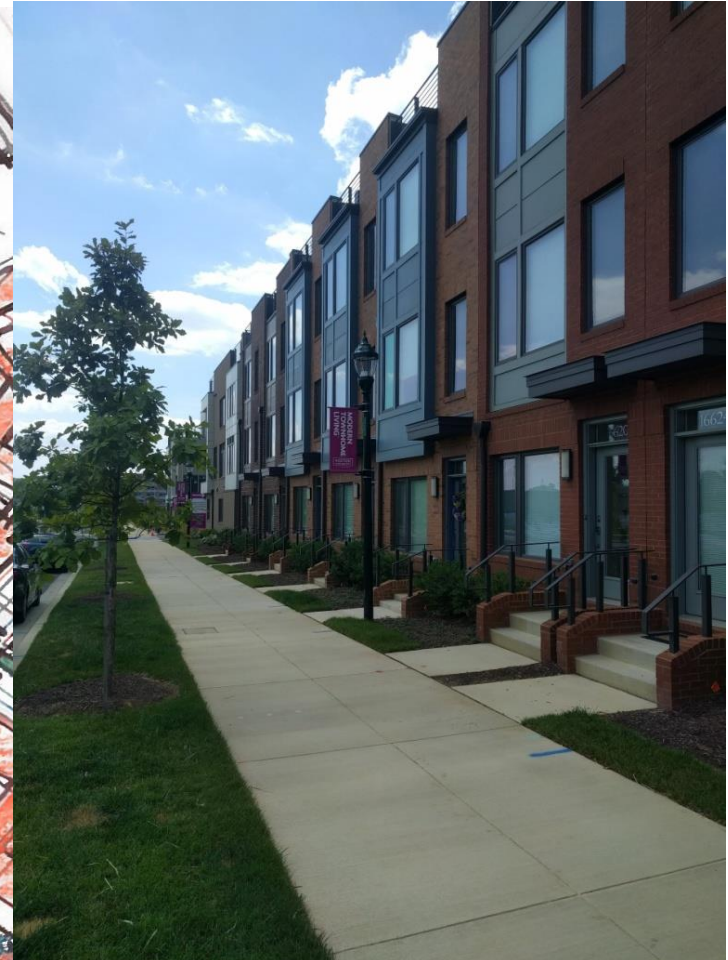


Shady GROVE

MINOR MASTER PLAN AMENDMENT



June 18, 2020

Shady Grove Sector Plan

Planning Board Worksession



Worksession Overview



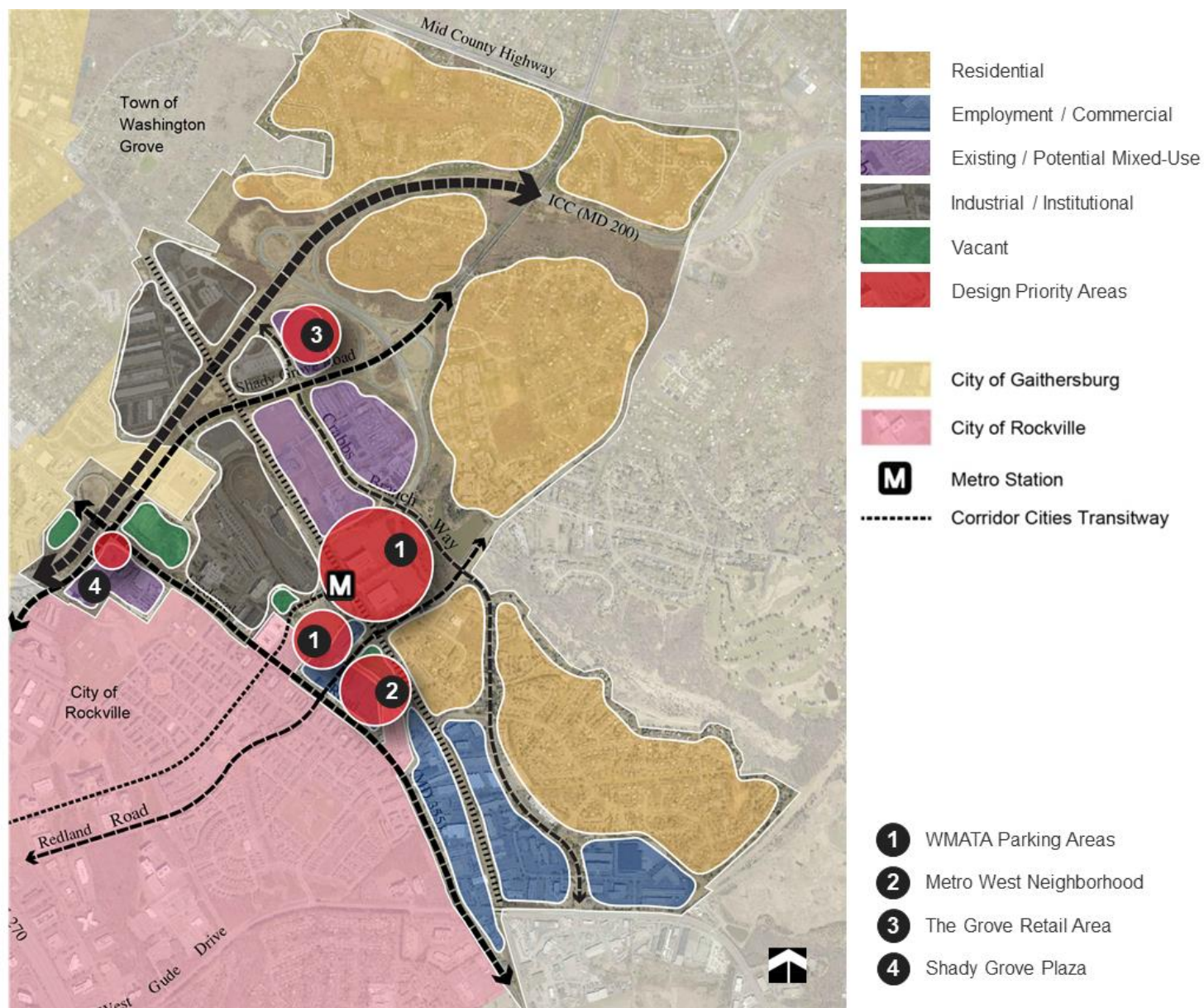
- Shady Grove Context
- Comparison to others transit areas in the County and Regional end of the line stations.
- Metro Neighborhoods:
 - Metro West
 - Metro South
 - Old Derwood
 - WMATA-North



■ Public Hearing Highlights

- Most submitted public comments supported the removal of the MCPS Bus Depot on Crabbs Branch Way.
- Pedestrian improvements along Oakmont Avenue.
- Trail/path connections to the Town of Washington Grove.

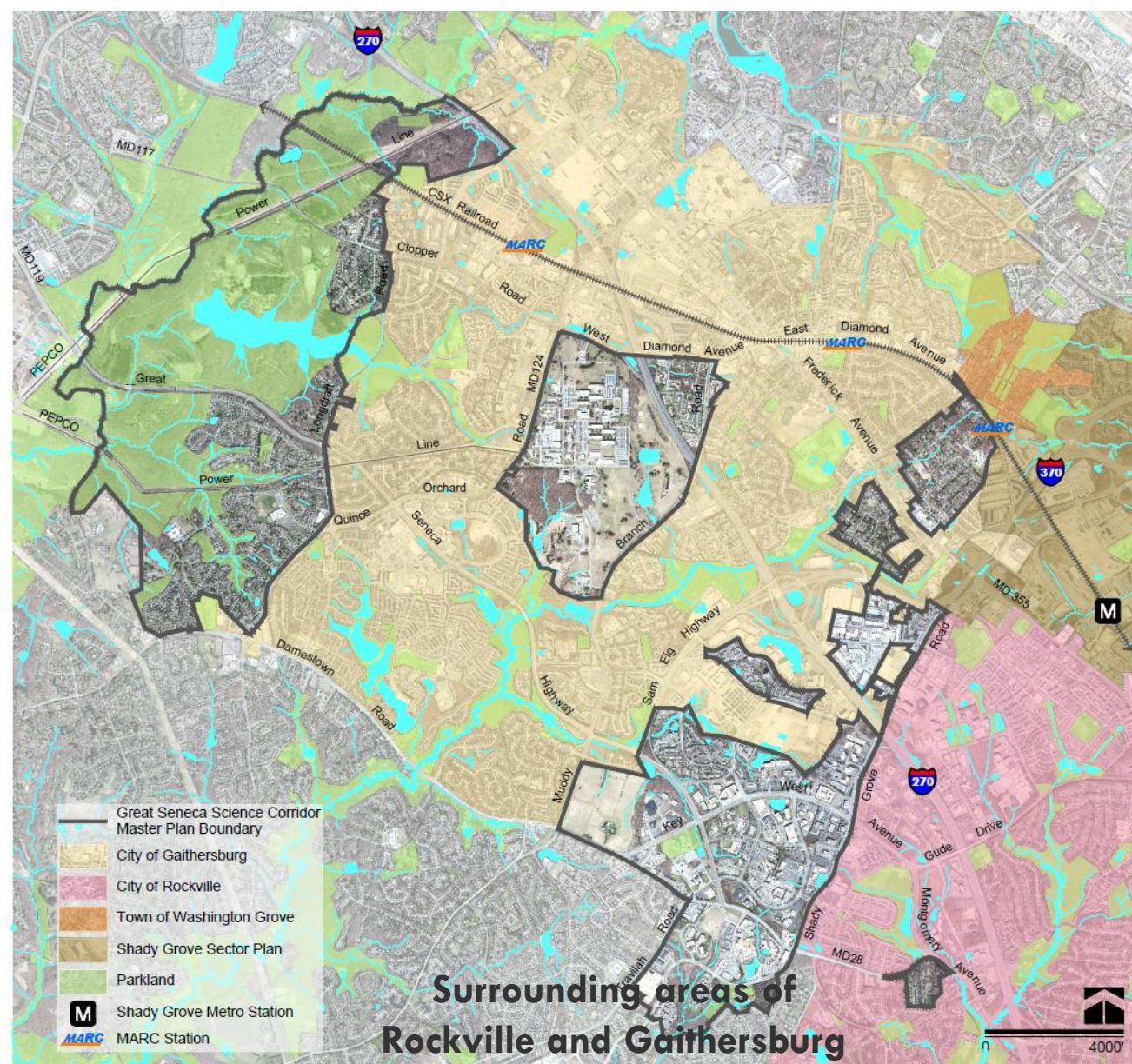
Vision and Overview



Key overview highlights:

- Mixed-use areas surrounding the Metro Station (Metro Neighborhoods) and other key locations.
- Increased height, density and development flexibility from 2006 Sector Plan.
- Retention of industrial/office areas.
- Maintain existing residential communities.
- New bikeways and street network, especially within the Metro Neighborhoods.

Shady Grove Context



Transit Oriented Development Context

Urban/Downcounty areas:

- Bethesda
- Silver Spring
- Wheaton
- Glenmont
- Forest Glen
- Friendship Heights

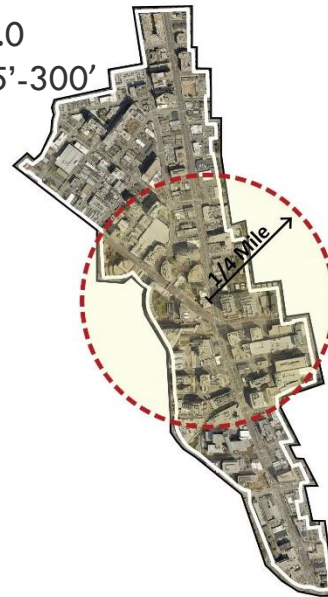


Bethesda CBD

156 Acres

FAR 0.5-8.0

Heights 35'-300'

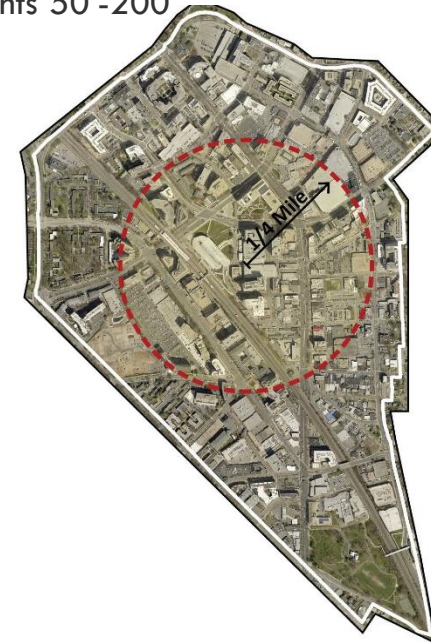


Silver Spring CBD

265 Acres

FAR 1.0-8.0

Heights 50'-200'



Wheaton CBD

83 Acres

FAR 2.0-6.0

Heights 75'-250'



Transit Oriented Development Context

Outside of the Beltway: Emerging Corridors

- Twinbrook
- White Flint
- Grosvenor Strathmore

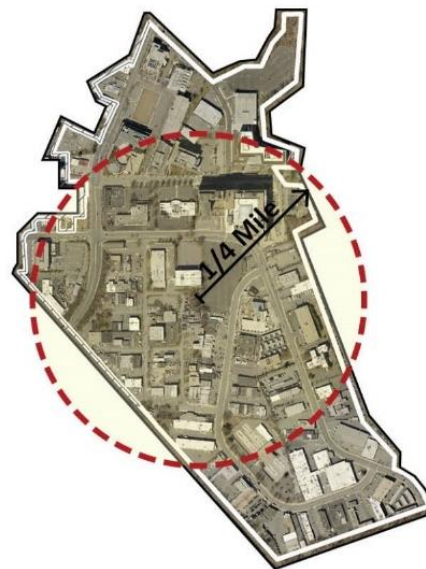


Twinbrook

154 Acres

FAR 1.0-2.0

Heights 60'-145'



White Flint

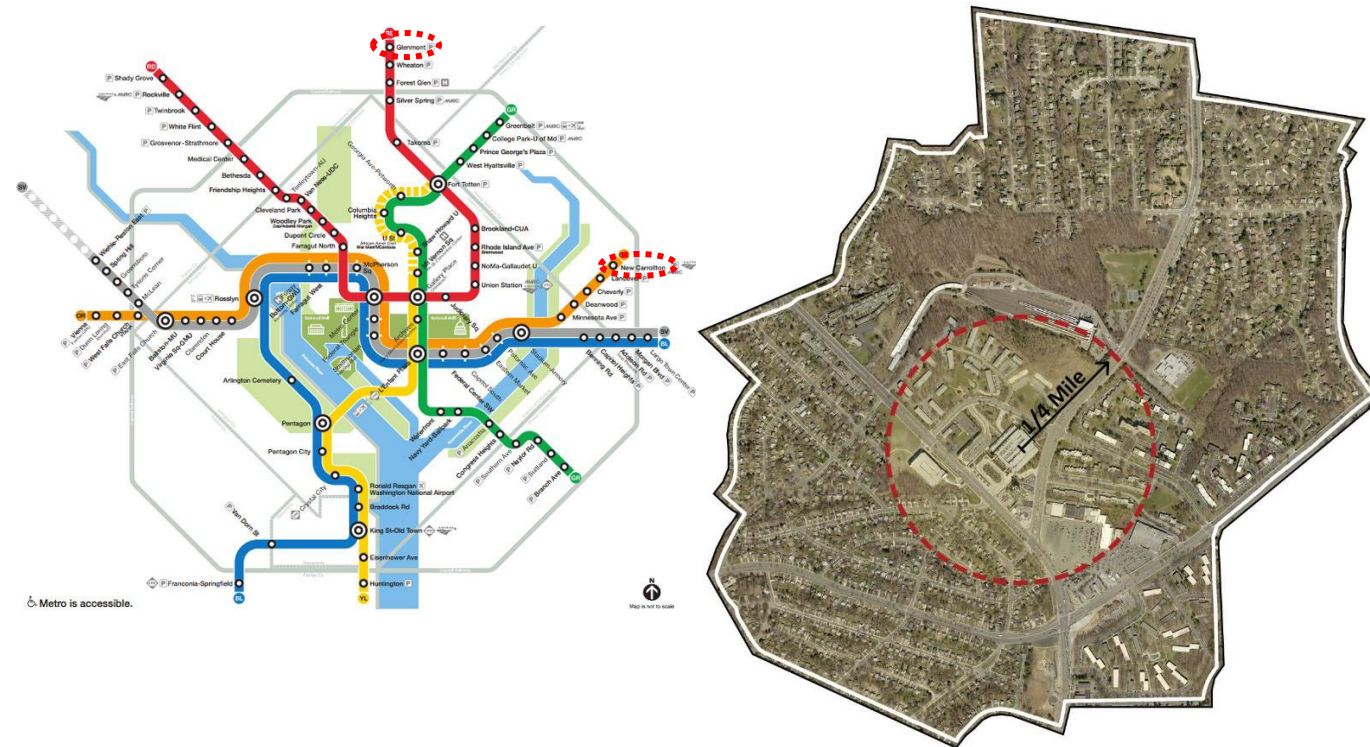
430 Acres

FAR 0.5 – 4.0

Heights 50'-300'



Regional Transit Oriented Development: End of the Line



Glenmont

WMATA property: 11.91 acres (east)

Metro Parking: 2,998 spaces

- Metro Property: CR 2.0 C0.5 R1.75 H-120
- Shopping Center: CR 3.0 C2.5 R2.5 H-120



Greenbelt

General Plan: Metropolitan Center

Metro Parking: 3,667 spaces

Transit: 12 Metro routes as well as local and regional routes

WMATA property: 78 acres

- North Core: Proposed GSA/FBI area: 61 acres
- GSA/FBI Development: 2.1M sq.ft.
- FAR: 1.26

Regional Transit Oriented Development: End of the Line

New Carrollton

Existing Transit: Amtrak/MARC/Purple Line/Greyhound/Metro Bus and Rail/The Bus

Existing Metro Parking: 3,519 spaces

Urban Atlantic

Land Area: 39 acres

- 2.74M mixed-use development
 - FAR: 1.6



Urban Atlantic/Wmata concept

Vienna-Fairfax

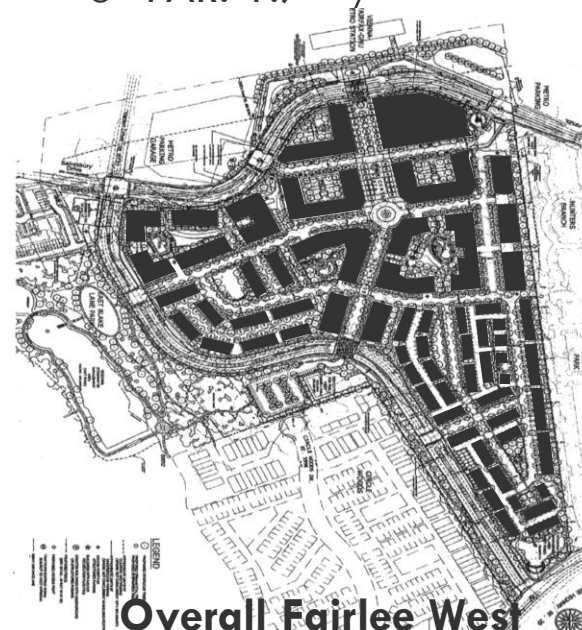
Existing Transit: Metro and Fairfax Connector

Existing Metro parking: 5,169 space

Fairlee West

Partially implemented development

- Land Area: 56 acres (3.8 Metro)
 - 4.0 M (overall)-mixed use development
 - FAR: 1.7 +/-



Overall Fairlee West

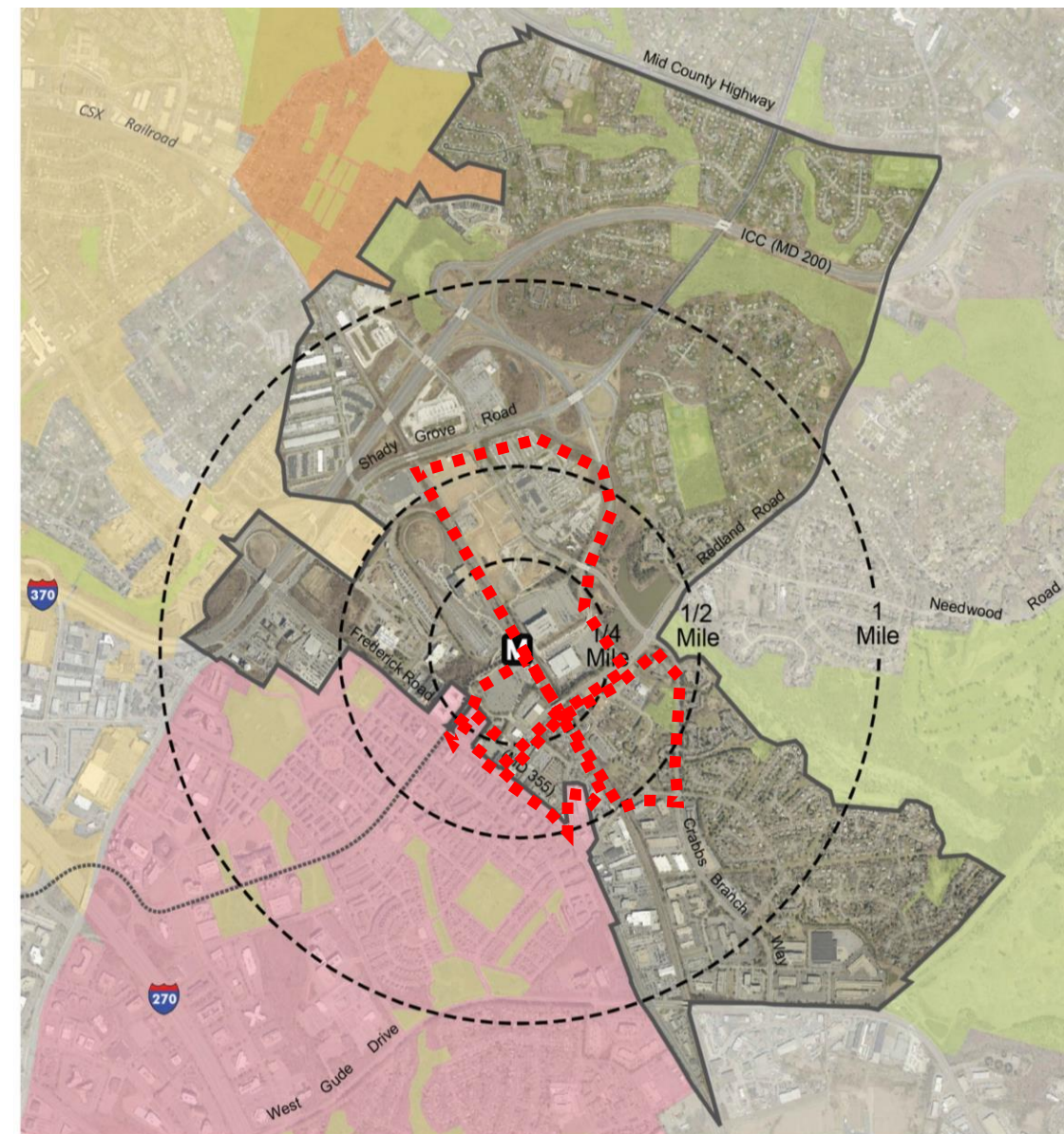


Shady Grove Sector Plan Area

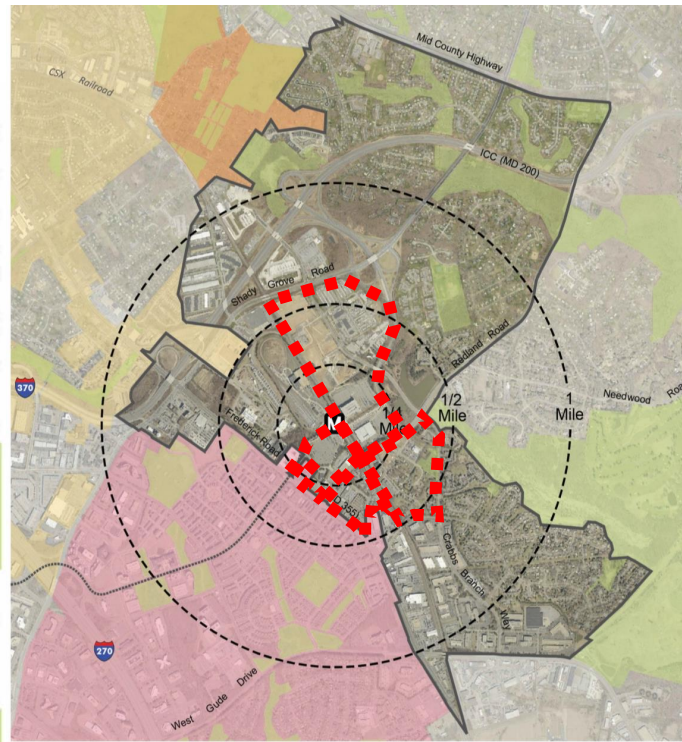
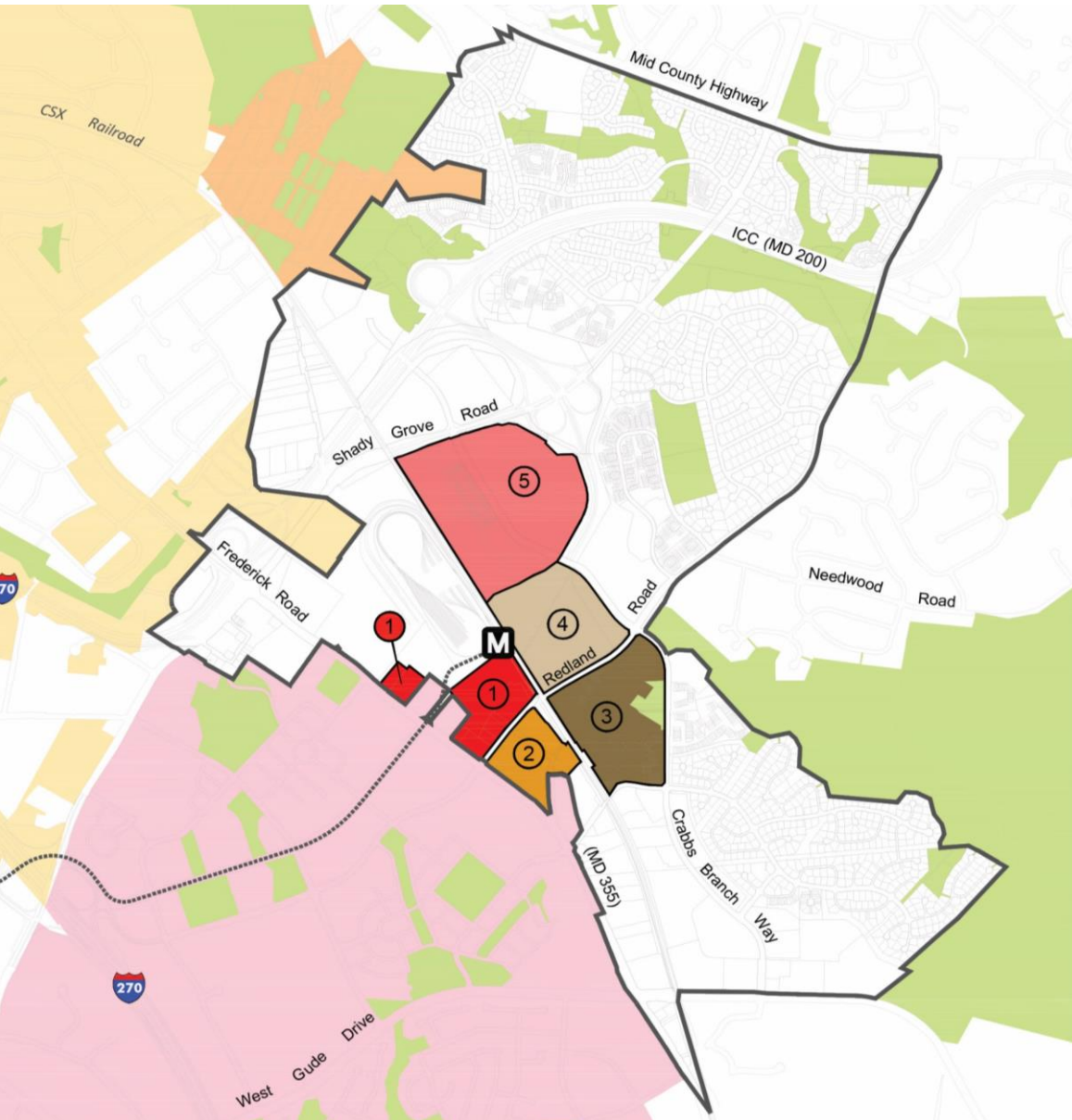


Shady Grove: Metro West, South and North

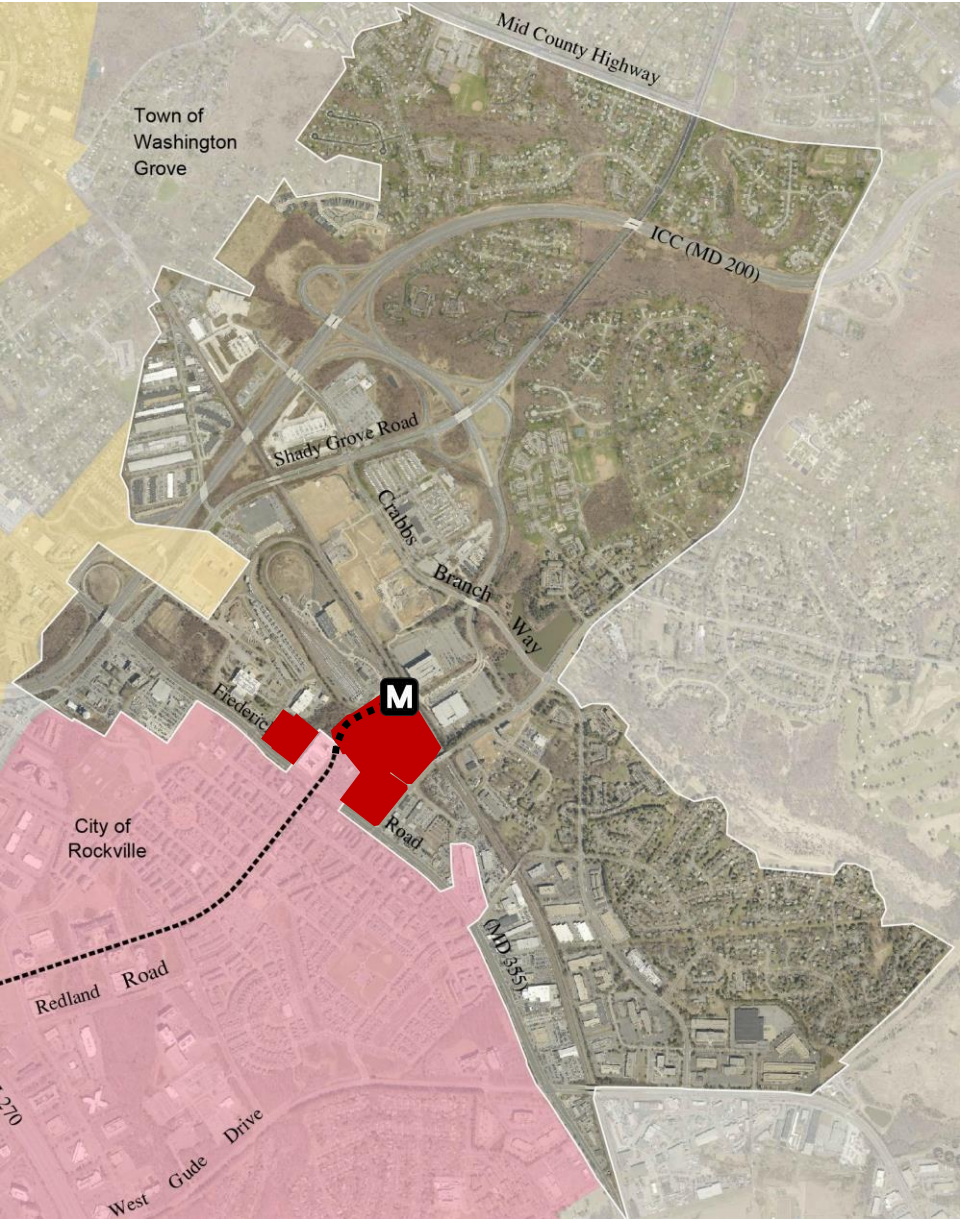
- Recommended FAR: 1.5 to 2.0
- Recommended Heights: 120-200 feet



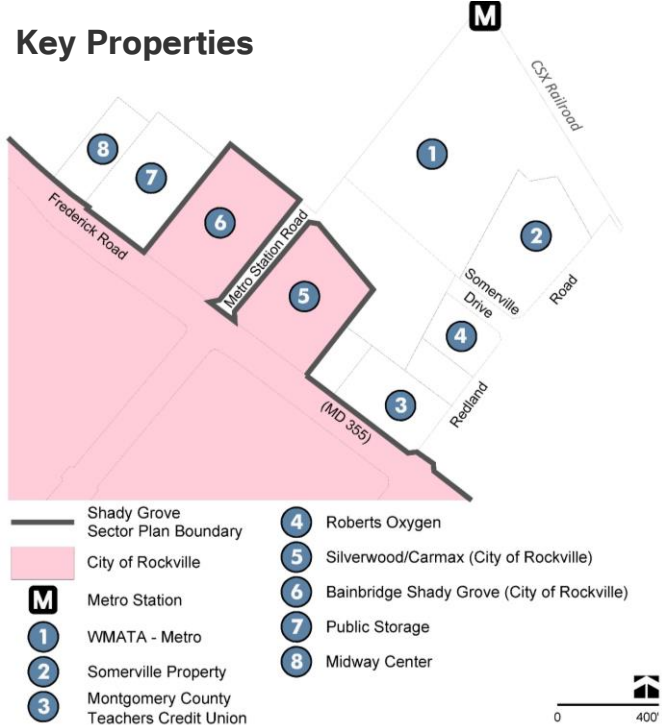
Metro Neighborhoods



- ① Metro West
- ② Metro South
- ③ Old Derwood
- ④ Metro North - WMATA
- ⑤ Shady Grove Station
Westside & Jeremiah Park



Key Properties



Teachers Credit Union

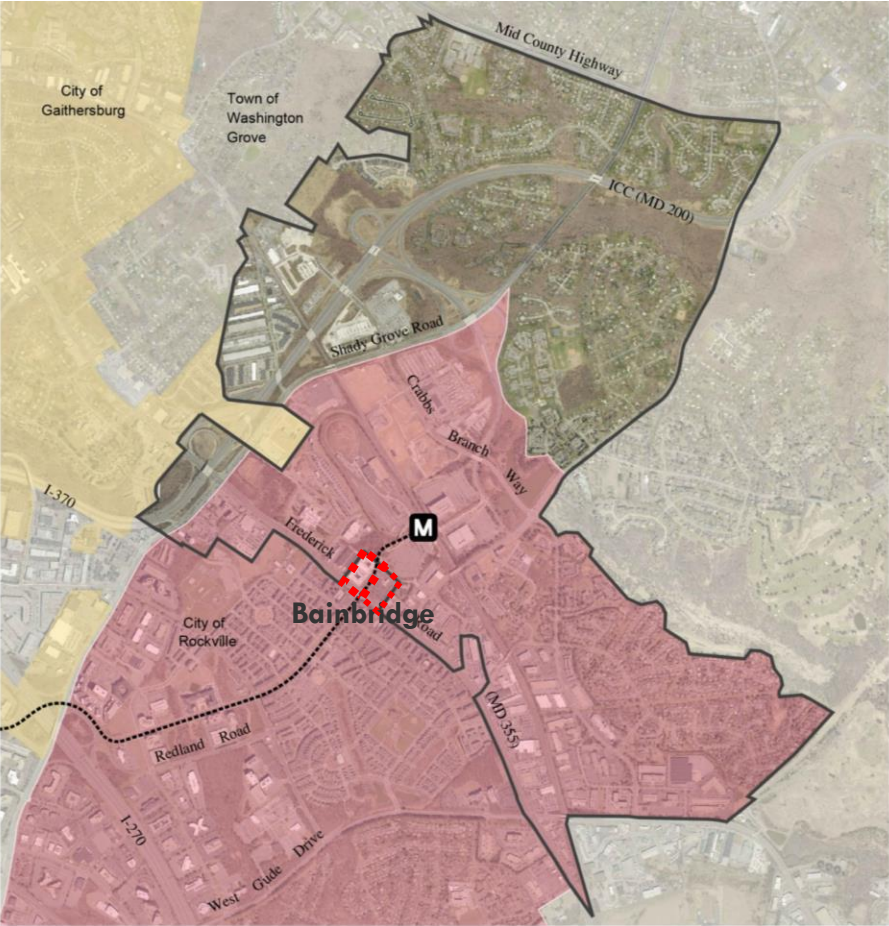


WMATA Property



Roberts Oxygen

City of Rockville Annexations



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



City of Rockville Maximum Expansion Limits

Two annexations by the City of Rockville

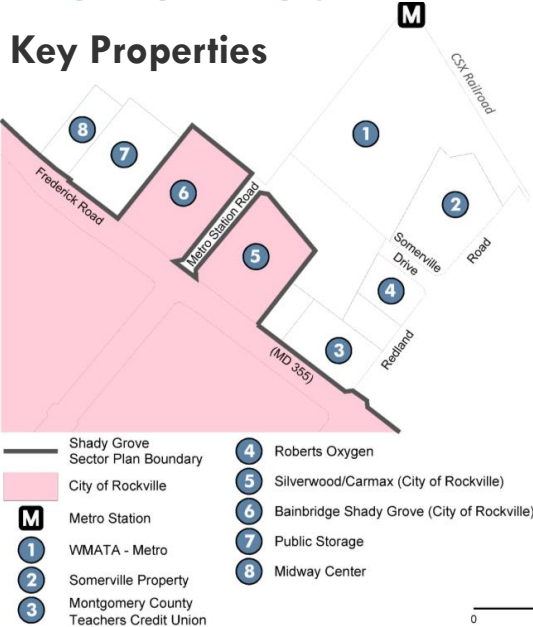
- Bainbridge at Shady Grove Metro
- 15931 Frederick Road (MD355)-Former Carmax



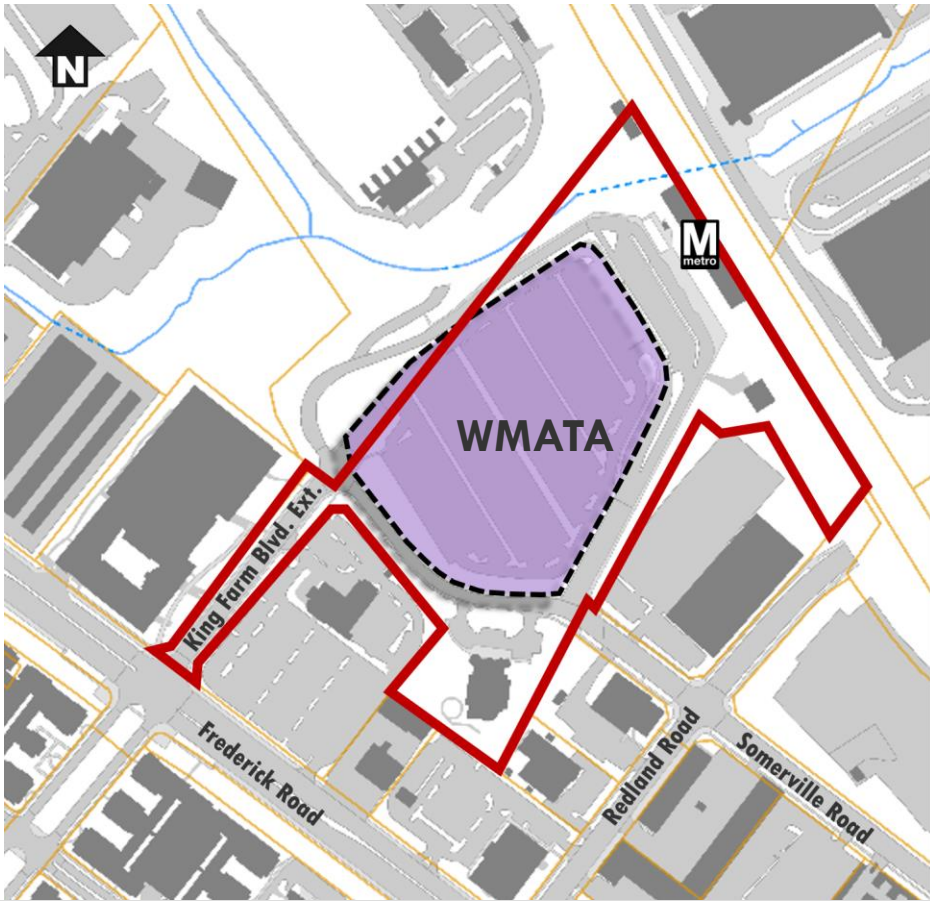
Bainbridge Shady Grove Metro

Metro West

Key Properties

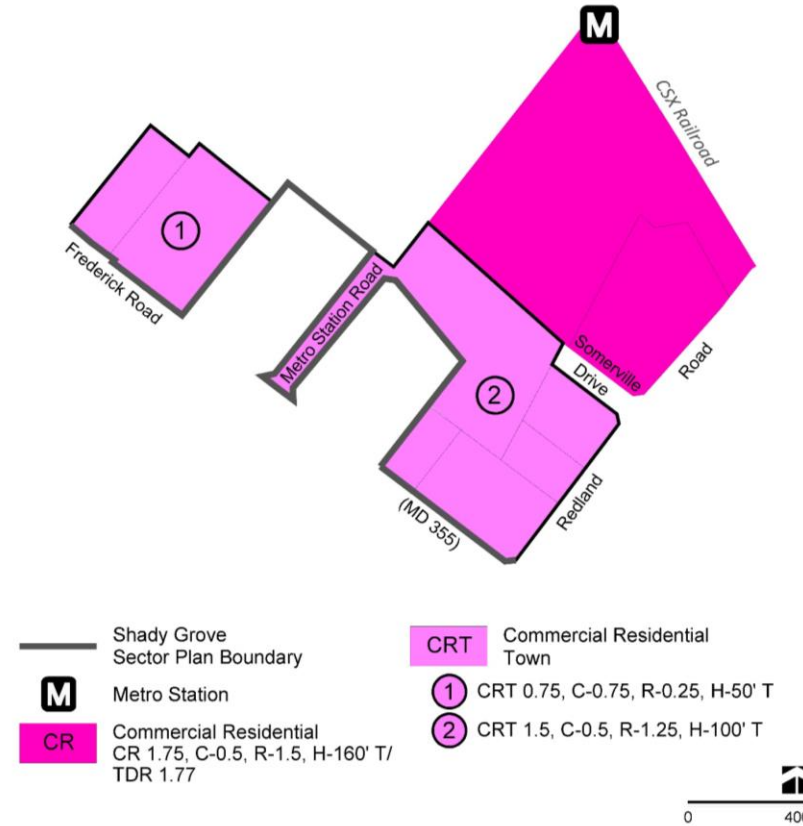


Property	Land Area	Existing Square Feet	Existing FAR	Recommended FAR
Somerville	3.92 acres	33,900 sq.ft.	0.20	2.0
Roberts Oxygen	1.23 acres	7,869 sq.ft.	0.15	2.0
Teachers Credit Union	2.29 acres	43,500 sq.ft.	0.44	2.0
WMATA property	14.25 acres	10,340 sq.ft	0.02	2.0
Public Storage	3.25 acres	171,435 sq.ft.	1.21	2.0
Midway Center	1.43 acres	18,000 sq.ft.	0.29	2.0

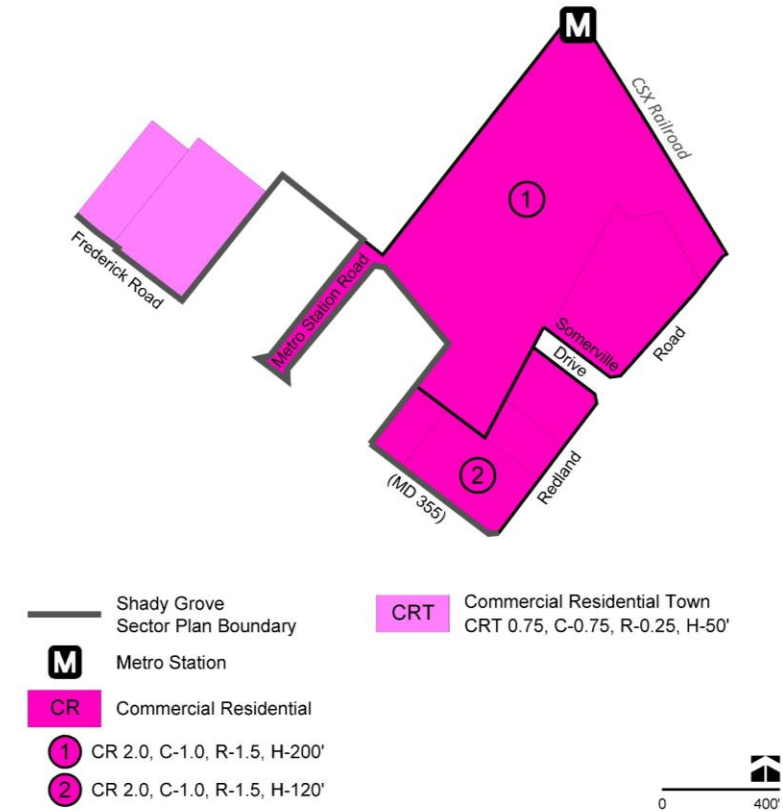


Draft Plan Recommendations

- Rezone properties to Commercial Residential (CR) with highest densities and heights for the WMATA and adjacent Somerville properties.
 - More increased non-residential
- Public open space on the WMATA property.
- Streets to accommodate BRT/CCT.



Existing zoning



Draft Plan proposed zoning

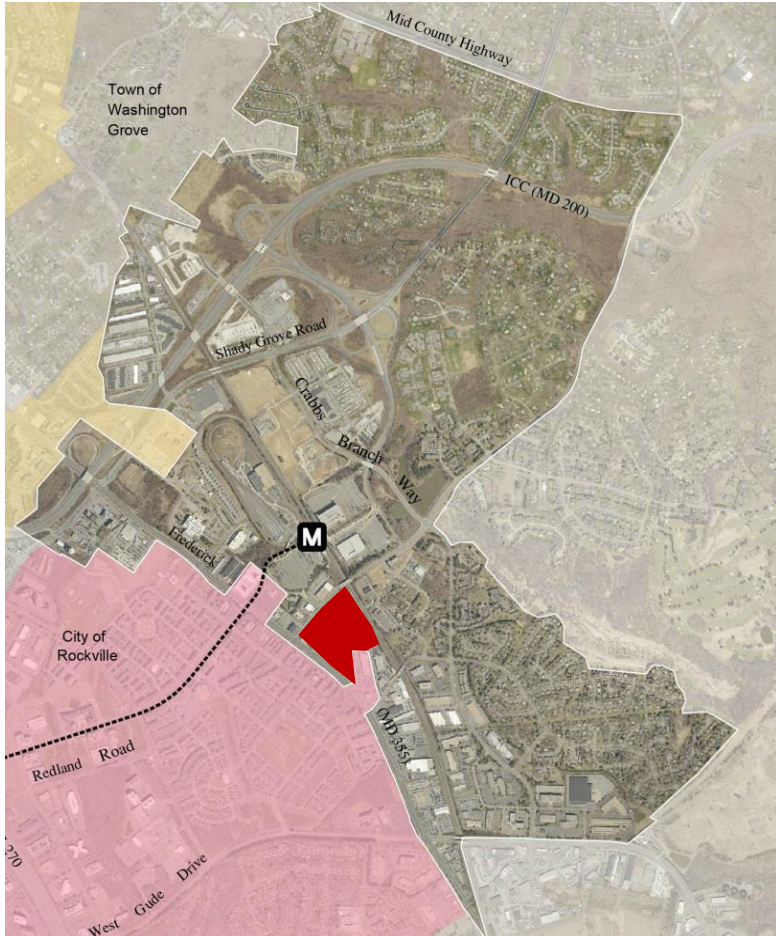
Metro South

Area: 18.74 acres

- 15 properties

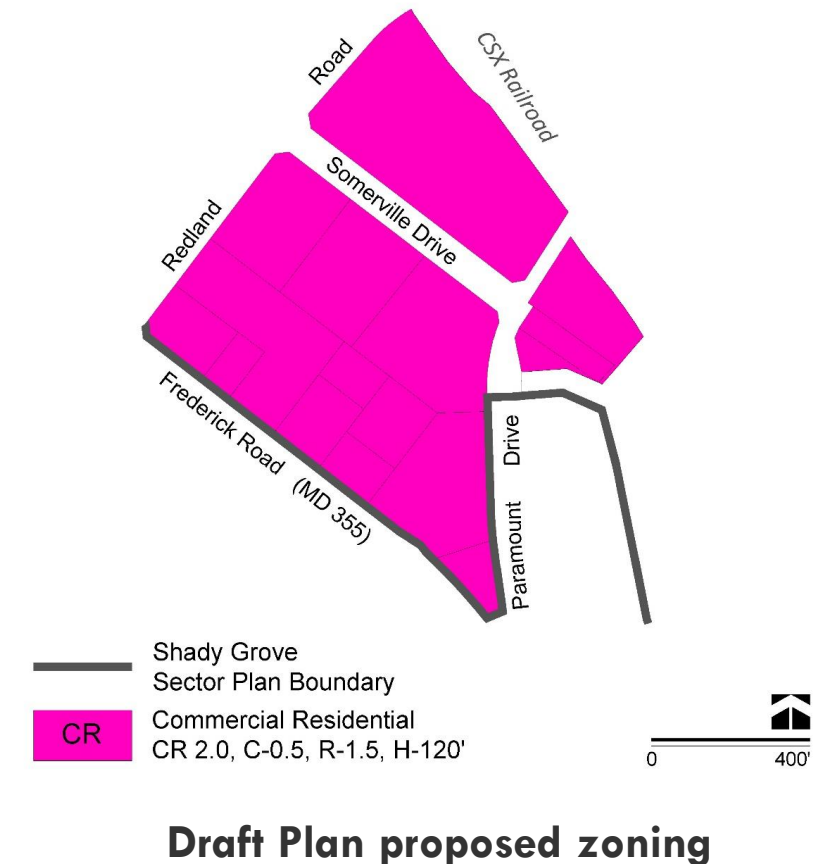
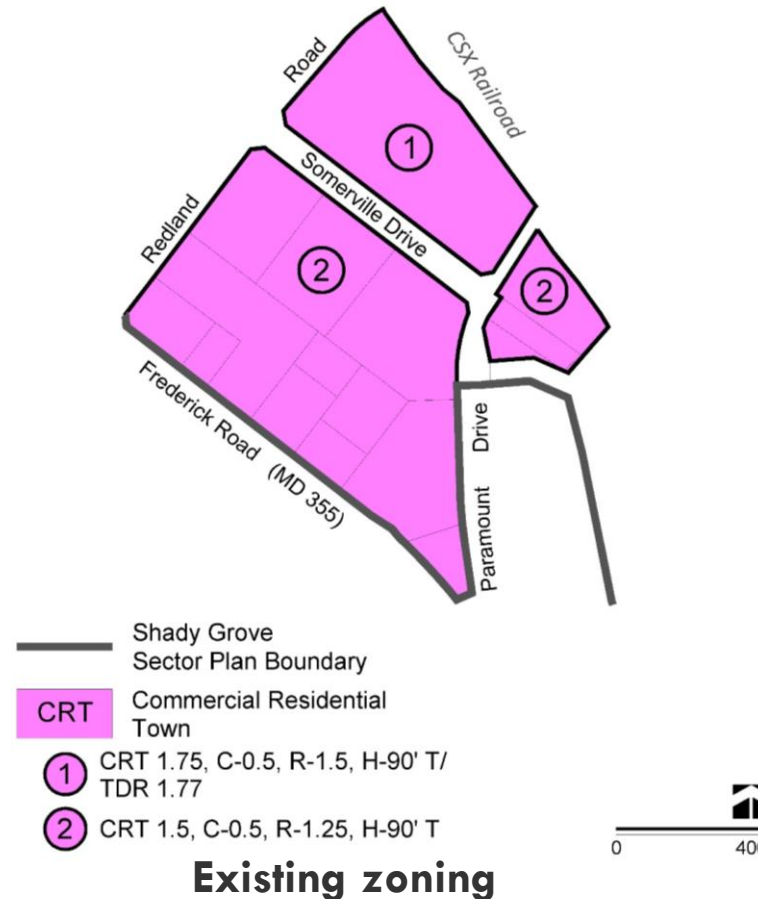
Existing Development: 123,840 sq.ft.

Average Existing FAR: 0.15



Draft Plan Recommendations

- Rezone properties to Commercial Residential with increased density and height.
- Modified street network that provides greater flexibility.
- New public open space and linear promenade.



Potential Development – Metro West + South

WMATA
2.0 FAR
±1,439,782
gsf
±859 DU's

Somerville Properties
2.0 FAR (Overall)
±1,486,333 gsf
±891 DU's (Combined)

**Bainbridge
Apartments**

**CarMax
Redevelopment**

**Frederick Rd.
Properties**
2.0 FAR (Overall)
±882,446 gsf
±529 DU's
(Combined)

- Built/Approved Since 2006**
- WMATA at Metro West**
 - Density shown at existing surface parking lot
 - Includes recommended civic green
- Somerville Drive Properties**
 - Larger vacant lots under single ownership
 - BRT proposed bet. Redland and Metro Access
- Frederick Road Properties**
 - Zoned for redevelopment – ownership pattern and exist. uses may limit near-term potential

Development Examples: ±2.0 FAR



Twinbrook Commons — 2.0 FAR



AVA Wheaton — 2.3 FAR



Bainbridge Apts. — 2.5 FAR



Solaire Wheaton — 2.3 FAR



The Galvan — 2.0 FAR



NoBe Market — 2.0+ FAR

Metro Neighborhoods

An Alternative

If the Planning Board supports more development than the Public Hearing Draft Plan recommendations for the Metro Neighborhoods, staff recommends up to an additional 0.5 FAR for the Metro West and Metro South neighborhoods.

- The transportation and public facilities impacts associated with additional development, if supported by the Board, would be addressed at a future worksession.



Old Derwood

Key Properties

- Parkland
- 1

Shady Grove Apartments
- 2

Derwood Station
Neighborhood Park
- 3

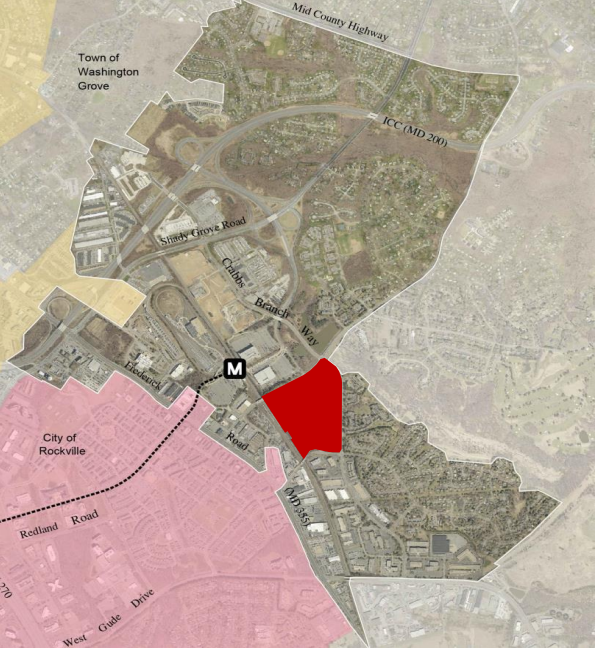
Derwood Bible Church
- 4

Townes at Shady Grove
- 5

Vehicle Emission
Inspection Program (VEIP)
- 6

Derwood Store and
Post Office
- 0

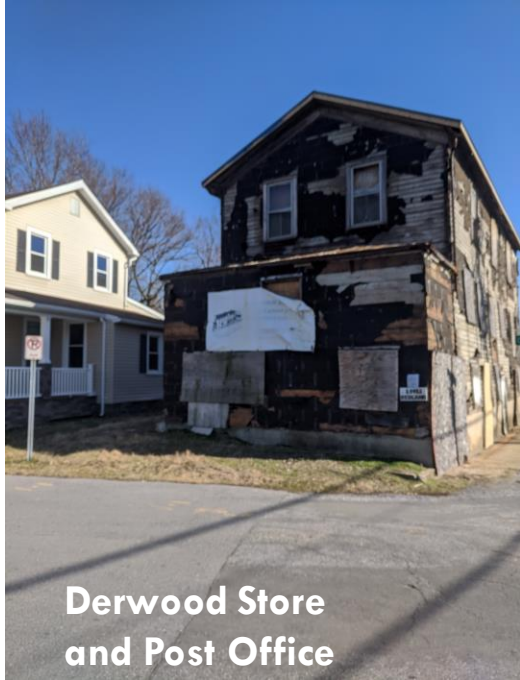
400'



VEIP



Townes at Shady Grove

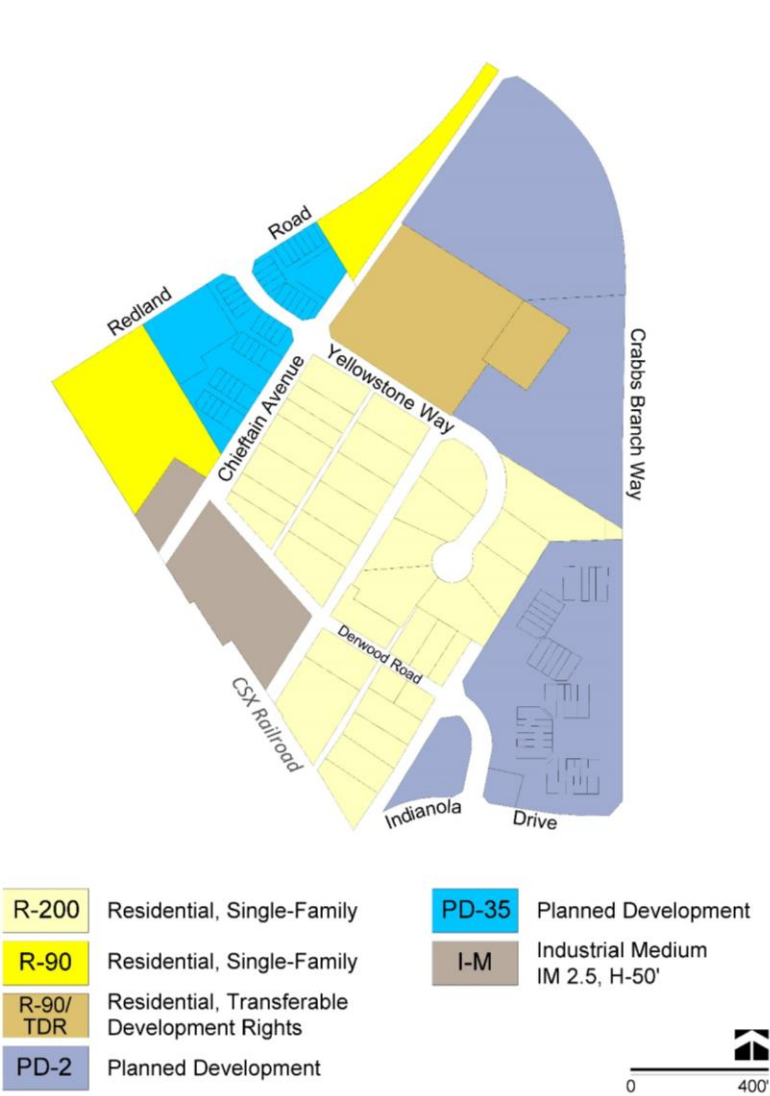


Derwood Store
and Post Office

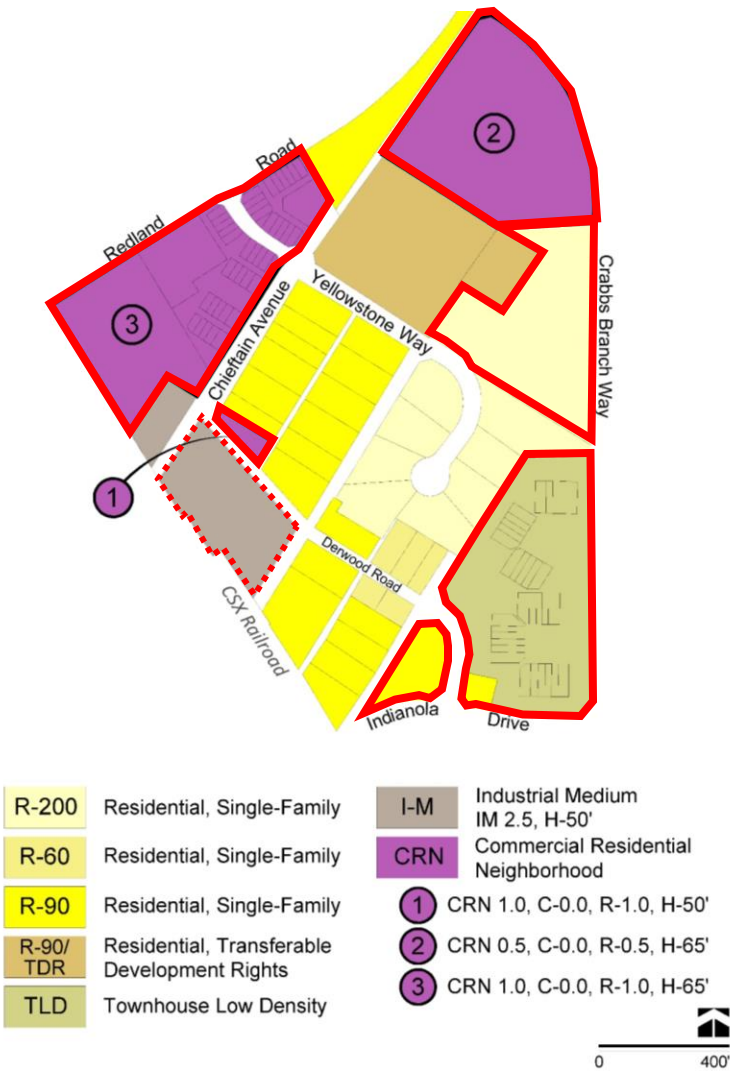
Old Derwood

Draft Plan Recommendations

- New zones to further the introduction of new residential development and to make zoning adjustments, especially for the Planned Development (PD) zoned.
 - Rezone the Towns at Shady Grove (PD 35), Shady Grove Apartments (PD 2) and Derwood Station (PD-2) townhouses to the Commercial Residential Neighborhood (CRN) zone and Townhouse Low Density (TLD) zone, respectively.
- Rezone the Derwood Store and Post Office property to CRN.
- Rezone single-family zoned properties that do not meet the minimum 20,000 square feet for R-200 zone to the R-90 and R-60 zones.
- Rezone the VEIP and provide a floating zone for the Derwood Business Center.



Existing Zoning



Draft Plan Proposed Zoning

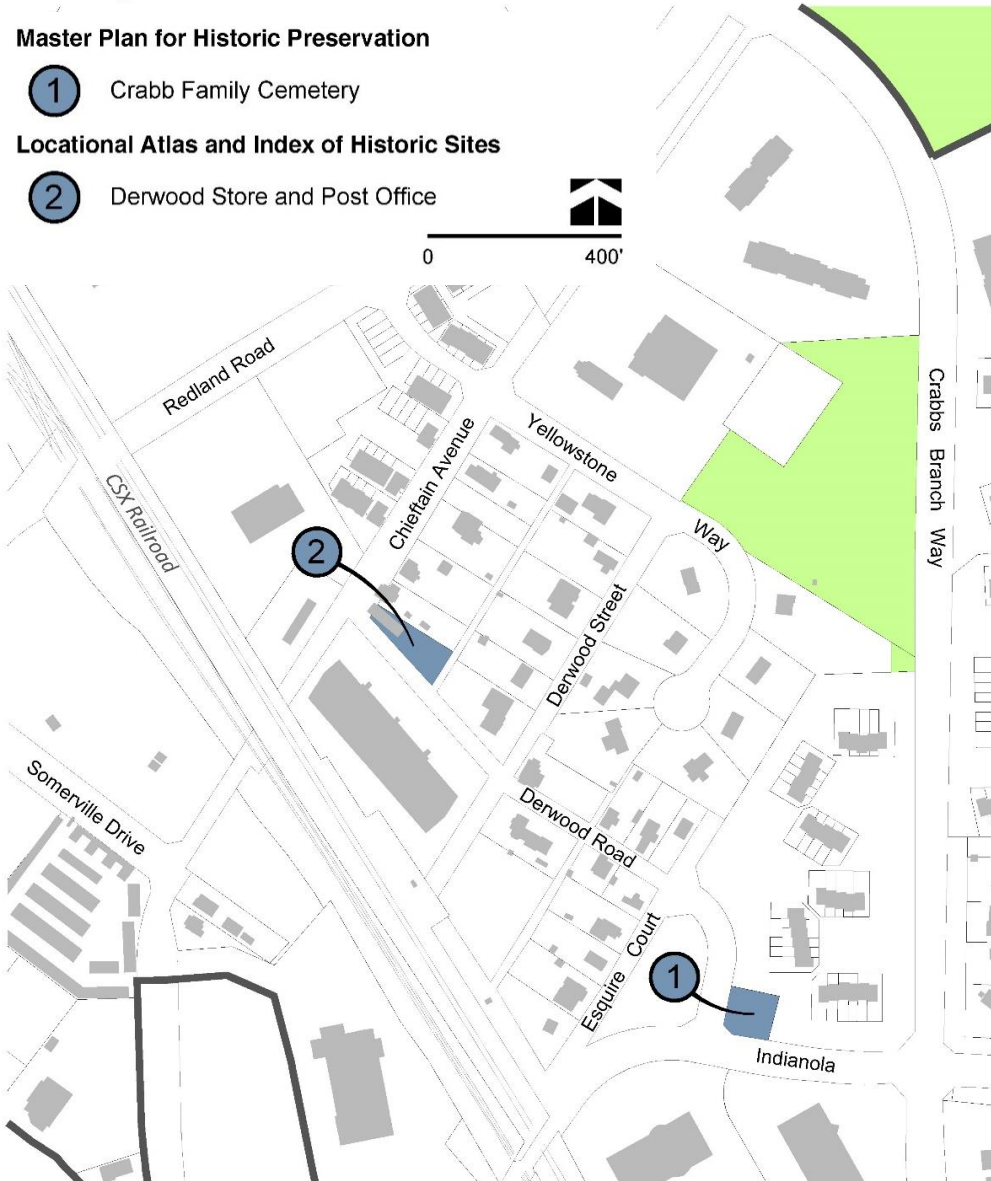
Old Derwood

Master Plan for Historic Preservation

- ① Crabb Family Cemetery

Locational Atlas and Index of Historic Sites

- ② Derwood Store and Post Office



The Derwood Store and Post Office

On July 9, Historic Preservation Staff will provide the Board with its historic review and recommendations for this property.

Metro North - WMATA

Land Area: 24.52 acres

Existing Use: Surface and structured parking as well as Ride On and MTA pick and drop off.



Ride On , MTA , Kiss N Ride and
Parking Garage



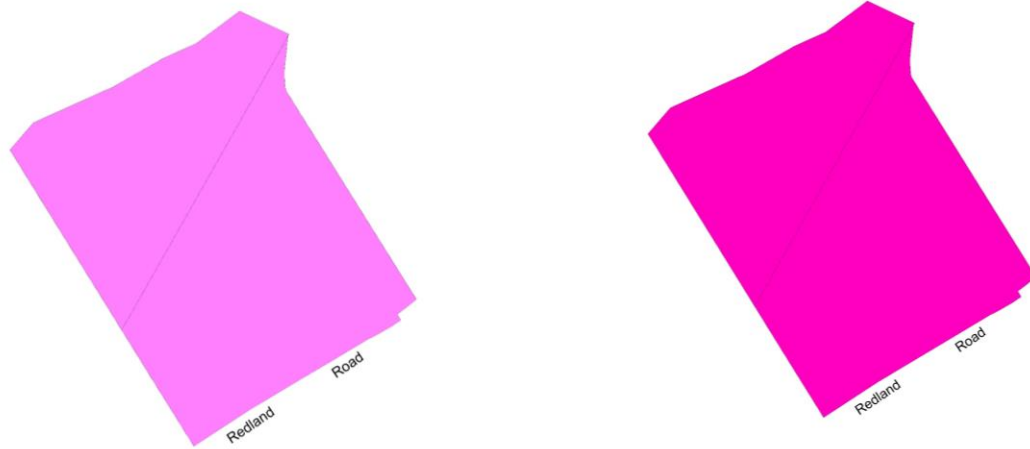
WMATA Surface Parking



WMATA Structured and Surface Parking

Draft Plan Recommendations

- Rezone properties to Commercial Residential with increased building height and more FAR than current plan.
- Transitional building elements towards the existing south of Redland Road.
- New streets to promote enhanced mobility.
- Retention of the existing stream as a linear park.

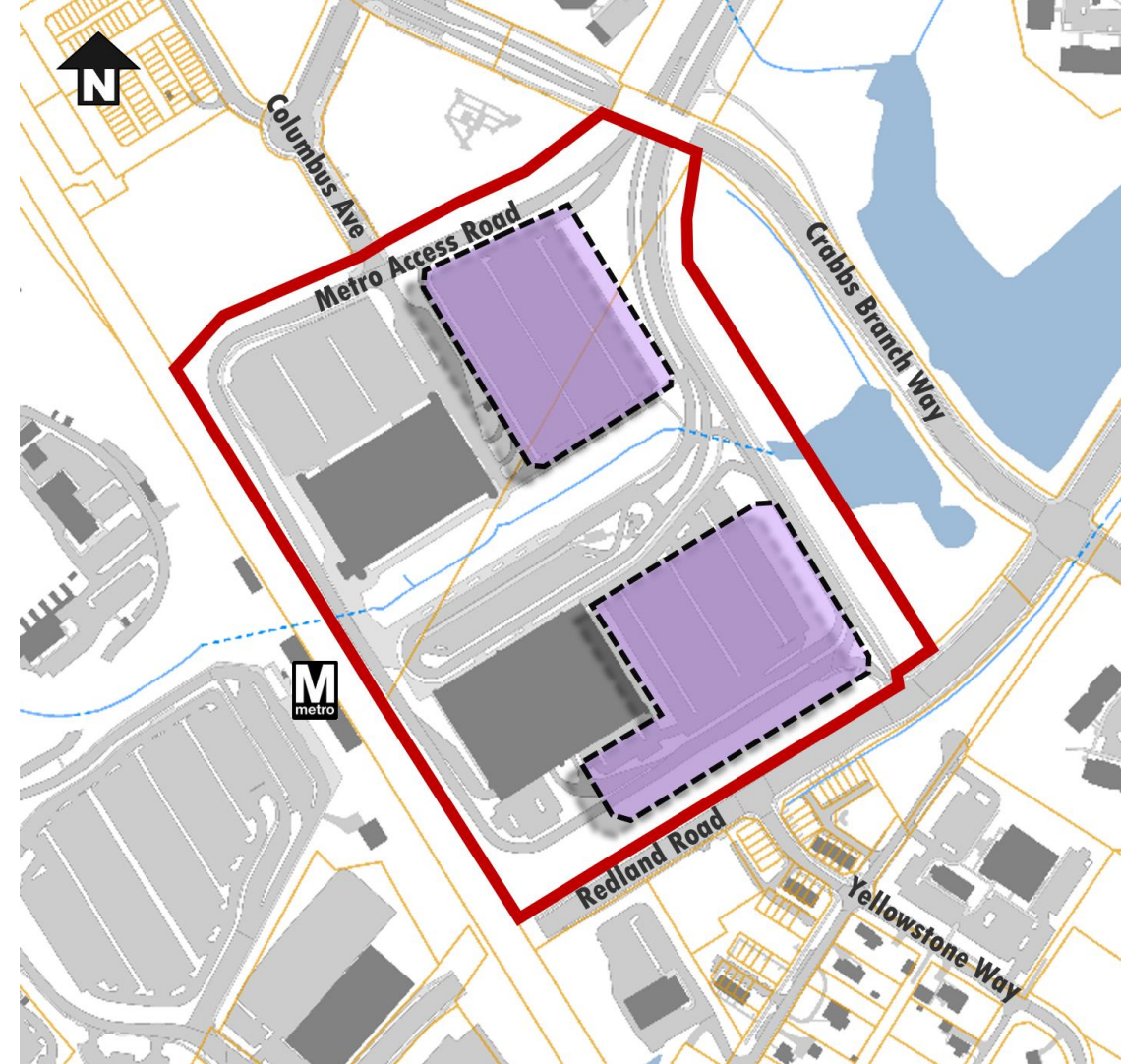


CRT Commercial Residential Town
CRT 1.0, C-0.25, R-0.75, H-70' T/TDR 0.88

Existing zone

CR Commercial Residential
CR 1.5, C-0.25, R-1.0, H-100'

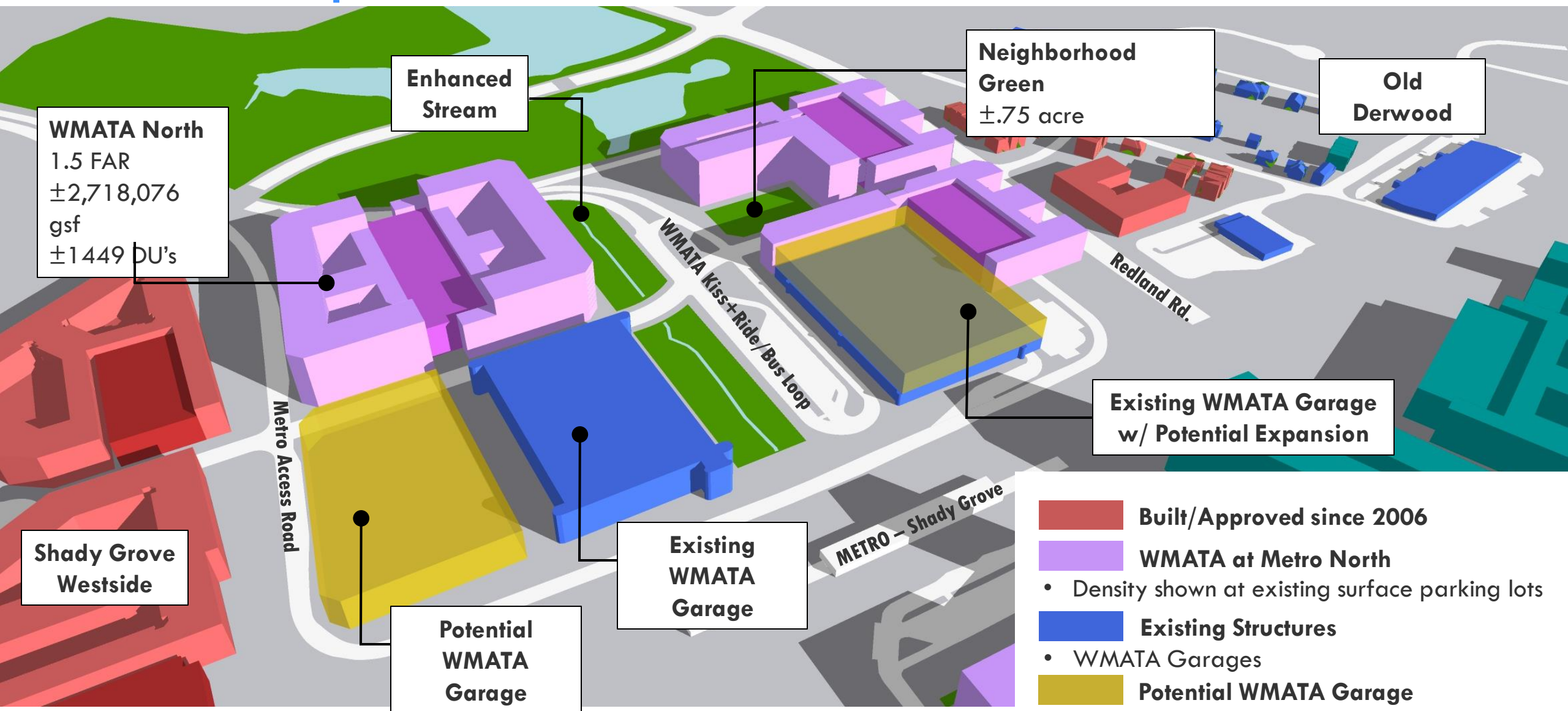
Draft Plan
Proposed Zone



 Extent of Zoning Boundary

 Potential Buildable Areas

Potential Development – Metro North



Metro Neighborhoods

Potential Development

Legend

- Existing development likely to remain
- Existing/Approved development since 2006 Sector Plan adoption
- Potential development on WMATA-owned properties
- Potential development on Metro South Neighborhood
- Potential public open space
- WMATA Red Line Tracks
- CSX Transportation / Marc Brunswick Line Tracks

Metro West

Metro North - WMATA

Metro South

Legend

- Existing development likely to remain
- Existing/Approved development since 2006 Sector Plan adoption
- Potential development on WMATA-owned properties
- Potential development on Metro South Neighborhood
- Potential public open space
- WMATA Red Line Tracks
- CSX Transportation / Marc Brunswick Line Tracks

Next Worksessions

Planning Board Review

- **July 9:** Historic Preservation
- **July 23:** Shady Grove Station, Westside and Jeremiah Park and other key properties

