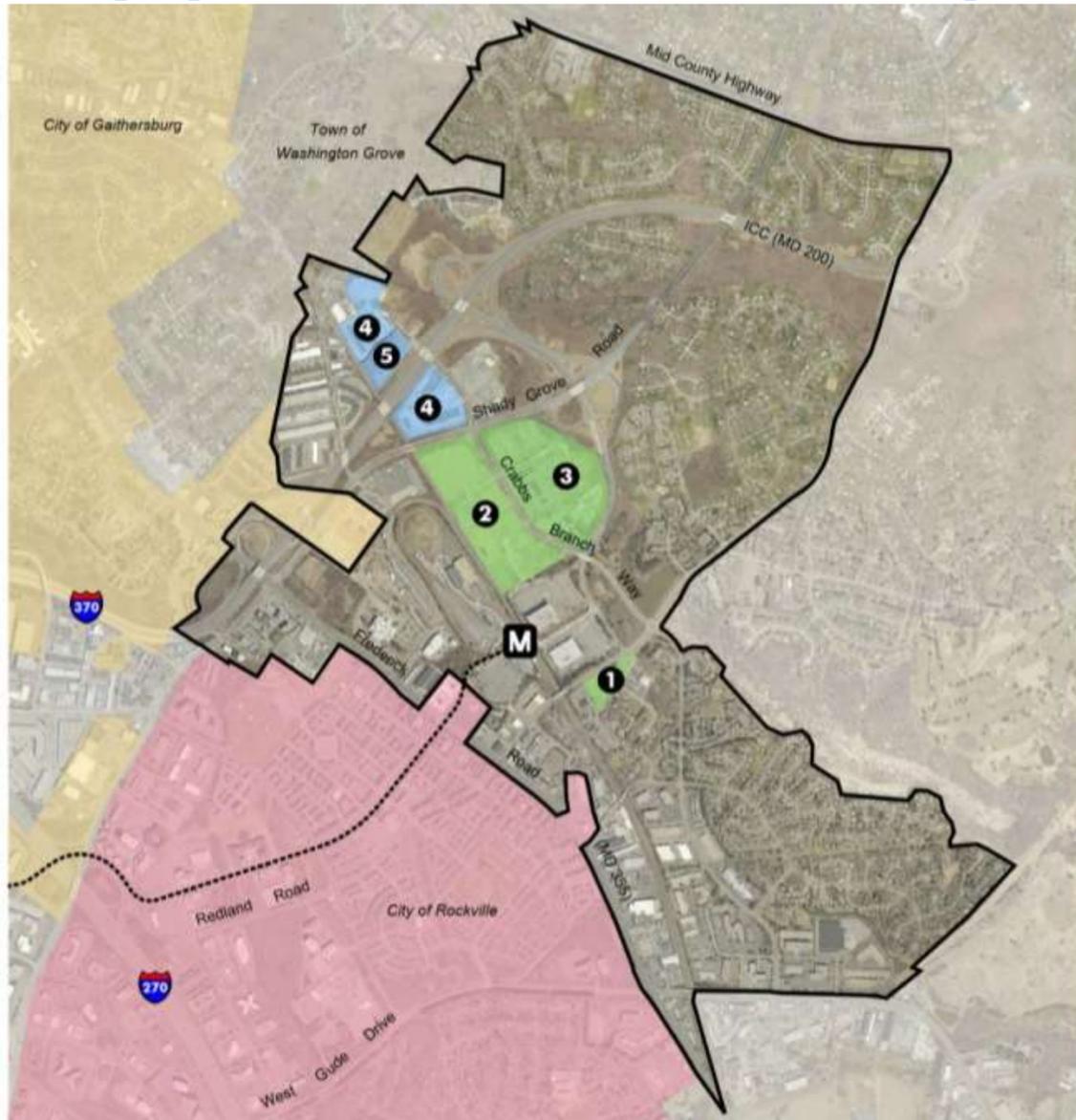
Approved Development



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

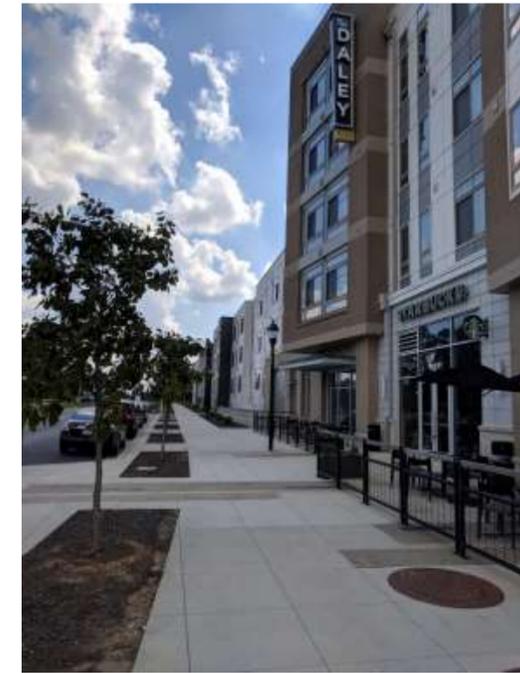
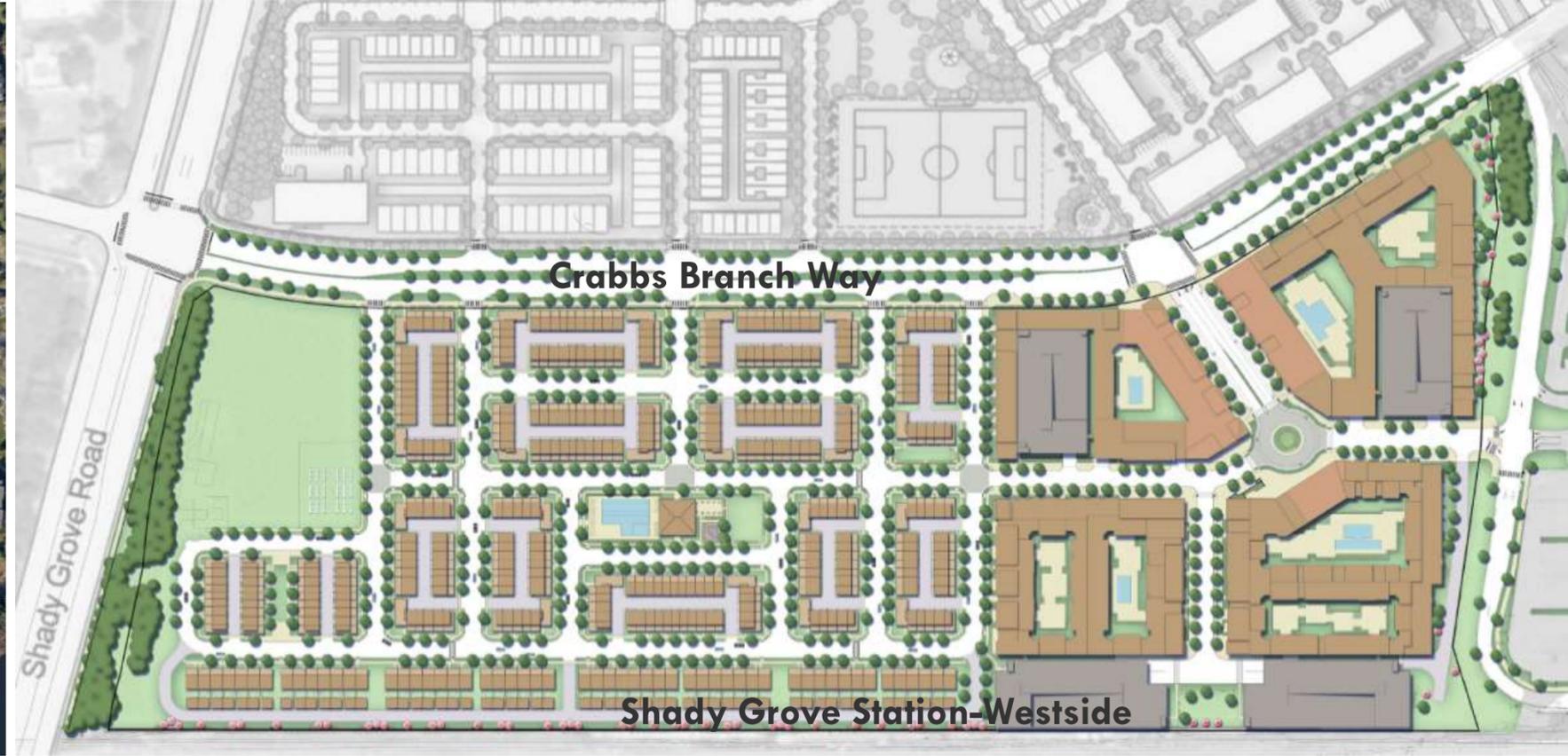


Approved Development



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

Approved Development



New Infrastructure



**Metro Access Road
Shared Use Path**



Crabbs Branch Way Boulevard with Shared Use Paths



Crabbs Branch Way Extended



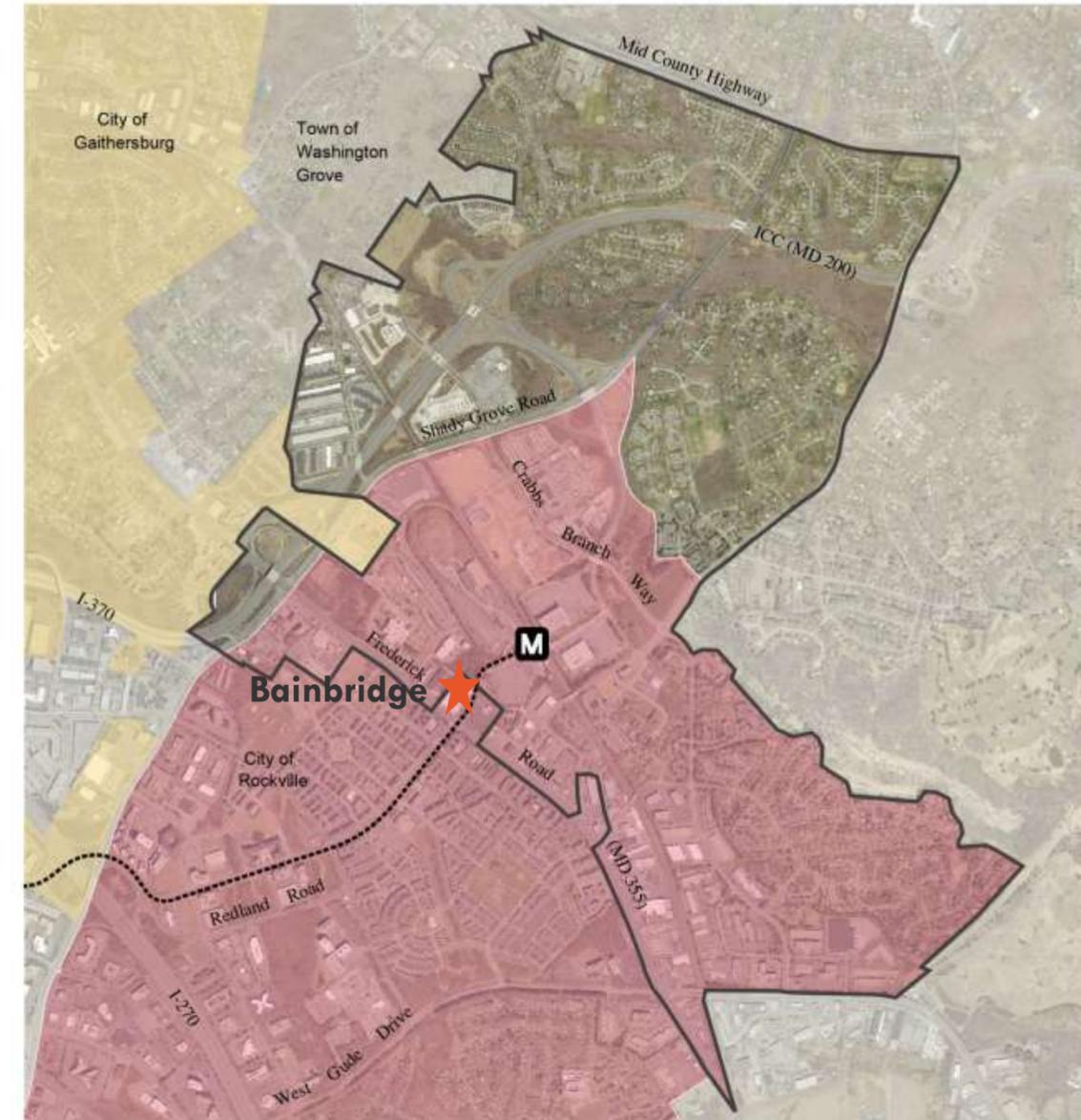
Trail at Stormwater Management Pond



Metro Access Road

Annexations

City Of Rockville Maximum Expansion Limits

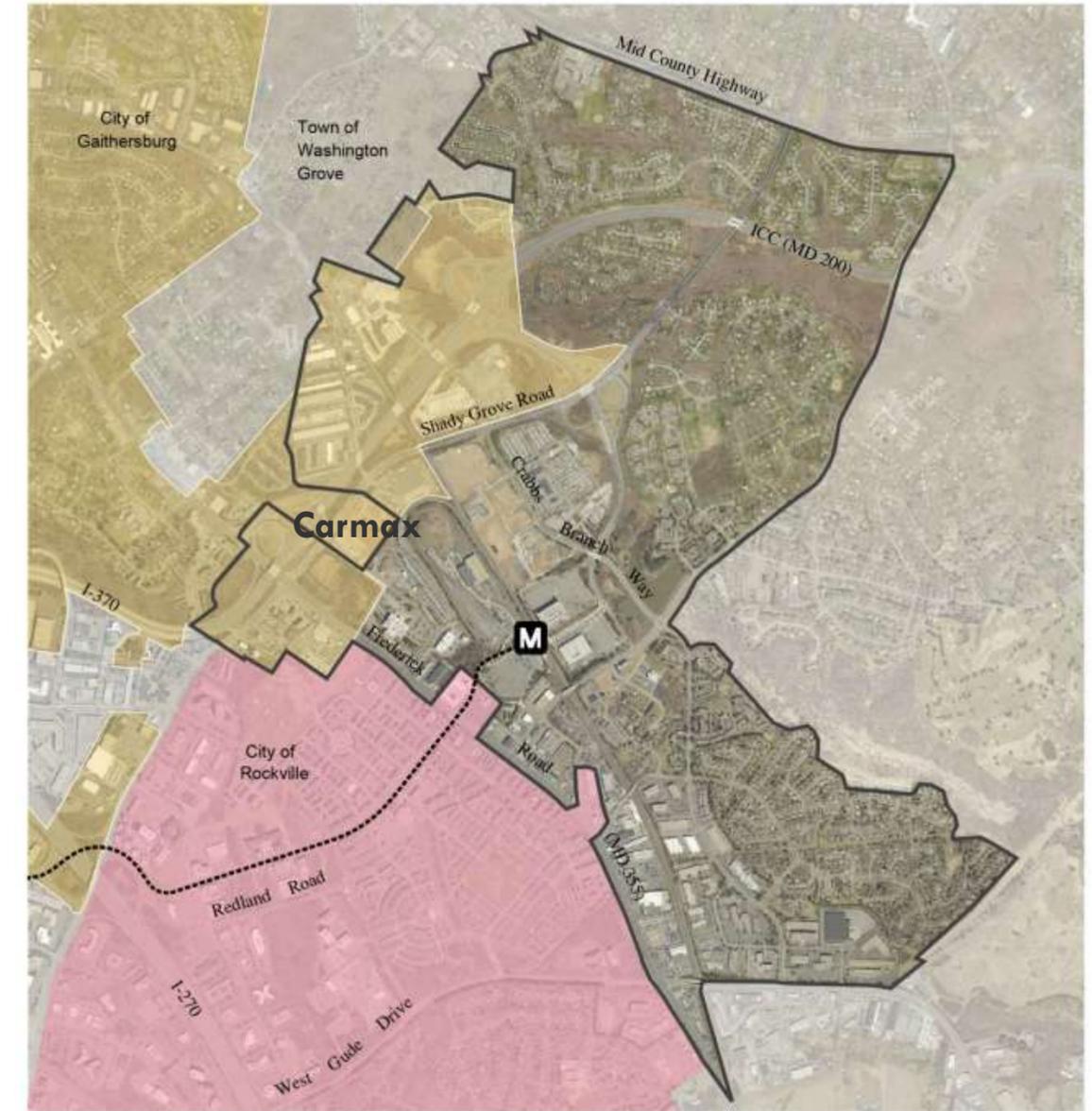


- Shady Grove Sector Plan Boundary
- City of Gaithersburg
- City of Rockville
- Metro Station
- Corridor Cities Transitway



Bainbridge at Shady Grove

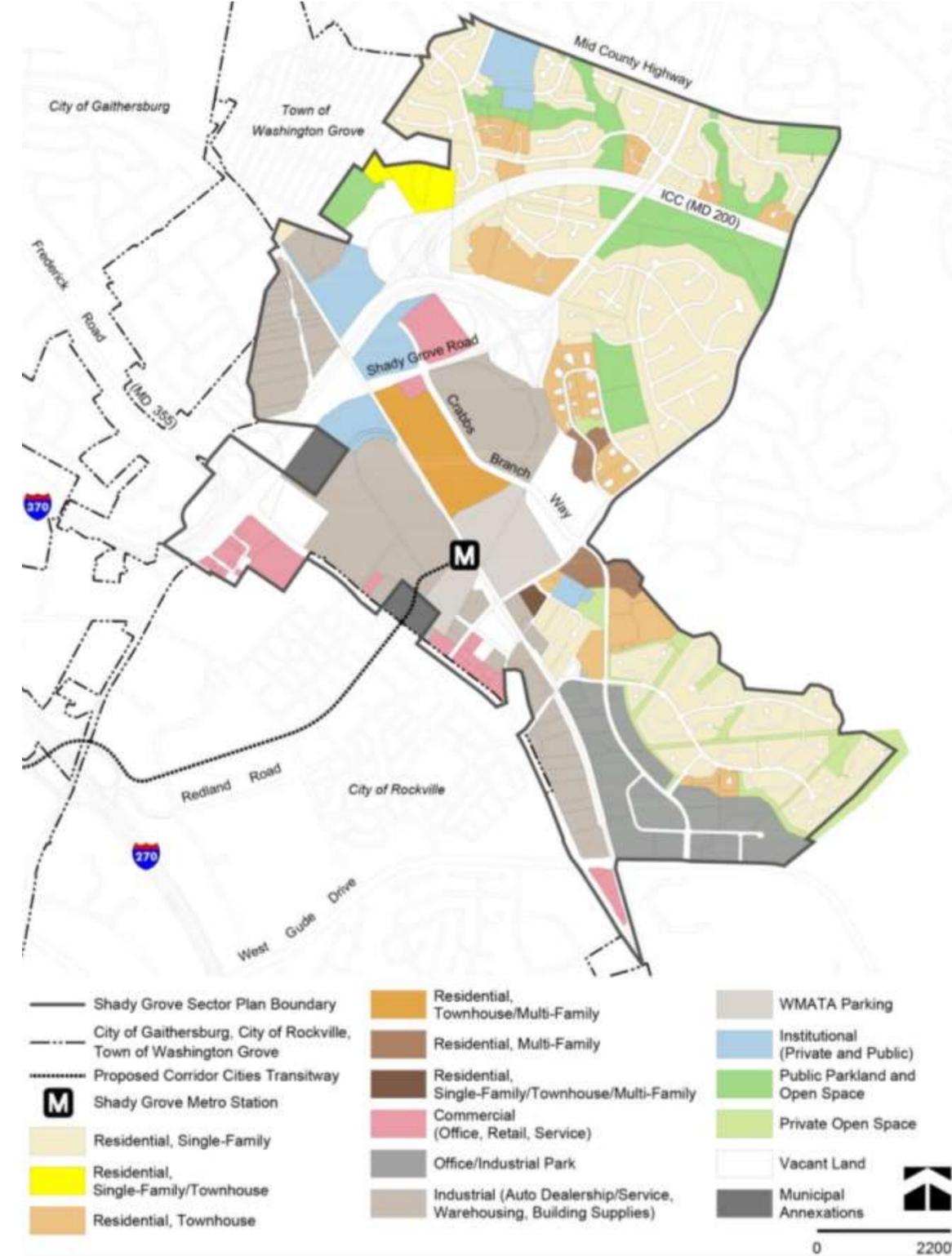
City Of Gaithersburg Maximum Expansion Limits



- Shady Grove Sector Plan Boundary
- City of Gaithersburg
- City of Rockville
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Existing Land Use

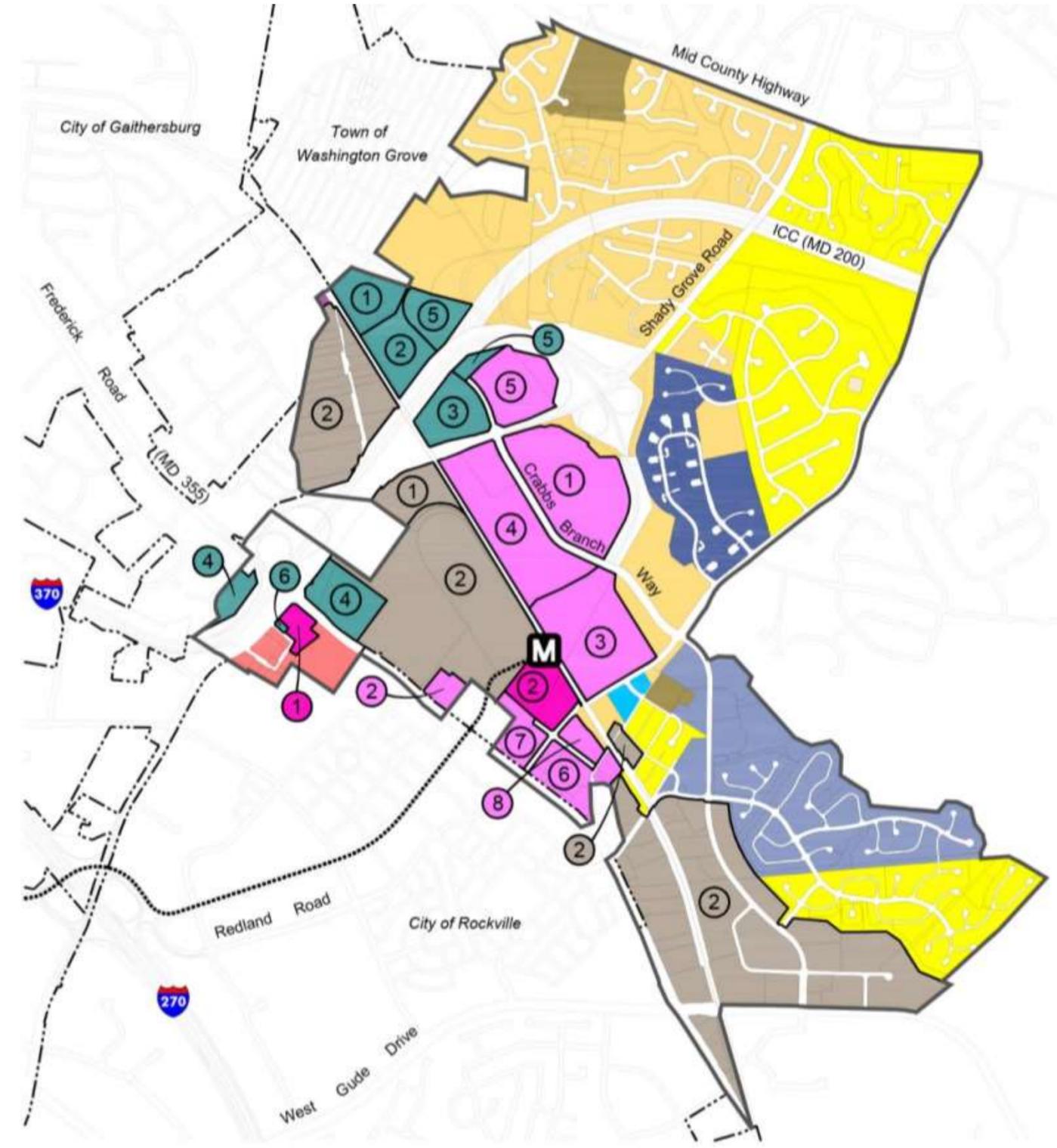


Residential Development: 3, 289

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		



Existing Industrial

Industrial Buildings				
	# of Buildings	Total SF	Vacancy %	Average Rent PSF
Shady Grove MMPA	28	967,534	3.7%	\$ 11.21
Montgomery County	647	14,909,872	6.4%	\$ 11.51



Oakmont Ave.



Indianola Dr.



Redland Rd.

Existing Offices

Office Buildings				
	# of Buildings	Total SF	Vacancy %	Average Rent PSF
Shady Grove MMPA	36	1,405,232	9.0%	\$ 18.90
City of Gaithersburg	218	8,410,489	7.8%	\$ 23.39
Montgomery County	1,531	72,542,271	12.5%	\$ 28.23



Metro Executive Park
(~\$23.50 PSF)



Metro Park North
(~\$18.50 PSF)



Franklin Park Office Condo
(~\$13.12 PSF)

Existing Flex/R&D

R&D/Flex Buildings				
	# of Buildings	Total SF	Vacancy %	Average Rent PSF
Shady Grove MMPA	20	814,826	7.1%	\$ 15.15
Montgomery County	287	11,573,324	10.4%	\$ 16.06



FedEx Distribution Facility



Shady Grove Industrial Park



Oakmont R&D

Existing Retail

Minor Master Plan Area



Nearby Retail Centers



Existing Retail

Retail Buildings

	# of Buildings	Total SF	Vacancy %	Average Rent PSF
Shady Grove MMPA	54	732,070	0.9%	\$ 19.75
Nearby Shopping Areas				
<i>The Grove (Shady Grove MMPA)</i>	6	124,652	1.6%	\$ 25.62
<i>King Farm</i>	6	103,744	4.2%	\$ 33.08
<i>Rio at Washingtonian</i>	14	997,419	1.0%	\$ 35.35
<i>Downtown Crown</i>	13	272,106	12.4%	\$ 33.31

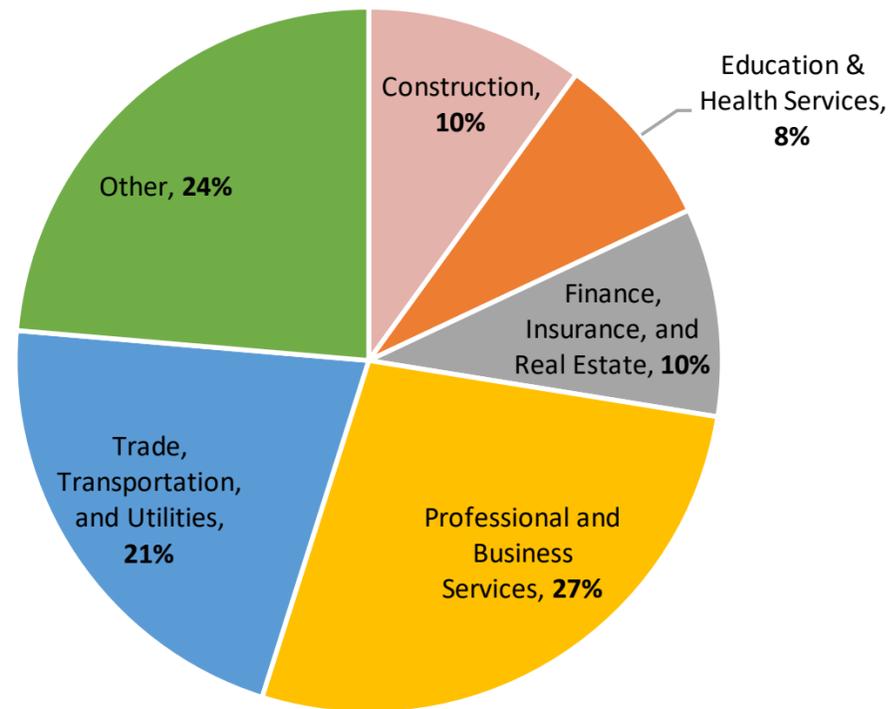


Existing Business Profile

MMPA Area

- 450+ businesses
- 10,000+ employees

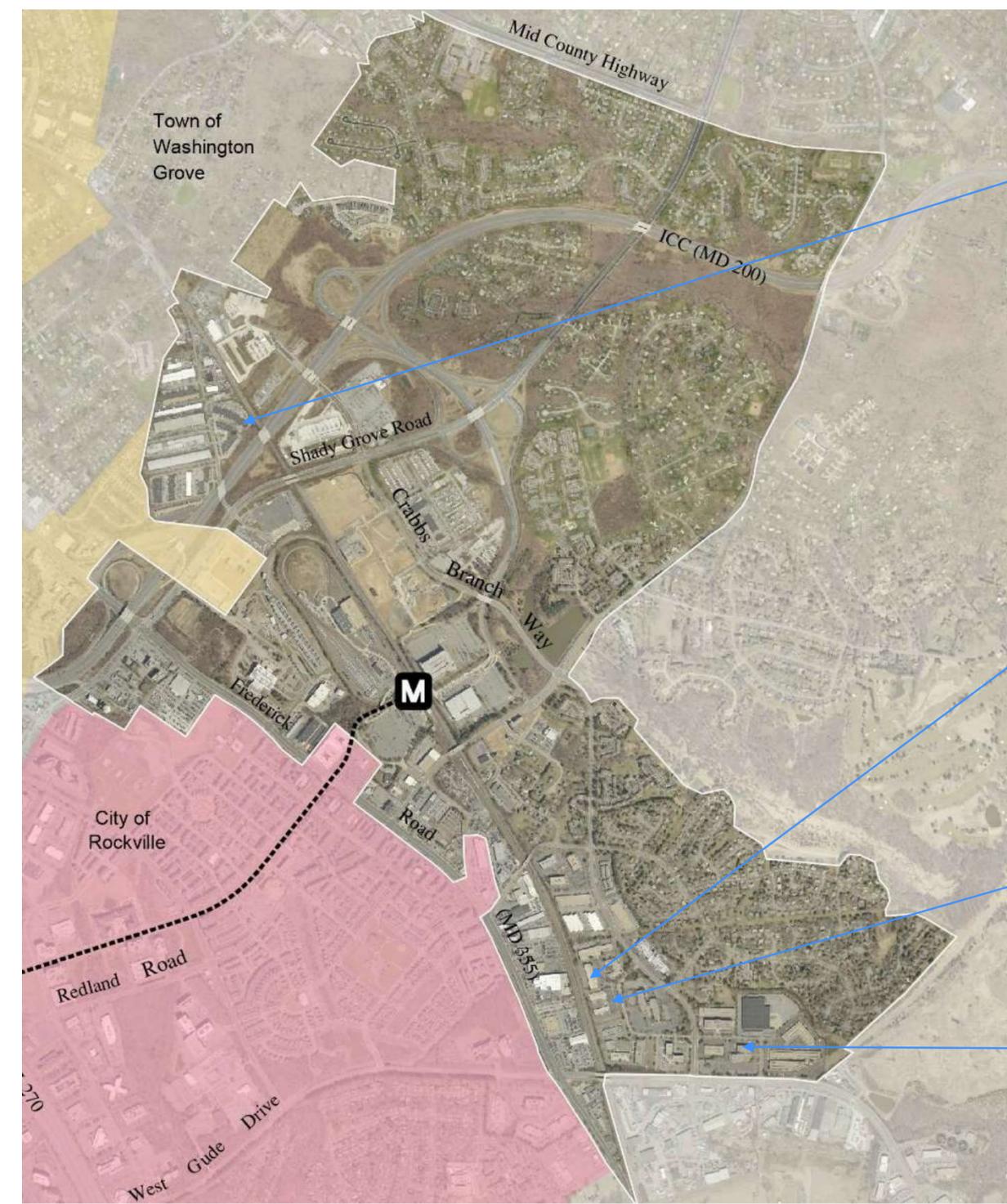
MMPA Business Profile



Largest Employers	No. of Employees
Montgomery County Dept. of Transportation	1000+
DARCARS of Rockville	500-999
Potomac Minute Maids	250-499
Community Pool Management	250-499
Parts Authority Southern	250-499

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

Planning Communities Area 2 Shady Grove Shady Grove Minor Master Plan Amendment

Shady GROVE MINOR MASTER PLAN AMENDMENT

A Closer Look at Shady Grove

Background

The *Shady Grove Sector Plan* was approved and adopted by the County Council in 2006. Since then, significant progress has been made to implement the Sector Plan's transformational vision of turning an industrial area at the Shady Grove Metrorail station into a new community. Much of the County Service Park (CSP) has been relocated and redeveloped into a residential community that takes advantage of Metro proximity. In addition, Crabbs Branch Way has been reconstructed and new pedestrian facilities and bikeways have been built.

Since the *Shady Grove Sector Plan's* approval twelve years ago, there have been several substantive changes to the County's land use planning policies and practices, including the adoption of a new Zoning Ordinance in 2014, an update to the County's Subdivision Staging Policy in 2016, and new data-driven approaches to transportation planning. For these reasons, the time is right to revisit some of the transportation implementation recommendations in the 2006 *Shady Grove Sector Plan*. The Department will undertake a Minor Master Plan Amendment to reexamine the 2006 Plan's three, sequential stages of development as well as the

Staff contact
Nkosi Yearwood
301-495-1332
[Email](#)

Upcoming Events
**Shady Grove Minor Master Plan Amendment
Community Meeting**
Wednesday, November 14, 2018 7:00 p.m. to 9:00 p.m.

**Shady Grove Minor Master Plan Amendment
e-Letter**
Stay up to date with the Shady Grove Minor Master Plan Amendment.
[SIGN UP](#)

Community Plans
Area 1

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

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

Staff Contact Information

Planning Communities Area 2 Shady Grove Shady Grove Minor Master Plan Amendment

Shady GROVE MINOR MASTER PLAN AMENDMENT

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Area 1

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Nancy Sturgeon
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<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
 - 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



Q&A