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.
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

Surrounding areas of Rockville and Gaithersburg

Sector Plan Area
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’
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

Vienna-Fairfax
Existing Transit: Metro and Fairfax Connector
Existing Metro parking: 5,169 spaces

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

Planning Board Worksession
Metro West

Key Properties

- 8 Roberts Oxygen
- 9 Silverwood/Carmax (City of Rockville)
- 10 Barbridge Shady Grove (City of Rockville)
- 11 WMATA - Metro
- 12 Somerville Property
- 13 Midway Center
- 14 Teachers Credit Union
- 15 Montgomery County
- 16 WMATA Property

Planning Board Worksession
City of Rockville Annexations

Two annexations by the City of Rockville
- Bainbridge at Shady Grove Metro
- 15931 Frederick Road (MD355)-Former Carmax
### Key Properties

<table>
<thead>
<tr>
<th>Property</th>
<th>Land Area</th>
<th>Existing Square Feet</th>
<th>Existing FAR</th>
<th>Recommended FAR</th>
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</thead>
<tbody>
<tr>
<td>Somerville</td>
<td>3.92 acres</td>
<td>33,900 sq.ft.</td>
<td>0.20</td>
<td>2.0</td>
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<td>Roberts Oxygen</td>
<td>1.23 acres</td>
<td>7,869 sq.ft.</td>
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<td>Teachers Credit Union</td>
<td>2.29 acres</td>
<td>43,500 sq.ft.</td>
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<td>WMATA property</td>
<td>14.25 acres</td>
<td>10,340 sq.ft.</td>
<td>0.02</td>
<td>2.0</td>
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<tr>
<td>Public Storage</td>
<td>3.25 acres</td>
<td>171,435 sq.ft.</td>
<td>1.21</td>
<td>2.0</td>
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<tr>
<td>Midway Center</td>
<td>1.43 acres</td>
<td>18,000 sq.ft.</td>
<td>0.29</td>
<td>2.0</td>
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</table>
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.
**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
- $\pm 1,439,782$ gsf
- $\pm 859$ DU’s

**Bainbridge Apartments**

**Somerville Properties**
- 2.0 FAR (Overall)
- $\pm 1,486,333$ gsf
- $\pm 891$ DU’s (Combined)

**CarMax Redevelopment**

**Frederick Rd. Properties**
- 2.0 FAR (Overall)
- $\pm 882,446$ gsf
- $\pm 529$ 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

- **Metro West – MD**
- **355**
- **Paramount Drive**
Development Examples: ±2.0 FAR

- Twinbrook Commons – 2.0 FAR
- Solaire Wheaton – 2.3 FAR
- AVA Wheaton – 2.3 FAR
- Bainbridge Apts. – 2.5 FAR
- NoBe Market – 2.0+ FAR
- The Galvan – 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
- Shady Grove Apartments
- Derwood Station
- Neighborhood Park
- Derwood Bible Church
- Townes at Shady Grove
- Vehicle Emission Inspection Program (VEIP)
- Derwood Store and Post Office

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.
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.
WMATA-North

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.
Potential Development – Metro North

WMATA North
1.5 FAR
±2,718,076 gsf
±1,449 DU’s

Potential WMATA Garage

Enhanced Stream

Existing WMATA Garage

Neighborhood Green
±.75 acre

Old Derwood

Shady Grove Westside

Existing WMATA Garage w/ Potential Expansion

Built/Approved since 2006
- Density shown at existing surface parking lots

Existing Structures
- WMATA Garages

Potential WMATA Garage
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 North - WMATA
Metro South
Metro West
Next Worksessions

Planning Board Review

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