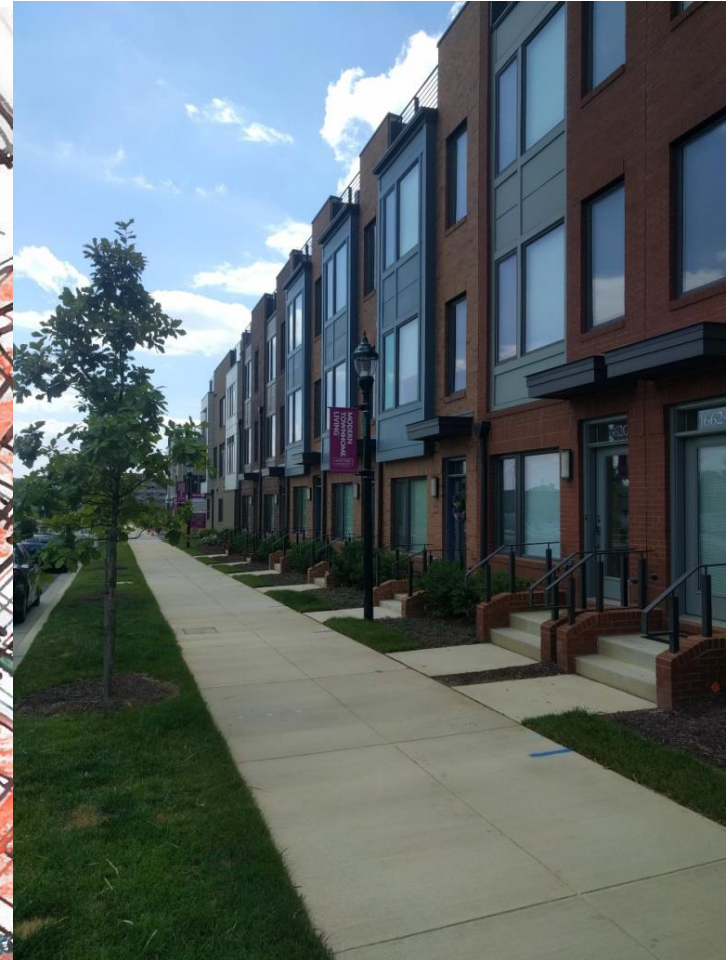


# Shady GROVE

MINOR MASTER PLAN AMENDMENT



July 23, 2020

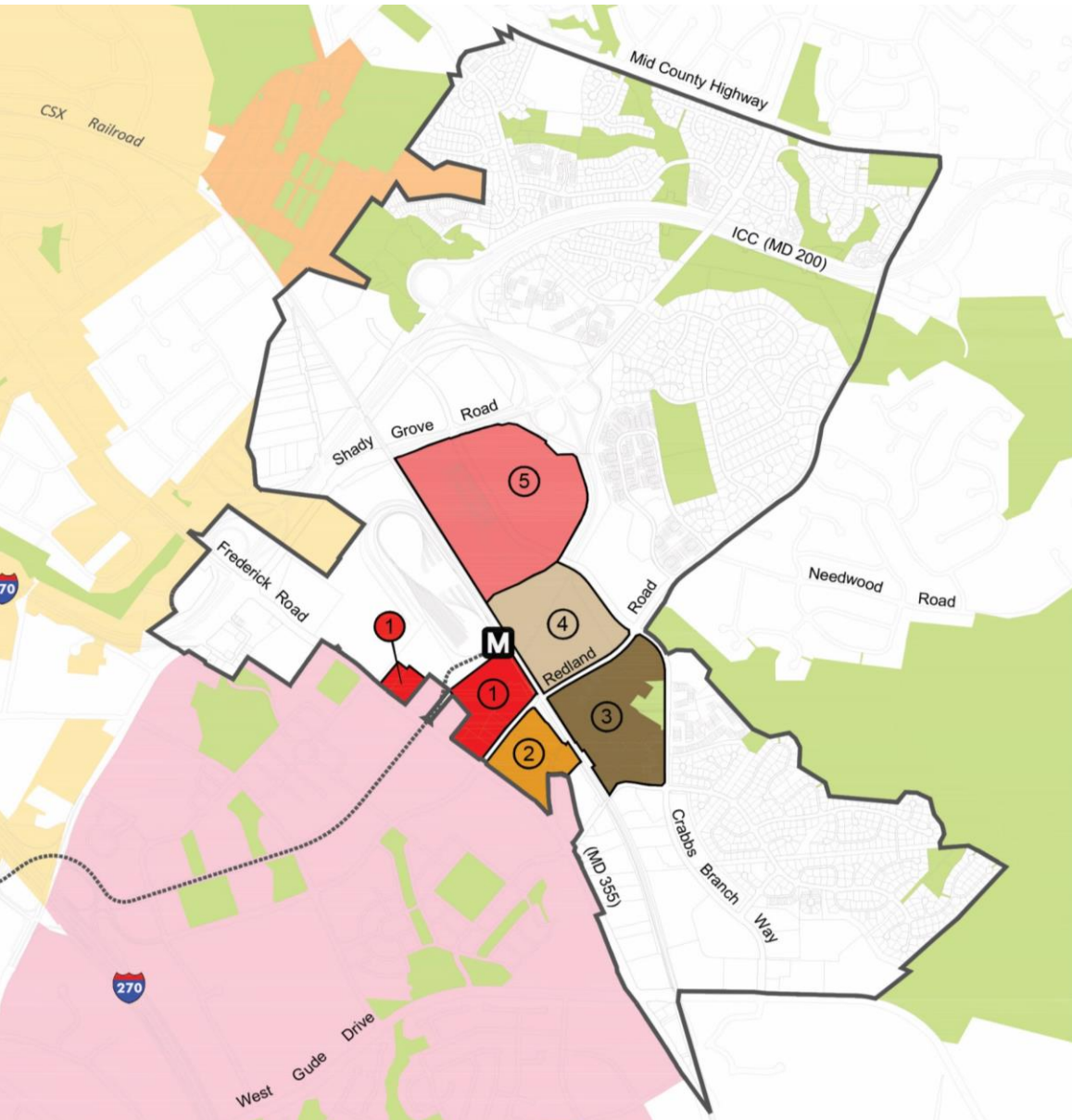
## Shady Grove Sector Plan

Planning Board Worksession No.3





# Prior Planning Board Worksessions

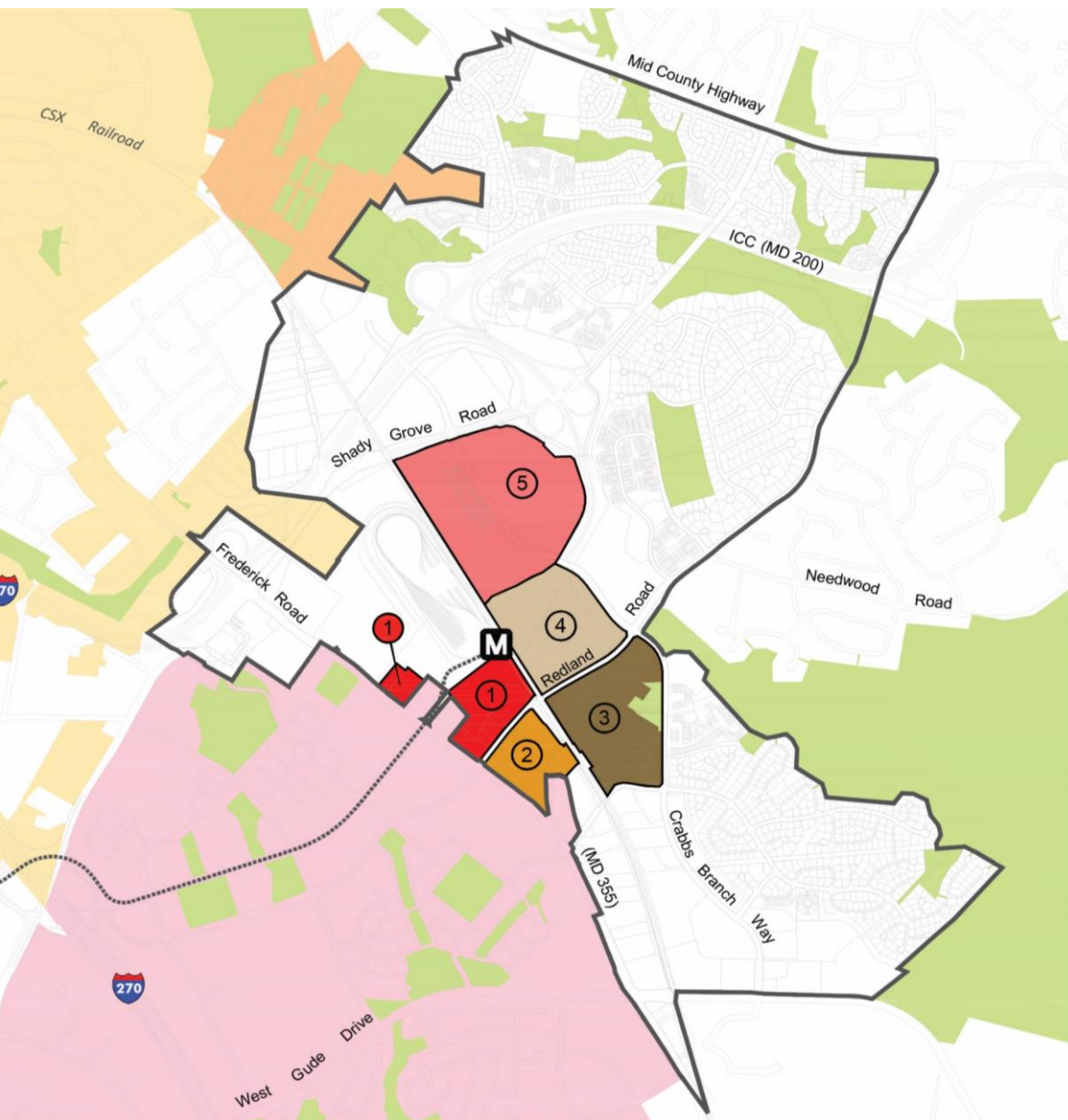


## June 23, 2020

- Metro Neighborhoods: Metro West, Metro South, Old Derwood and Metro North-WMATA

## July 9, 2020

- Historic Designation: Derwood Store and Post Office



## Land Use and Zoning-Part 2

- Shady Grove Station, Westside and Jeremiah Park
- The Grove
- Shady Grove Road Corridor
- Other Key Properties



# Shady Grove Station, Westside and Jeremiah Park

## Background

**Overall Area:** 90 acres along Crabbs Branch Way

**Uses:** Current and Former County Facilities, including Montgomery County Department of Transportation; Liquor Warehouse; MCPS Bus Depot and Food Services, and Parks Department Maintenance and Training Center (Eastside of Crabbs Branch Way)

**Redevelopment:** In 2008, the County Executive established the *Smart Growth Initiative* as a major step toward relocating CSP uses and redeveloping the property. EYA was selected as the master developer and the purchaser for the westside of the development.

## Development Approvals

- Preliminary Plan for all 90 acres and Site Plans for the westside.





# Shady Grove Station, Westside and Jeremiah Park



## Preliminary Plan

- The Planning Board in September 2012 approved a Preliminary Plan of Subdivision (No. 120120080) for the 90-acre property.
- Permits up to 2,210 residential units, including 15 % MPDUs and 10% workforce housing.
- Non-Residential: 173,250 sq.ft.
- Public Facilities: Library, elementary school site and public park



# Shady Grove Station, Westside and Jeremiah Park

## Shady Grove Station, Westside

- The existing Site Plan, approved in January 2014, allows up to 1,521 residential dwelling units and up to 41,828 square feet of commercial development and space for a public library.

## Draft Plan Recommendation

- Retain existing zone: CRT 1.0 C0.25 R0.75 H-90/TDR 0.89

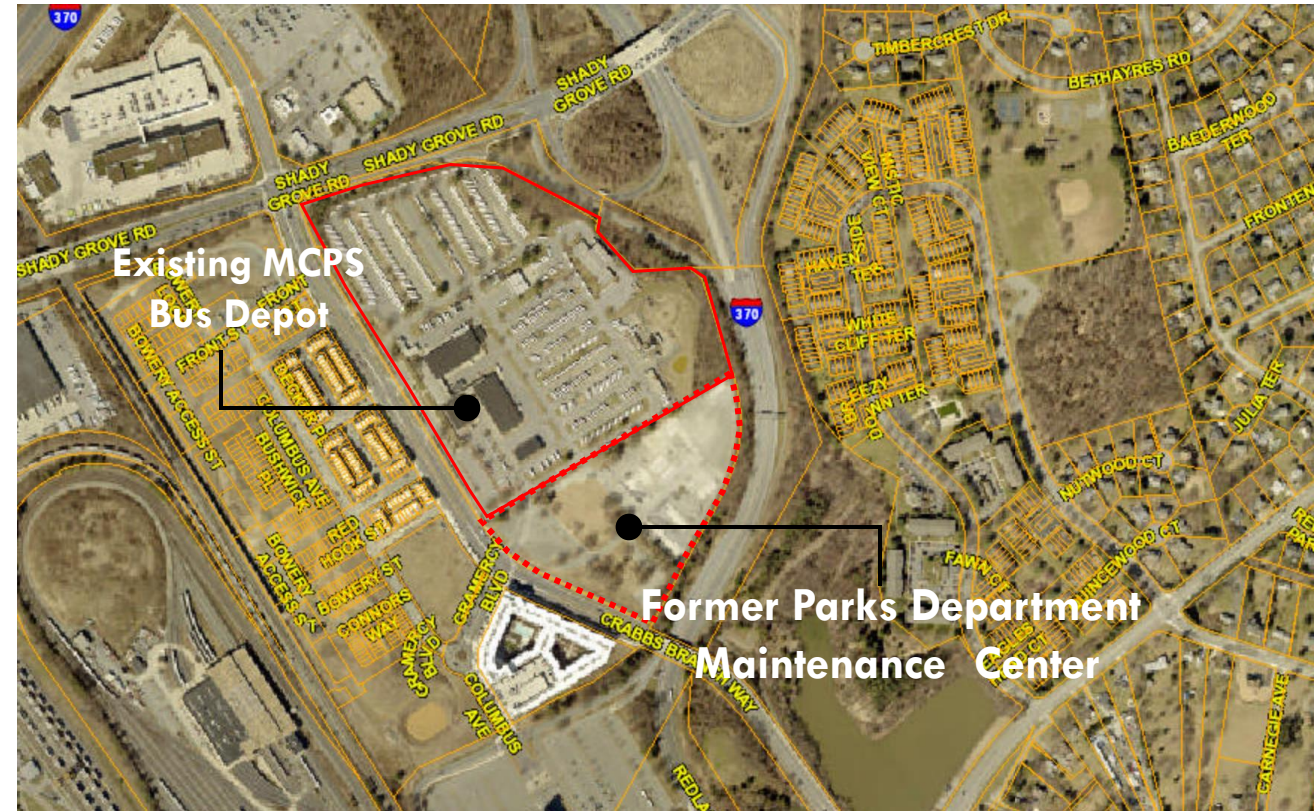




# Shady Grove Station, Westside and Jeremiah Park

## MCPS Bus Relocation Background

- In 2014, the County's Department of General Services (DGS) issued a Request for Development Proposals for Jeremiah Park. NVR and LCOR were selected as potential developers for this property.
- The County Council has delayed approving the Declaration of No Further Need (DNFN) for the Jeremiah Park property and has required interim and long-term solutions for the relocation of the MCPS bus depot.
- A variety of alternative bus depot sites have been considered, but no interim or long-term sites have been identified by DGS.

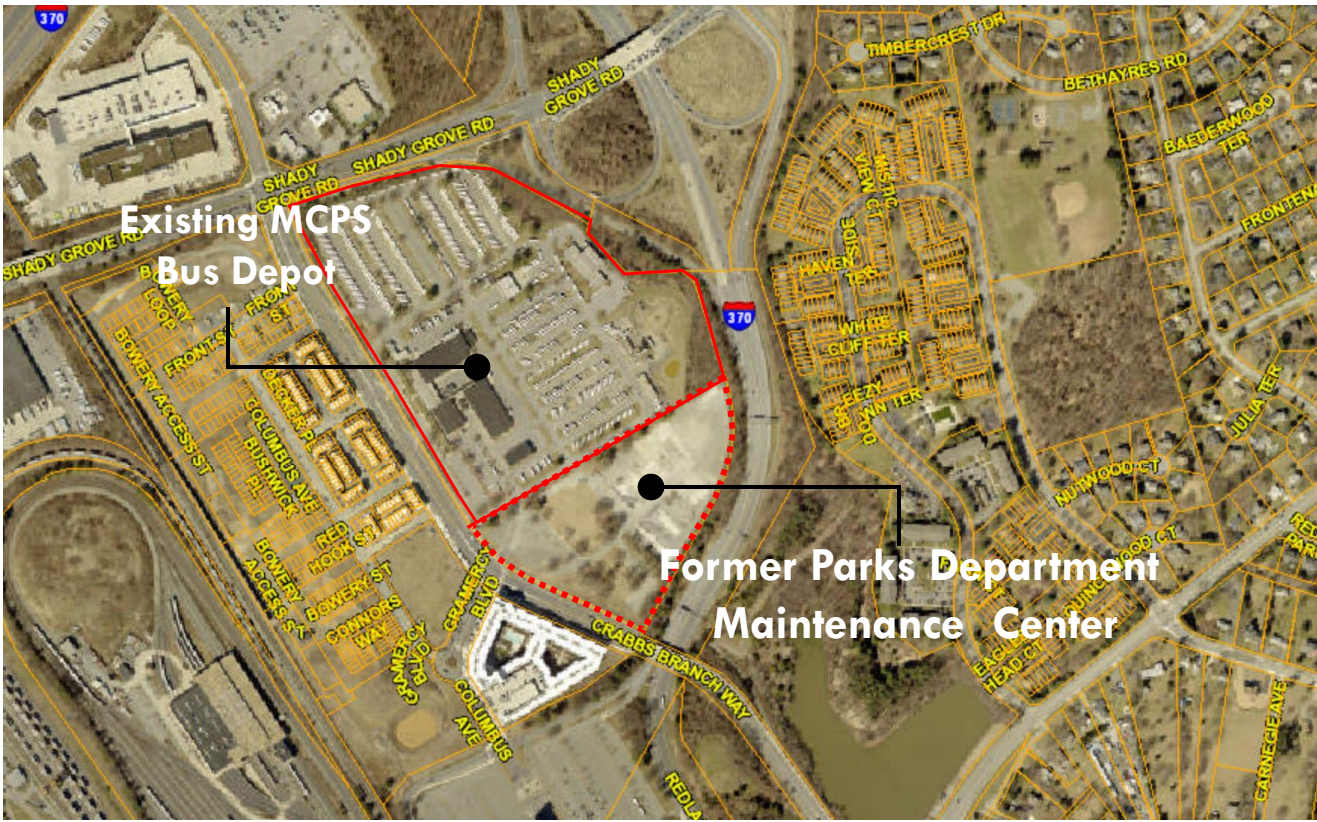
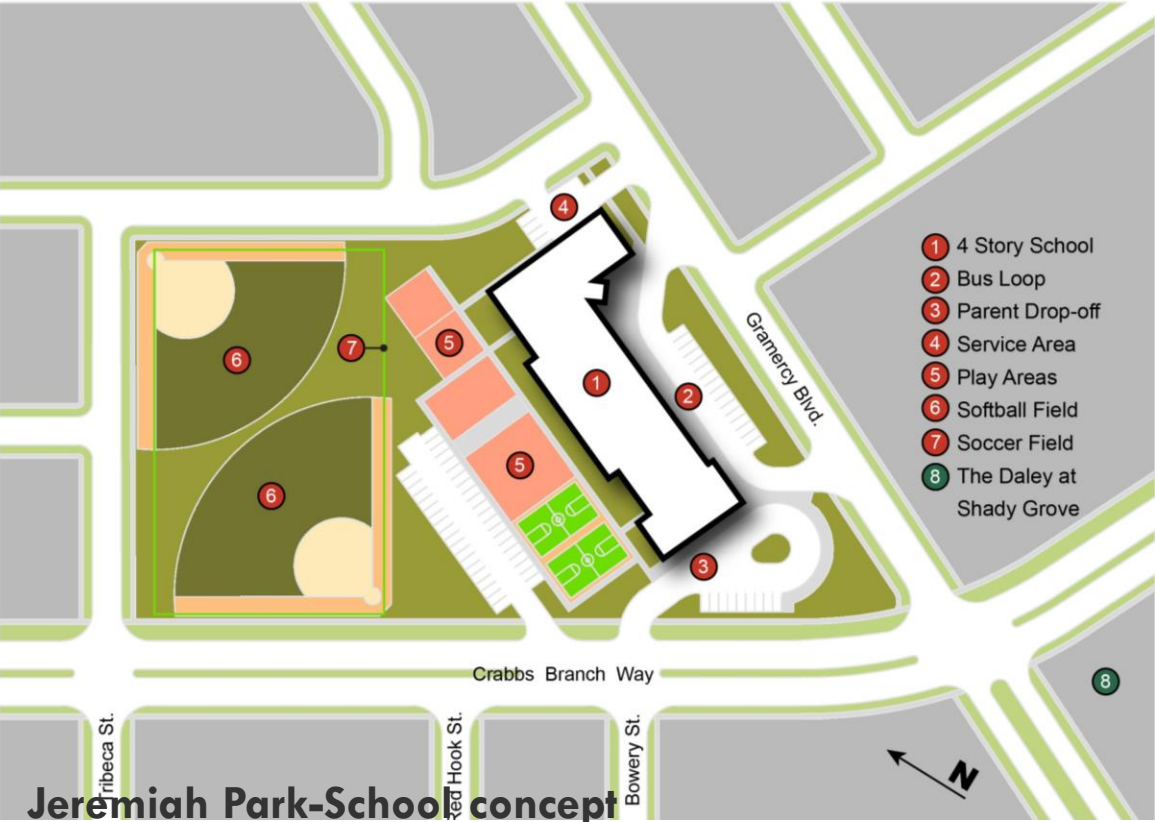




# Shady Grove Station, Westside and Jeremiah Park

## Draft Plan Recommendation

- Implement the approved Shady Grove Station, Jeremiah Park Preliminary Plan that would permit a future park school site along with new residential development, including affordable housing, public streets, and public facilities.
  - Most of the public testimony supported the complete relocation of the MCPS bus depot.





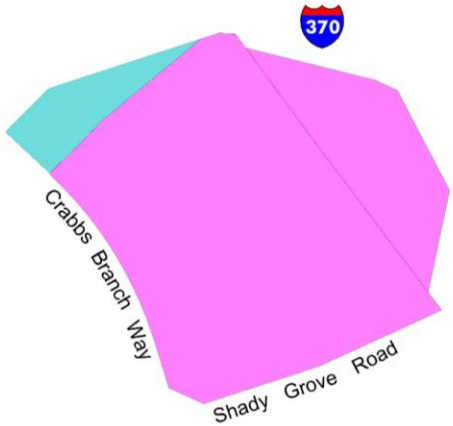




# The Grove

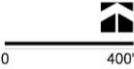


Shady Grove Frontage



- EOF Employment Office  
EOF 0.75, H-100' T
- CRT Commercial Residential Town  
CRT 1.0, C-0.5, R-0.5, H-65' T/TDR 0.81

## Existing Zones



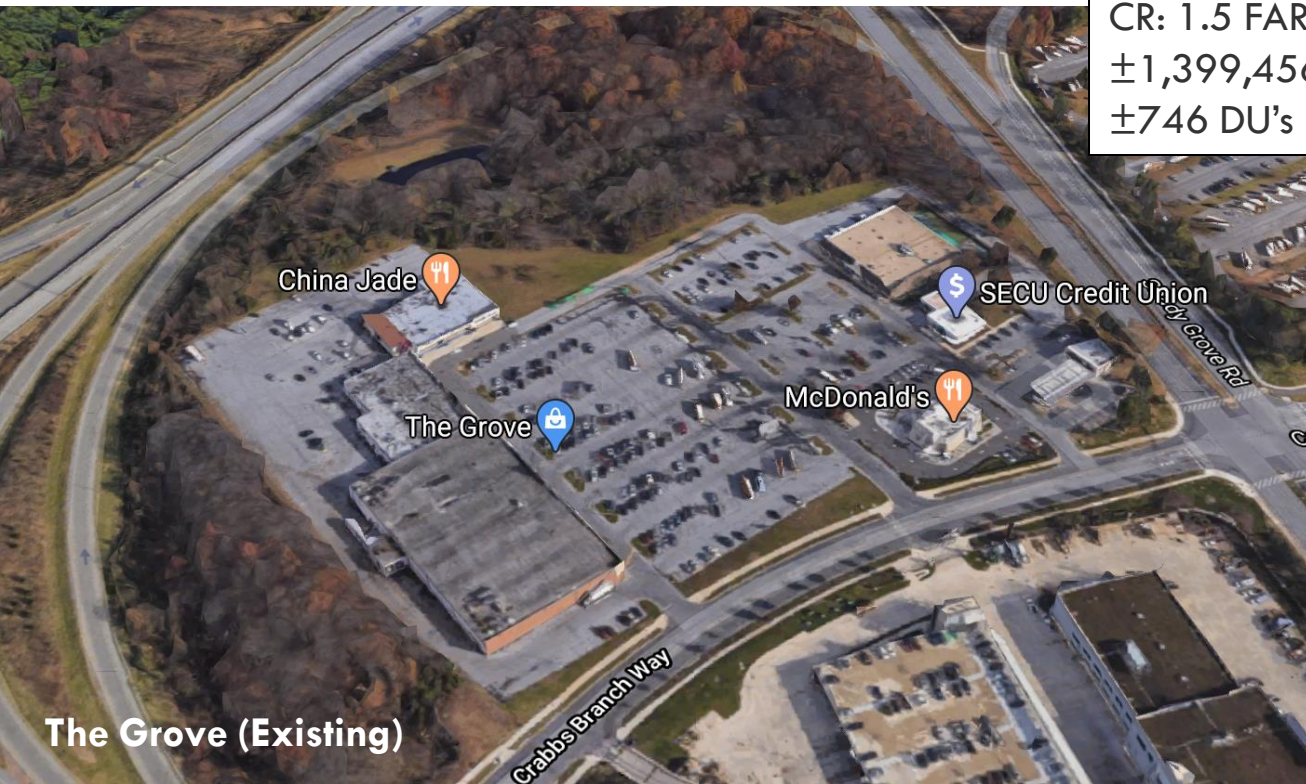
Giant Foods



Surface Parking Area

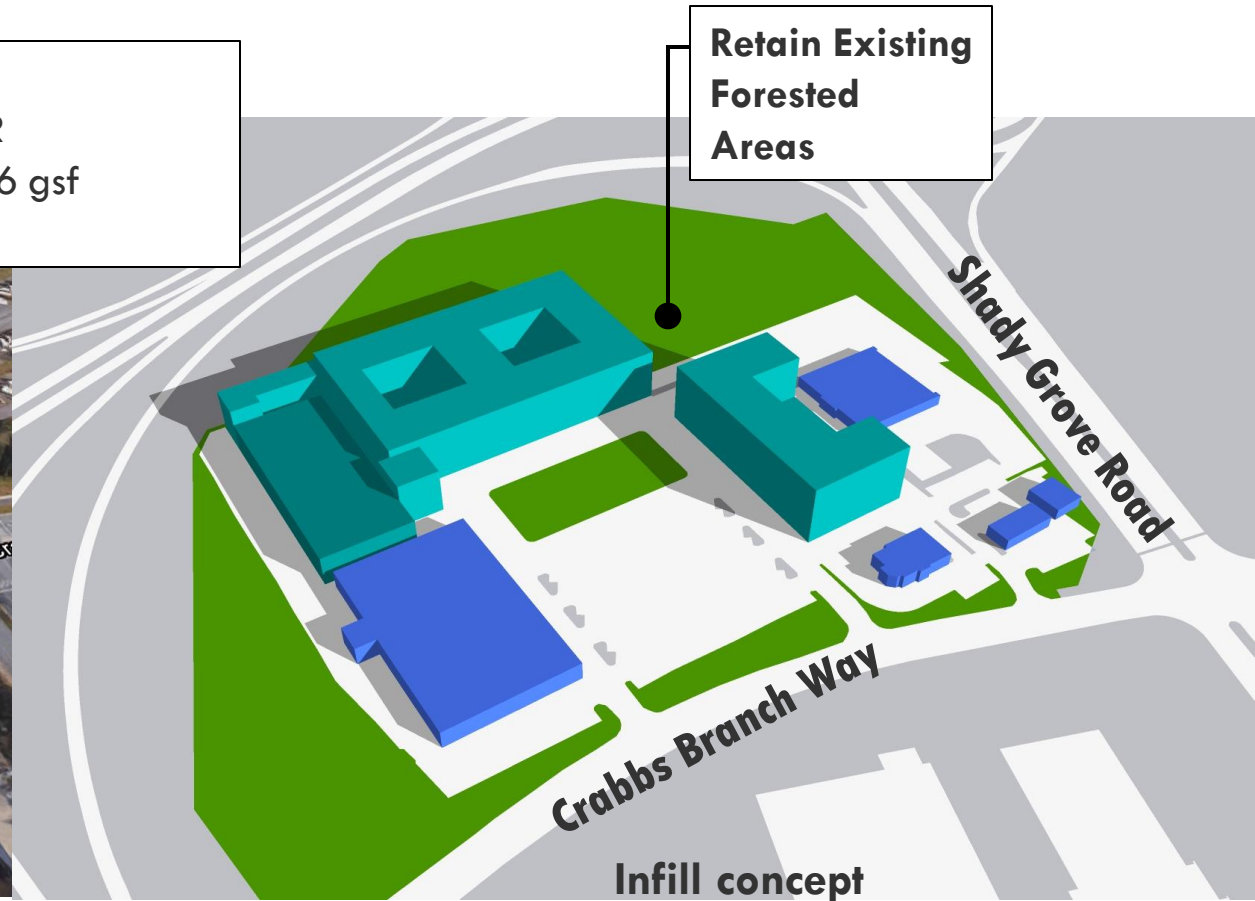


# The Grove



The Grove (Existing)

**The Grove**  
CR: 1.5 FAR  
±1,399,456 gsf  
±746 DU's



Retain Existing  
Forested  
Areas

Crabbs Branch Way

Shady Grove Road

Infill concept

## The Grove

- New development could be incremental and prioritize rear and unoccupied portions of the property.
- New internal connections could be built to link existing with new

## Existing Commercial

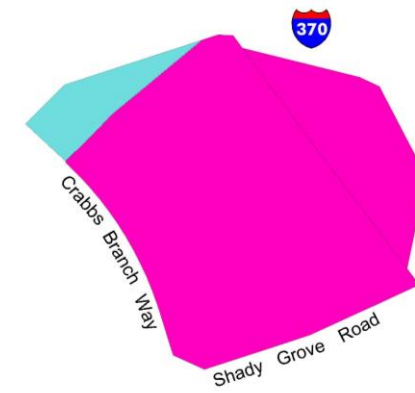
- Mixing existing viable uses with new development will introduce improvements in the near term.



# The Grove

## Draft Plan Recommendations

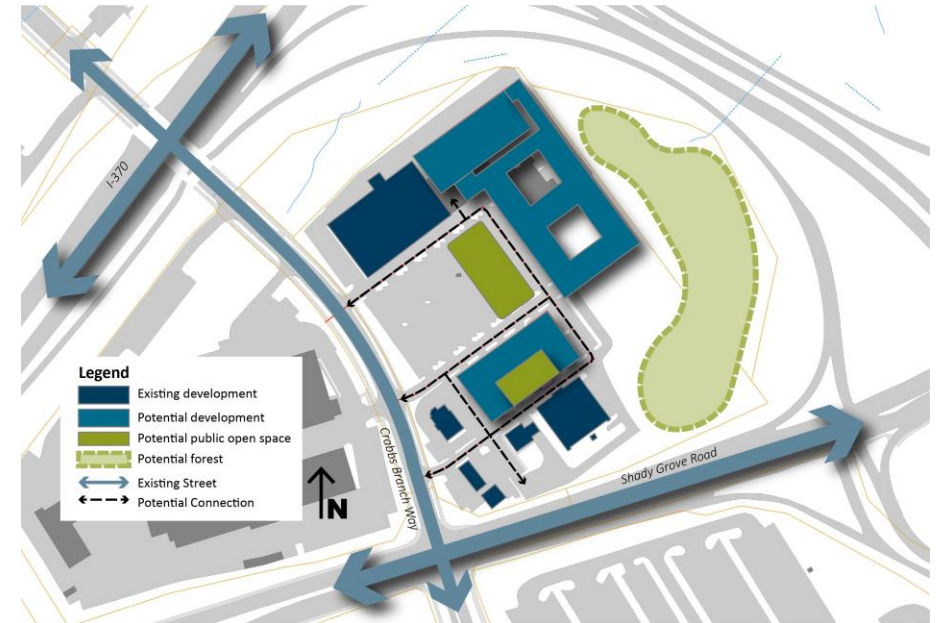
- Rezone The Grove shopping center from CRT 1.0 C0.5 R0.5 H-65T/TDR 0.81 Zone to CR 1.5 C0.5 R1.0 H-80 Zone to promote mixed-use development and contribute to the Sector Plan's public benefits, including 15 percent of affordable housing, sustainability, and open space.
- Retain some of the existing wooded area.
- Provide a minimum 0.75-acre neighborhood green and a network of short blocks.
- Rezone the County-owned parcel (N947) from the EOF 0.75 H-100 T Zone to the EOF 0.75 H-60 Zone to align this property's zone with the David Bone Equipment Maintenance Transit Operations Center property.



- EOF Employment Office  
EOF 0.75, H-60'
- CR Commercial Residential  
CR 1.5, C-0.5, R-1.0, H-80'



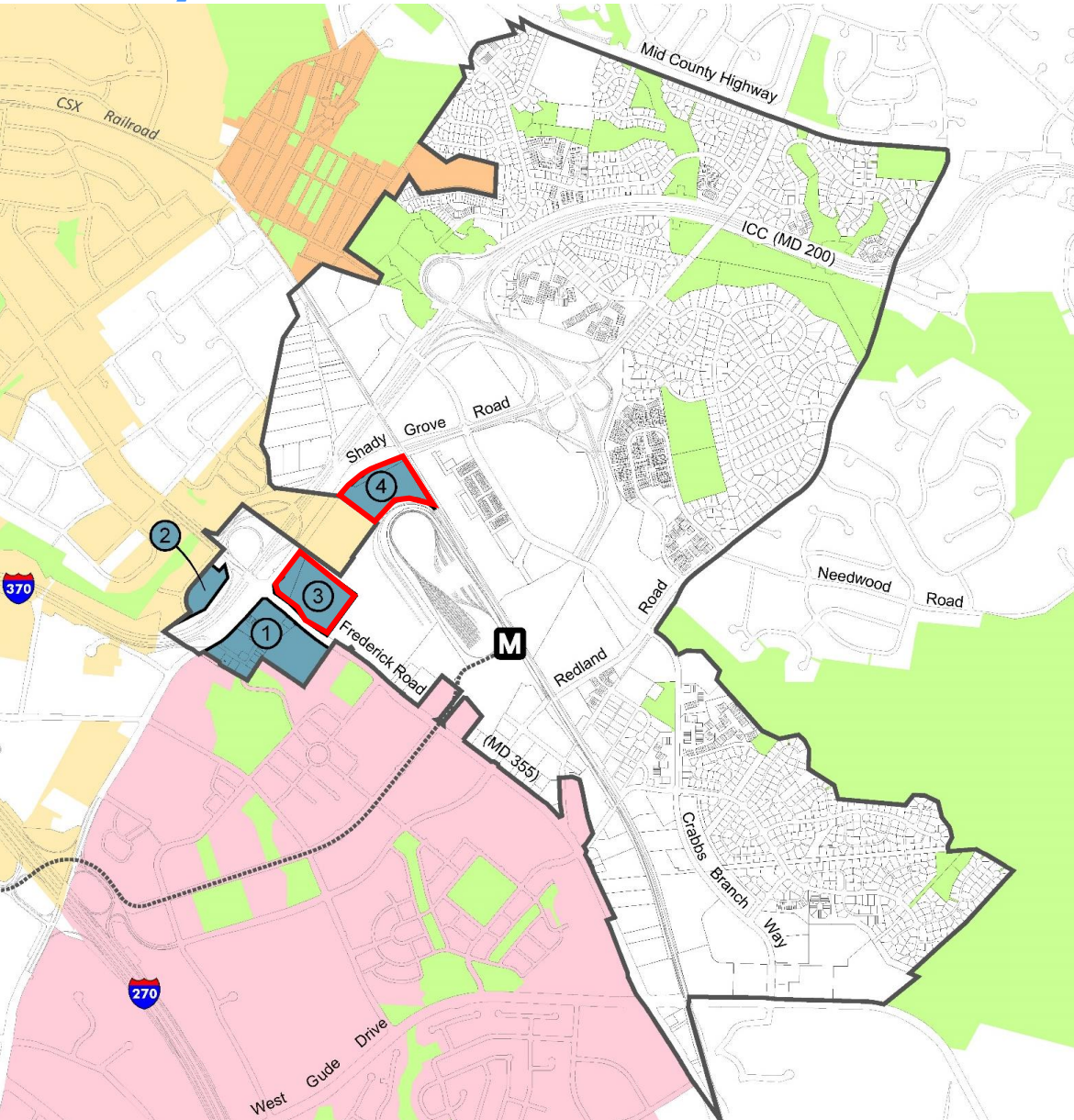
## Draft Plan zoning recommendations



## Infill redevelopment concept



# Shady Grove Corridor



## Draft Plan Recommendations

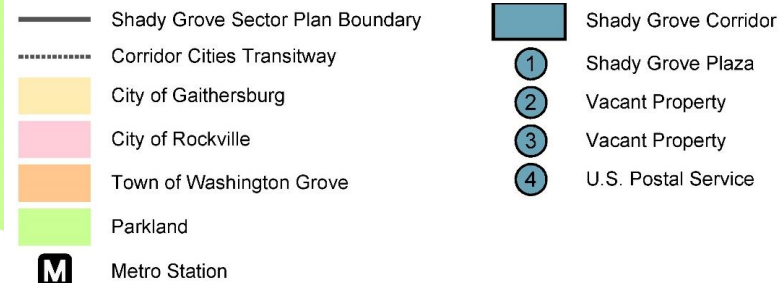
- The Draft Plan recommends modifying the 2006 Sector Plan's recommendations for this corridor by proposing residential and non-residential development, rather than only research and development and office uses.

## U.S. Postal Service

- Confirm the IM-0.5 H-50 Zone for the U.S. Postal Service property.

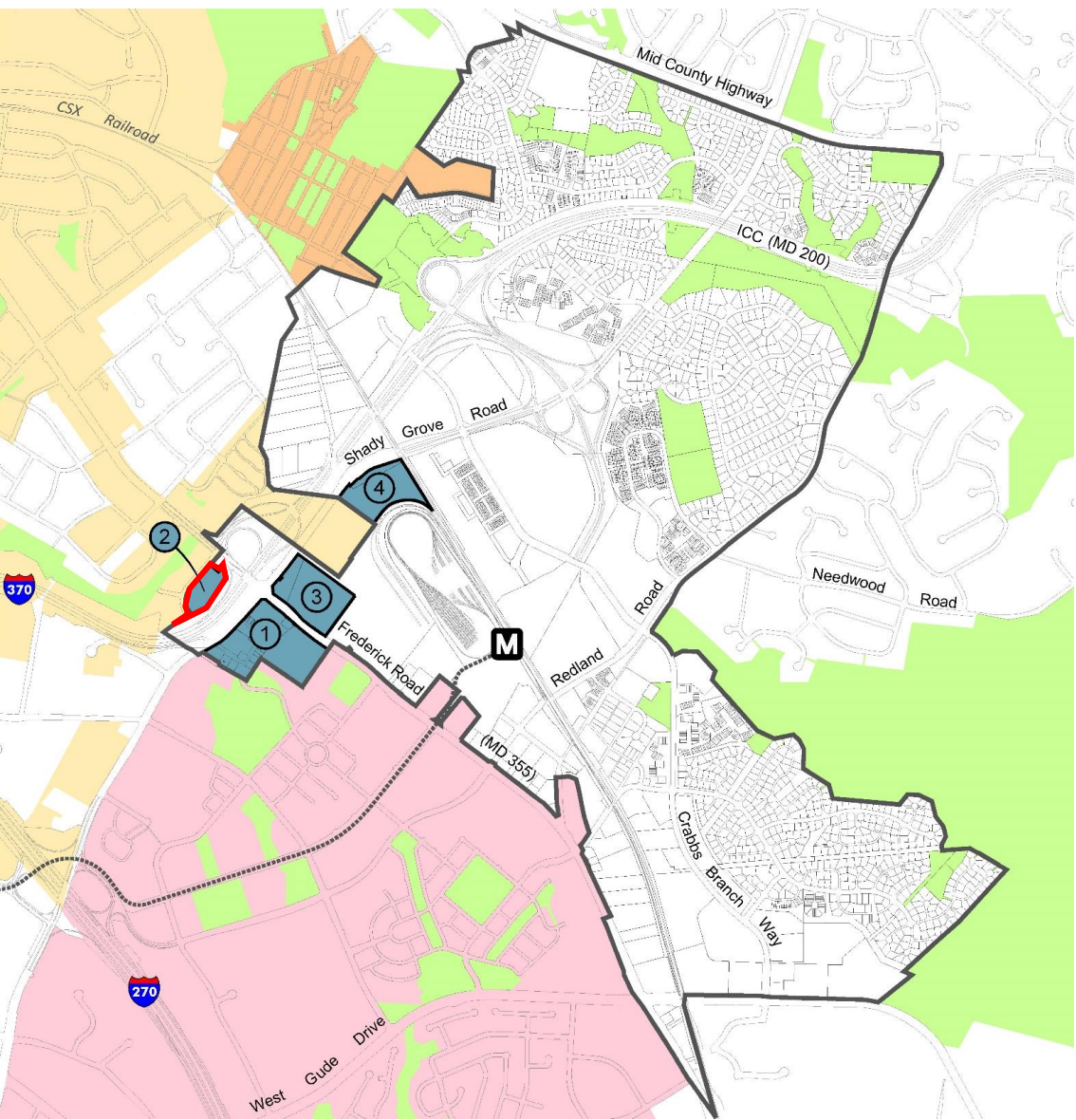
## Vacant Property (MD 355 and Shady Grove Road)

- Confirm the EOF 0.75 H-100 Zone for the vacant property at Shady Grove Road and MD 355.
- Continue to support the recommendation for a fire station at this property.

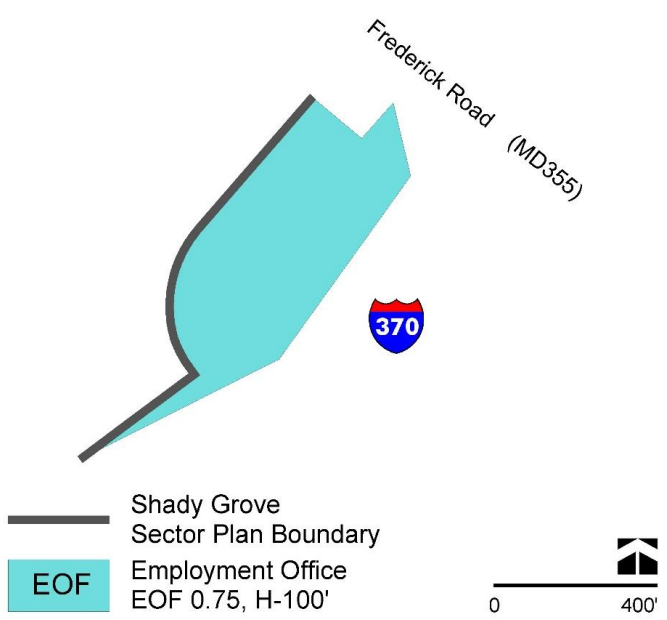




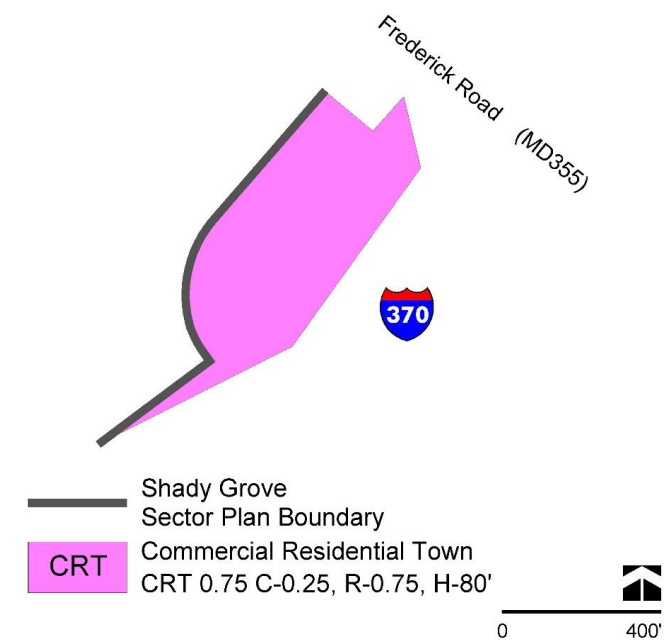
# Shady Grove Corridor



## Vacant property



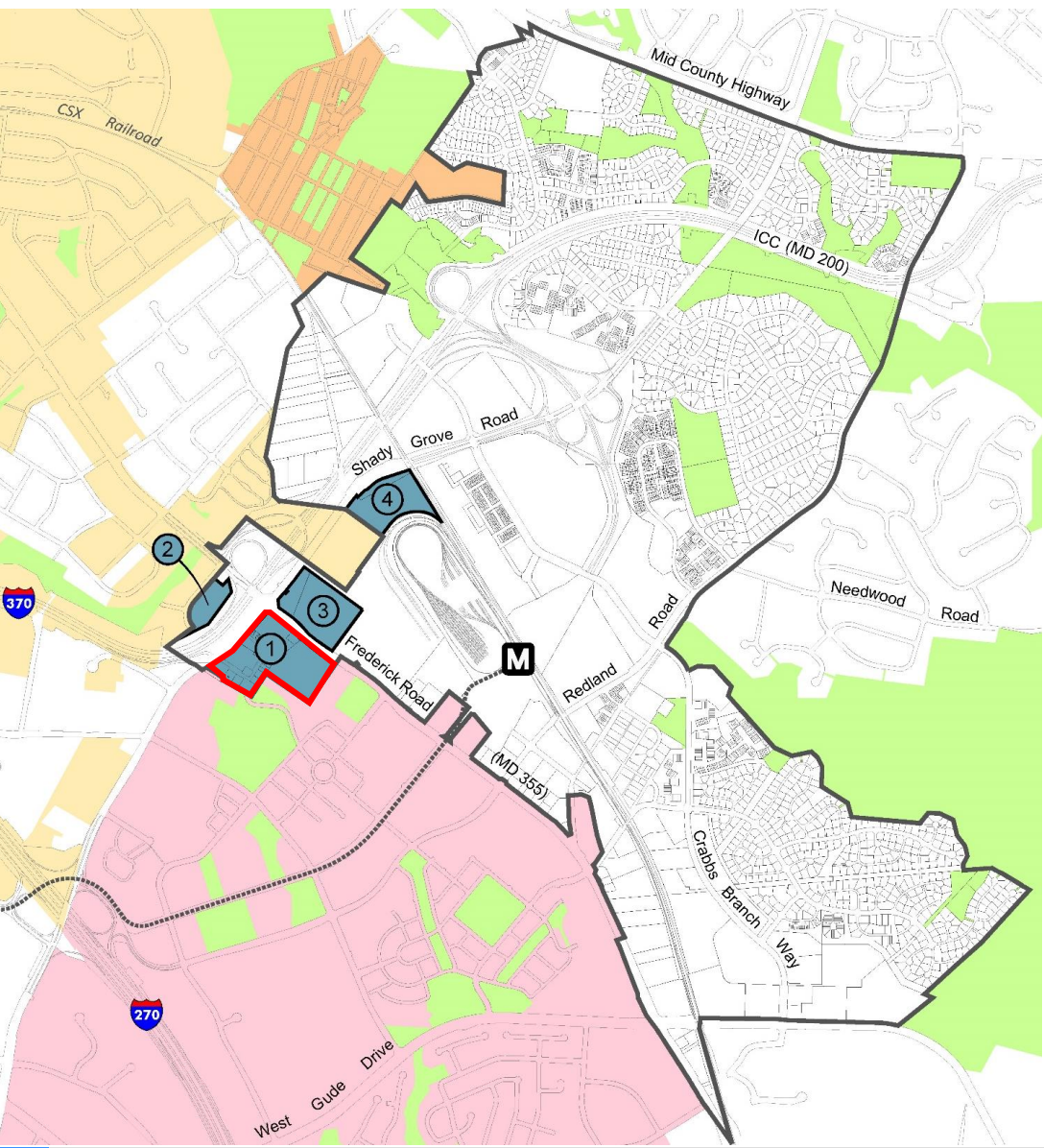
## Existing Zone



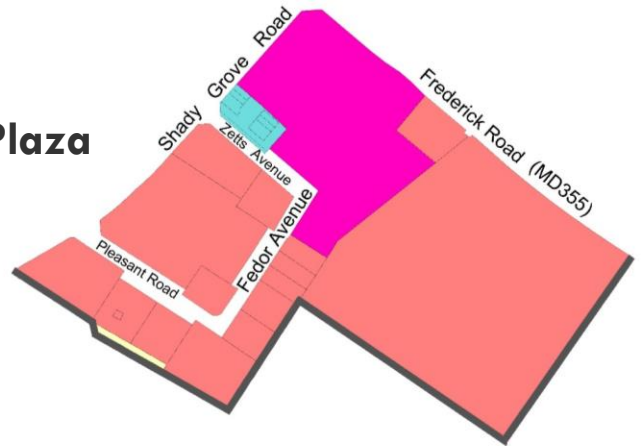
## Draft Plan Recommended Zone



# Shady Grove Corridor



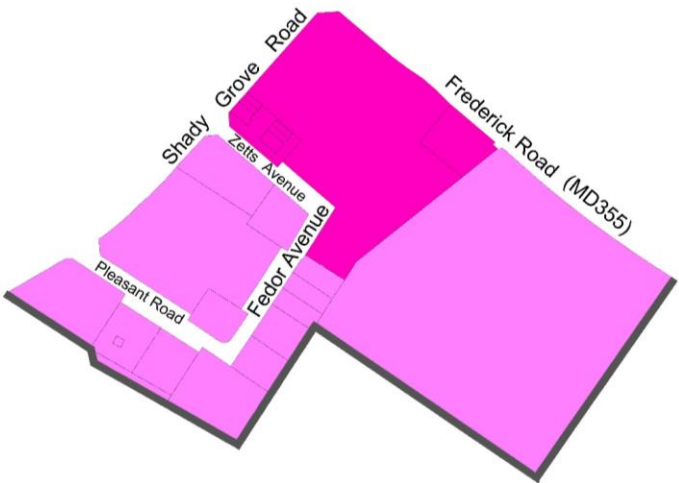
## Shady Grove Plaza



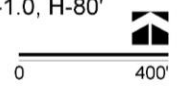
- Shady Grove Sector Plan Boundary
- EOF Employment Office EOF 1.5, H-60'
- R-200 Residential, Single-Family
- CR Commercial Residential CR 0.75, C-0.75, R-0.25, H-80' T
- GR General Retail GR 1.5, H-45'



Existing Zones



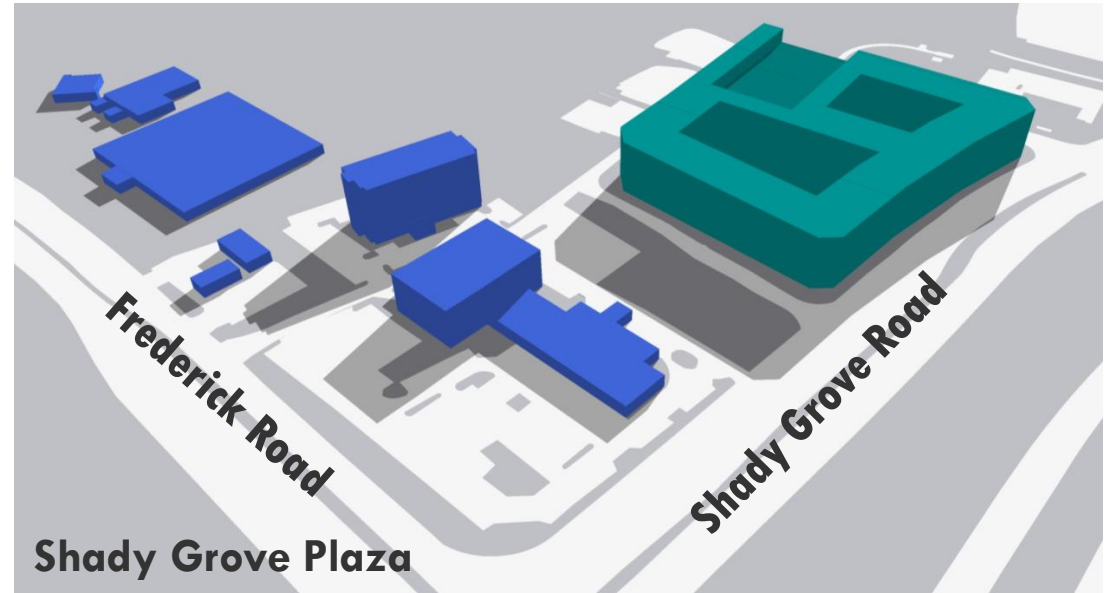
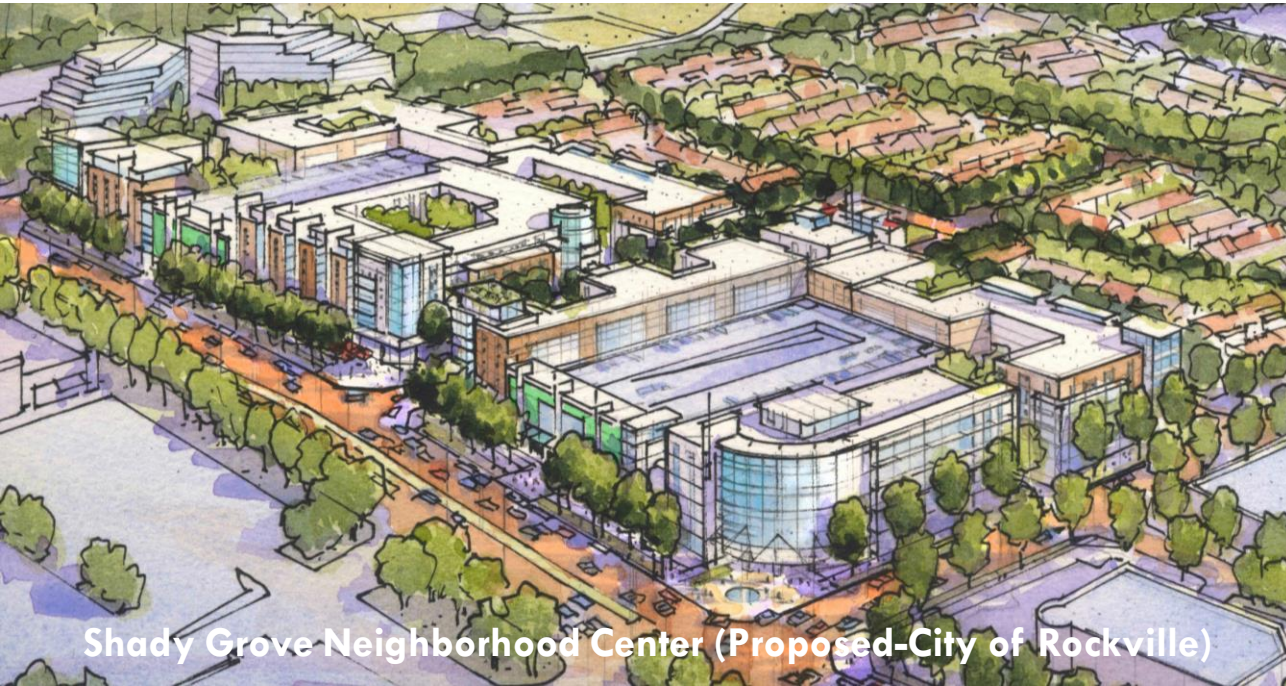
- Shady Grove Sector Plan Boundary
- CR Commercial Residential CR 1.5, C-0.75, R-1.0, H-80'
- CRT Commercial Residential Town CRT 1.5, C-0.5, R-1.0, H-80'



Draft Plan Recommended Zones

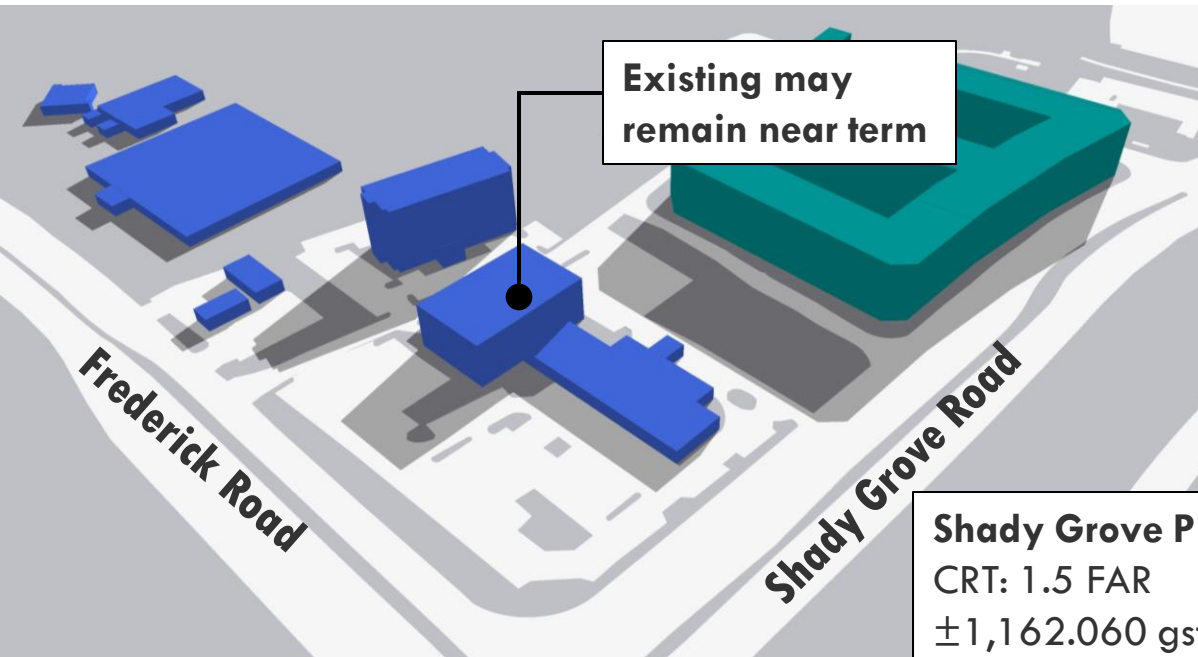


# Shady Grove Corridor – Development Context





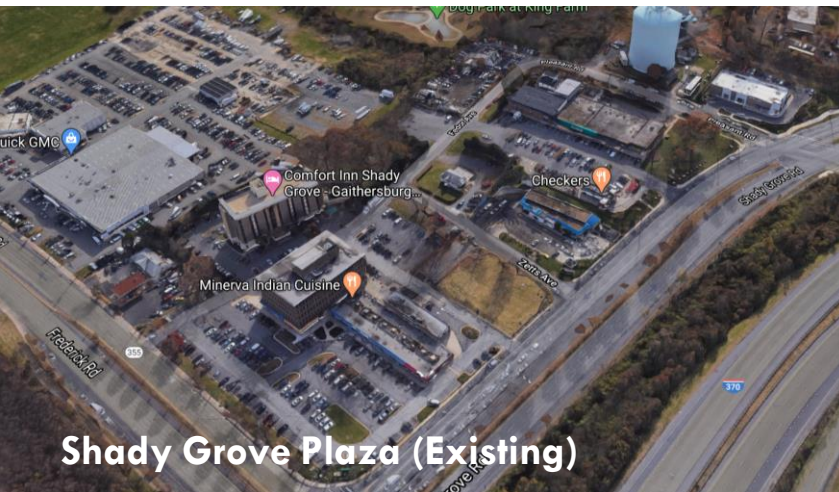
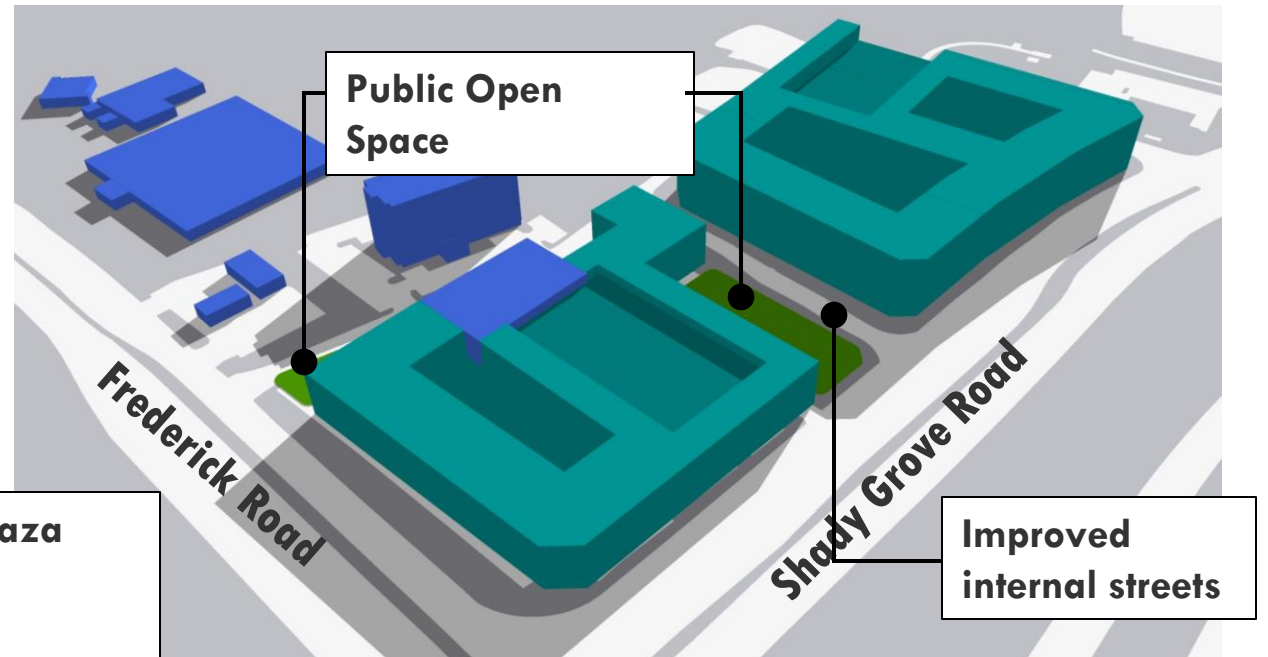
# Shady Grove Corridor



## Shady Grove Plaza

CRT: 1.5 FAR  
±1,162,060 gsf  
±610 DU's

CR: 1.5 FAR  
±377,999 gsf  
±201 DU's



## Shady Grove Corridor

- Potential for development compatible with newer development between along Shady Grove Road I270 and Frederick Road
- Examples: Upper Rock District, Shady Grove Neighborhood Center (Unbuilt)

## Frederick Road Properties

- Existing will remain near term.
- Zoned for more intense development in the long term.



# Crabbs Branch Office Park

- **Land Area:** 100 acres
- **Existing Development:** 1.64 M sq.ft.
- **Existing Zone:** Industrial Medium 2.5 H-50
- **Prior Zone:** Properties built under the Light Industrial (I-1) Zone
  - Office buildings permitted up to 120 feet
- **Uses:** Broad range of offices, flex-office, warehouses and light industrial





# Crabbs Branch Office Park



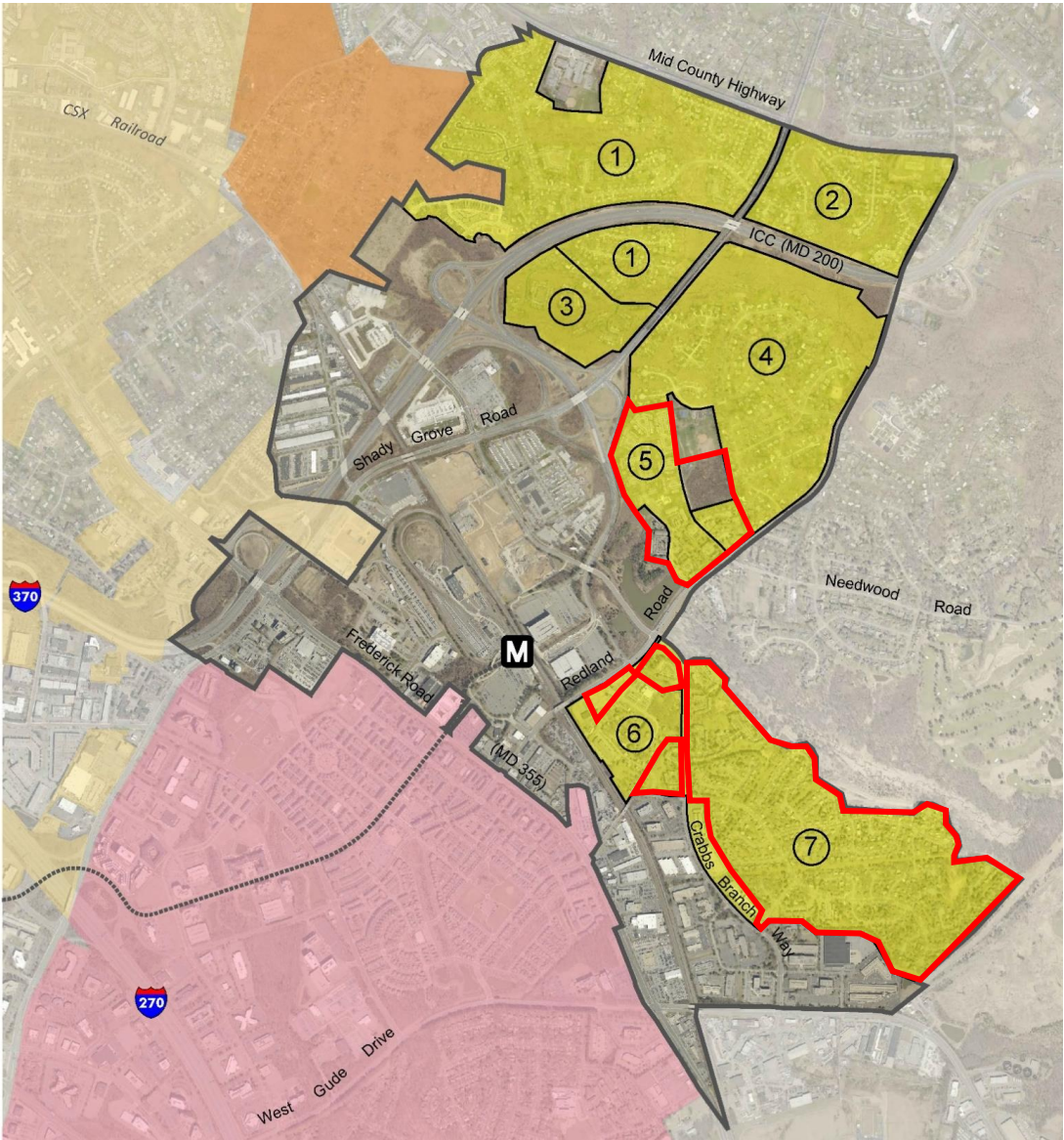
## Recommended Zones

### Draft Plan Recommendations

- Retain most properties to the IM 2.5 H-50 Zone.
1. Three office buildings, 15850 and 15800 Crabbs Branch Way and 15810 Indianola Drive, at the northwestern quadrant at Indianola Drive and Crabbs Branch Way, are proposed for the Employment Office (EOF) Zone since they are traditional office buildings.
  2. Existing office buildings located at 7500 Standish Place, and 15400 Calhoun Drive exceed the 50-foot height in the IM Zone. These buildings are 51 feet and 64 feet in height, respectively.
  3. The office building at 7361 Calhoun Place, exceed the existing 50-foot height limit and the American Society of Plant Biologists headquarters, located at the intersection of Crabbs Branch Way and Monona Drive, are more appropriate for the EOF Zone.



# Planned Developed Zoned Properties



## Zoning Ordinance-Planned Development (PD) Zone

Section 8.1.1. of the 2014 Zoning Ordinance indicates that zones in Article 59-8, including the PD Zone, “may appear on the digital zoning map, but they cannot be requested by any property owner under a Local Map Amendment or confirmed or applied to any property under a Sectional Map Amendment adopted after October 30, 2014.”

## Shady Grove PD Zoned Properties

- Park Overlook-Mallard Cove
- Derwood Station
- Townes of Shady Grove

Shady Grove Sector Plan Boundary

Corridor Cities Transitway

M

Metro Station

City of Gaithersburg

City of Rockville

Town of Washington Grove

Residential Neighborhoods

1

Mill Creek

2

Founders Mill

3

Redland Station

4

Parkside Estates

5

Park Overlook/Mallard Cove

6

Old Derwood

7

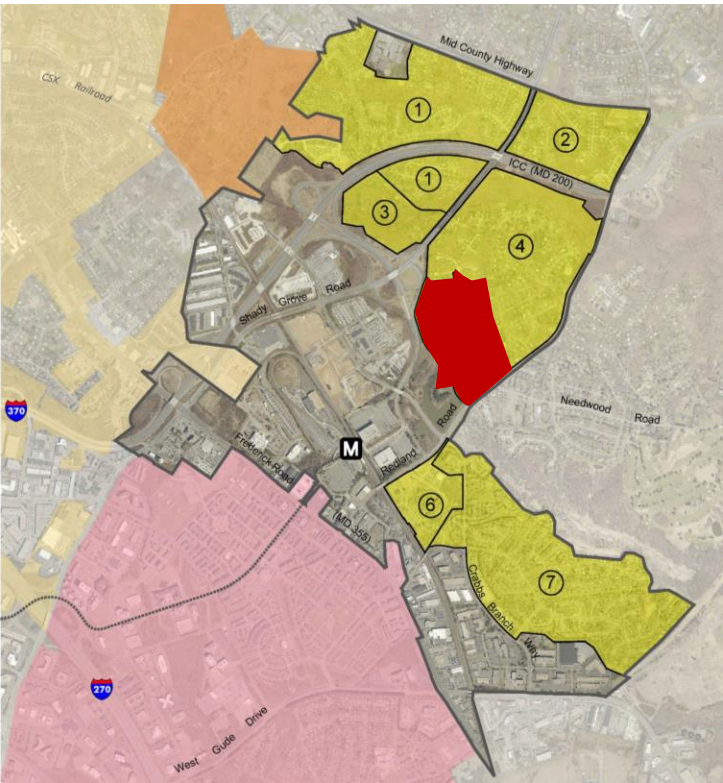
Derwood Station

Planning Board Worksession

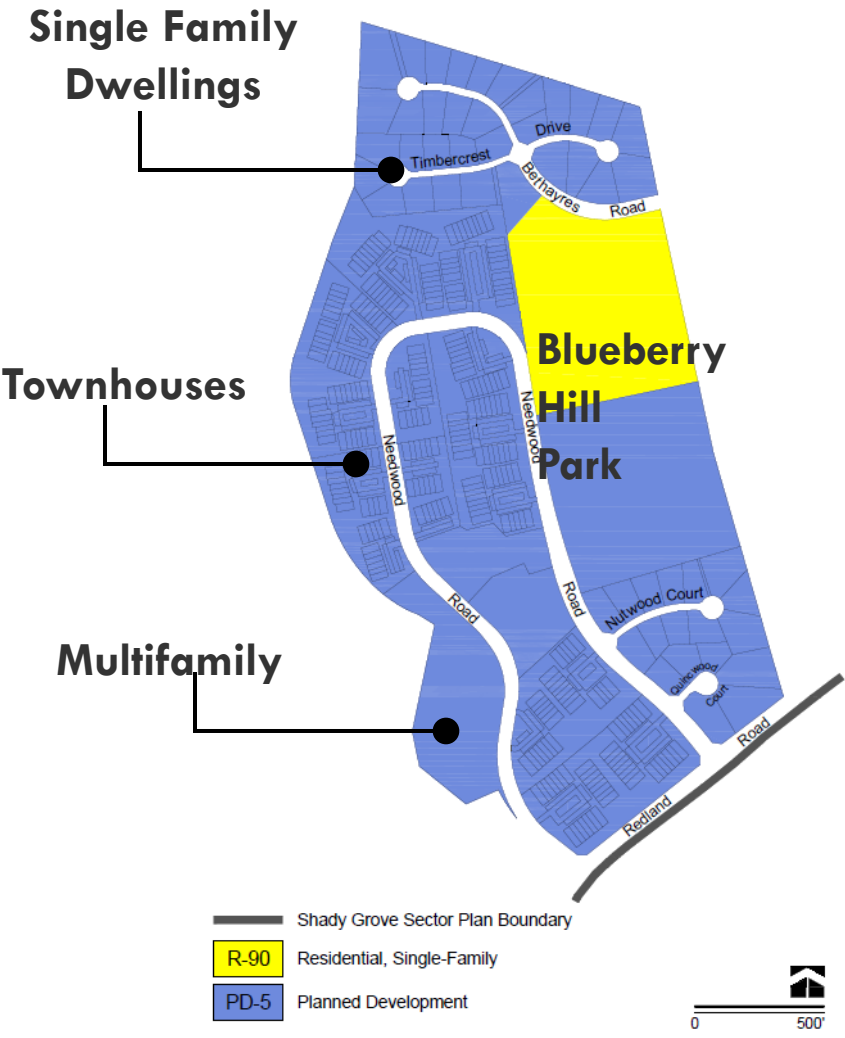
20



# Planned Developed Zoned Properties



Park Overlook-Mallard Cove



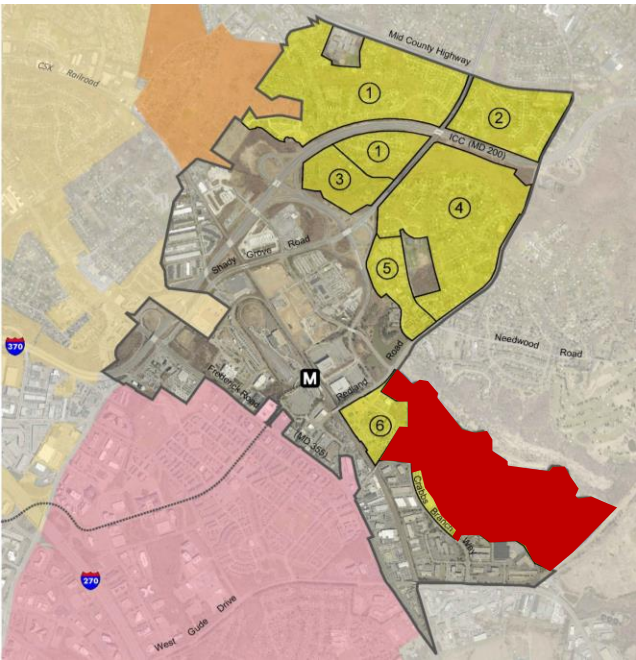
Existing Zones



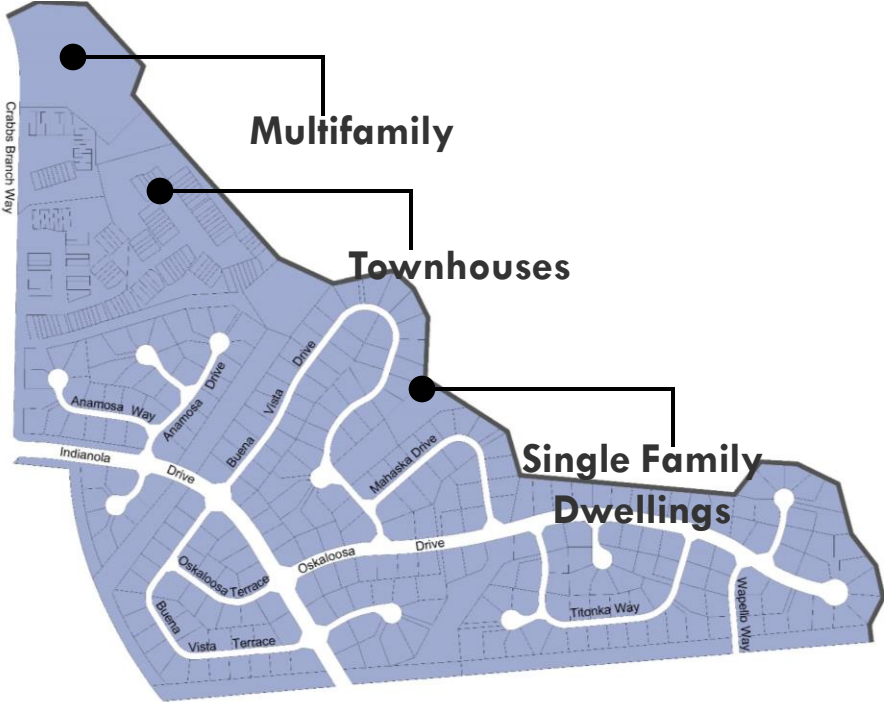
Draft Plan Recommended Zones



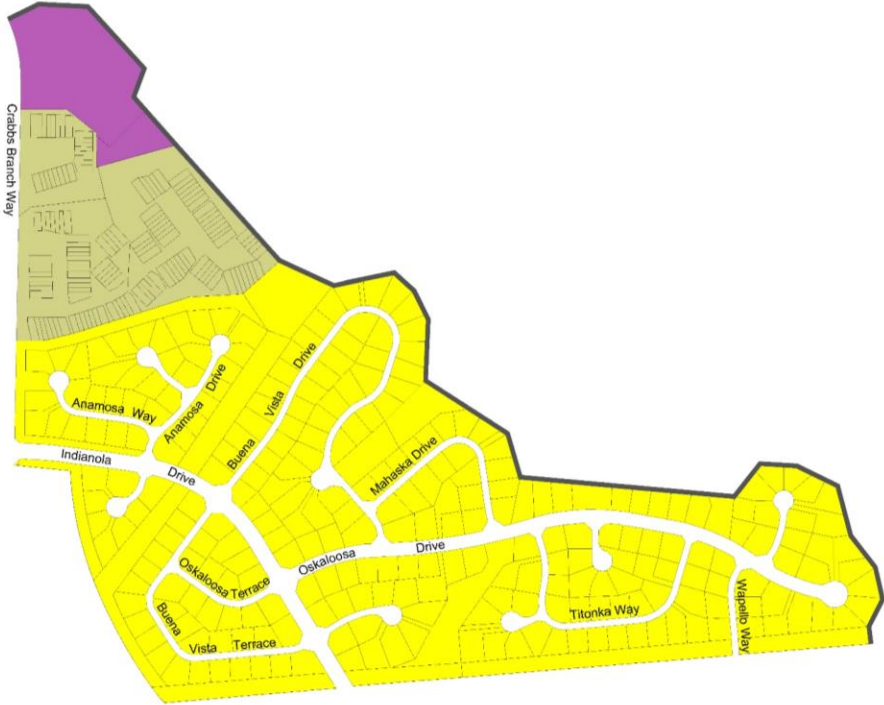
# Planned Developed Zoned Properties



Derwood Station



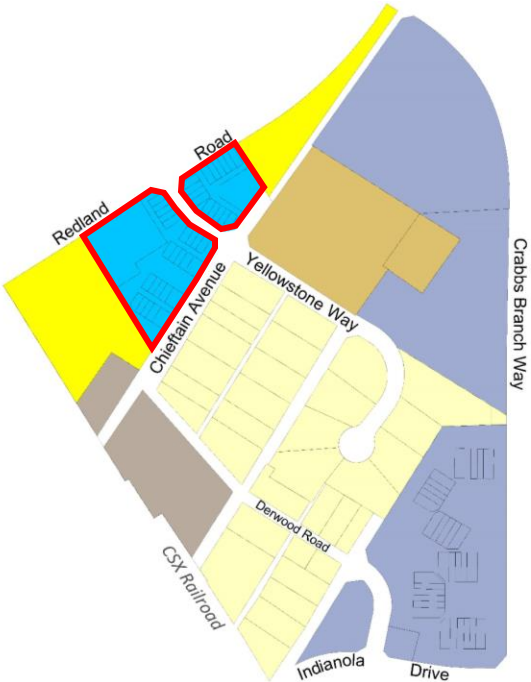
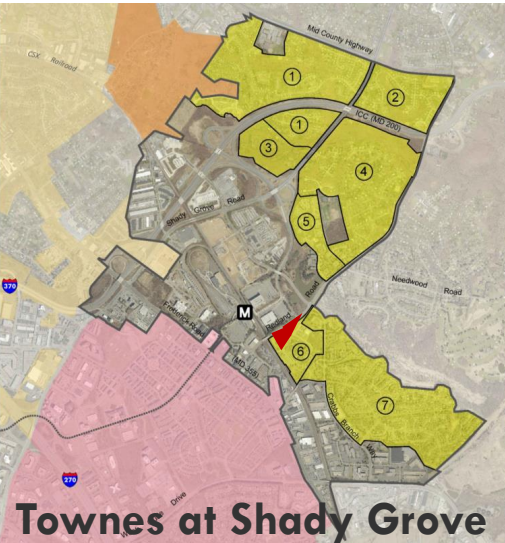
Existing Zone



Draft Plan Recommended Zones



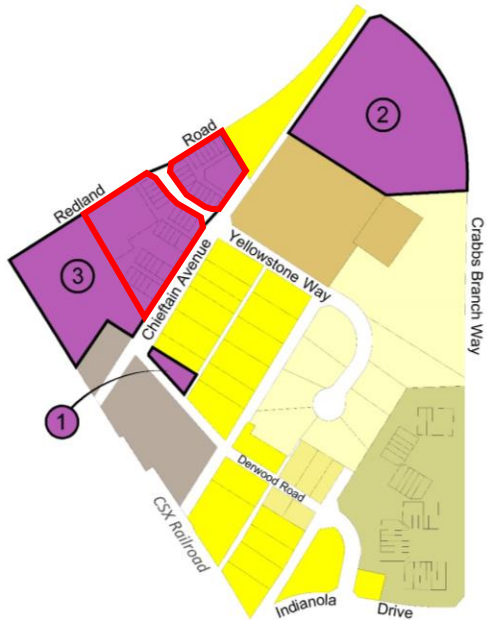
# Planned Developed Zoned Properties



- |                                                              |                                            |
|--------------------------------------------------------------|--------------------------------------------|
| <b>R-200</b> Residential, Single-Family                      | <b>PD-35</b> Planned Development           |
| <b>R-90</b> Residential, Single-Family                       | <b>I-M</b> Industrial Medium IM 2.5, H-50' |
| <b>R-90/TDR</b> Residential, Transferable Development Rights |                                            |
| <b>PD-2</b> Planned Development                              |                                            |



Existing Zone



- |                                                              |                                                |
|--------------------------------------------------------------|------------------------------------------------|
| <b>R-200</b> Residential, Single-Family                      | <b>I-M</b> Industrial Medium IM 2.5, H-50'     |
| <b>R-60</b> Residential, Single-Family                       | <b>CRN</b> Commercial Residential Neighborhood |
| <b>R-90</b> Residential, Single-Family                       | ① CRN 1.0, C-0.0, R-1.0, H-50'                 |
| <b>R-90/TDR</b> Residential, Transferable Development Rights | ② CRN 0.5, C-0.0, R-0.5, H-65'                 |
| <b>TLD</b> Townhouse Low Density                             | ③ CRN 1.0, C-0.0, R-1.0, H-65'                 |



Draft Plan Recommended Zone



# Next Worksession



**Mobility Issues: September 10**