



Shady Grove Sector Plan Minor Master Plan Amendment: Worksession No. 3: Land Use Analysis – Shady Grove Station Westside, Jeremiah Park and other key properties



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SUMMARY

At the third worksession for the Shady Grove Sector Plan Minor Master Plan Amendment, staff will discuss the land use and zoning recommendations for the Shady Grove Station, Westside and Jeremiah Park neighborhoods and other key properties, including the Grove and Crabbs Branch Office Park. During the first worksession on June 18, 2020, the Planning Board reviewed and supported the Public Hearing Draft Plan land use and zoning recommendations for the Metro West, Metro South, Old Derwood and Metro North-WMATA neighborhoods.

SCHEDULE

The proposed upcoming schedule and worksession topics for this Plan Amendment are the following:

- September 10: Worksession No. 4 - Mobility issues.
- September 24: Worksession No. 5 - Sustainability, parks and open spaces, public facilities and implementation.

PURPOSE OF THIS WORKSESSION

The purpose of this worksession is to describe and discuss the land use and zoning recommendations for Shady Grove Station, Westside and Jeremiah Park as well as other key properties, including the Grove Shopping Center and Shady Grove Plaza with the Planning Board. Shady Grove Station, Westside and Jeremiah Park are included in the Metro Neighborhoods. At the first worksession, the Planning Board reviewed and supported the Public Hearing Draft Plan's recommendations for the other four Metro Neighborhoods-Metro West, Metro South, Old Derwood and Metro North-WMATA (Figure 1). The second worksession, on July 9, 2020 addressed historic preservation issues, including the designation of the Derwood Store and Post Office to the Master Plan for Historic Preservation.

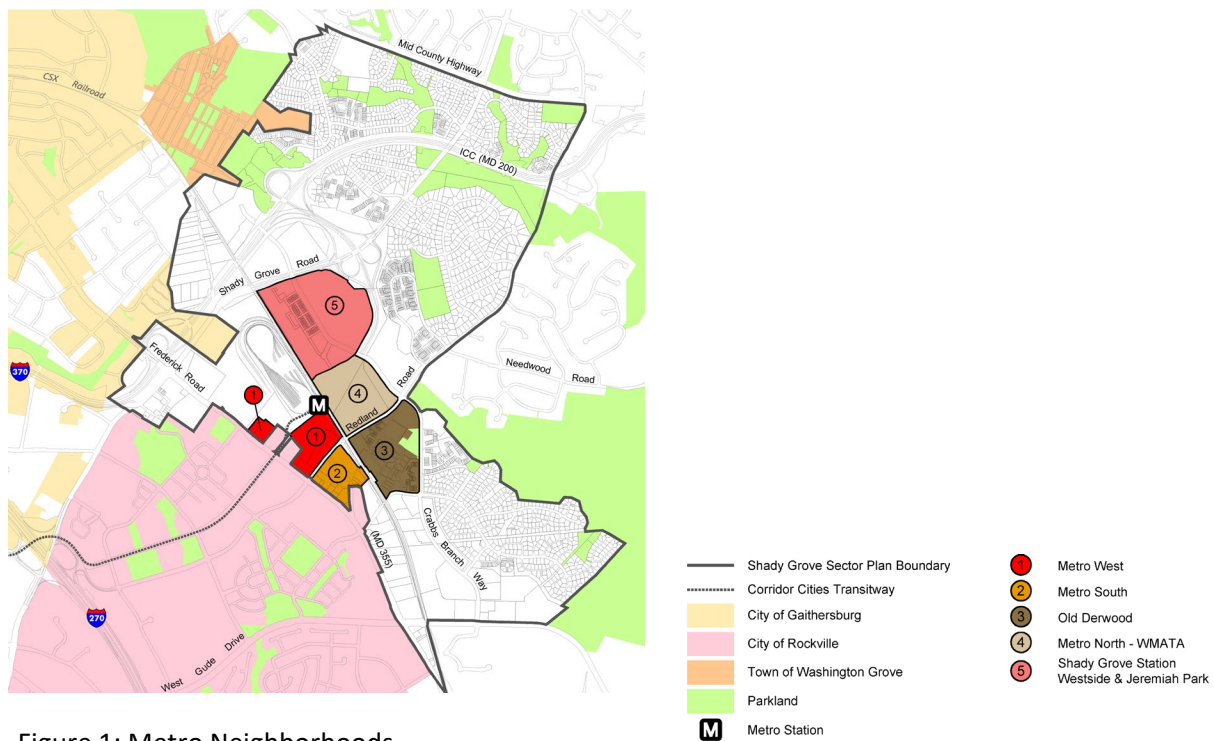


Figure 1: Metro Neighborhoods

Shady Grove Station, Westside and Jeremiah Park

Shady Grove Station, Westside and Jeremiah Park are the names associated with the redevelopment of the former Montgomery County Service Park (CSP), which is located along Crabbs Branch Way, south of Shady Grove Road and north of the Shady Grove Metro Station. The former CSP held several public facilities, including the Parks Department Maintenance and Training Center, Montgomery County Public Schools (MCPS) Food Services, and several Montgomery County Department of Transportation (MCDOT) facilities. The MCPS Bus Depot is the last remaining public facility at the CSP. The 2006 *Shady Grove Sector Plan* recommended redeveloping the CSP with residential and non-residential development as well as public facilities, including a public park and an elementary school. In September 2012, the Planning Board approved a Preliminary Plan of Subdivision for the 90-acre property, encompassing Shady Grove Station, Westside as well as Jeremiah Park.

Shady Grove Station, Westside

The 45-acre Shady Grove Station, Westside neighborhood, which is located west of Crabbs Branch Way, south of Shady Grove Road and north of the Metro Station, has a site plan approval that permits up to 1,521 residential dwelling units, 41,828 square feet of commercial development and space for a public library (Figure 2). The first phase of this multi-phase development was completed in 2018, including a multifamily building (the Daley), and the second phase is currently under construction. The Public Hearing Draft Plan confirms the existing CRT 1.0 C0.25 R0.75 H-90/TDR 0.89 Zone for this property since it is under development and construction is anticipated for several more years (Figure 4).



Figure 2: Shady Grove Station, Westside Overall Site Plan with Phase I Highlighted

Shady Grove Station, Jeremiah Park

Shady Grove Station, Jeremiah Park is located east of Crabbs Branch Way and south of Shady Grove Road and the Grove shopping center. This 45-acre property includes the MCPS School Bus Depot and the former Parks Department Training and Maintenance Center. The Parks Department Center has relocated to the Multi-Agency Center in Montgomery Village.

For more than a decade, the County's Department of General Services (DGS) has sought alternative sites for the bus depot, but no decisions have been made about relocating the MCPS buses. The County Council has delayed approving the Declaration of No Further Need (DNFN) for this property and has required interim and long-term solutions to relocate the bus depot.

The preliminary plan, approved by the Planning Board in September 2012, allows up to 689 residential units and a combined 8.1-acre park and school site for this property (Figure 3). A key Draft Plan recommendation is the full relocation of the MCPS bus depot and the implementation of the approved development.

As the bus relocation efforts are ongoing after several years, the Draft Plan recommends that the vacant portion of the property, which is approximately 10 acres, could be implemented as the search for new locations for the buses is pursued. This recommendation does not negate the park-school recommendation nor the preliminary plan approval. Rather, this recommendation suggests a phased approach to redevelop the property with the unknown timetable to relocate the school buses.

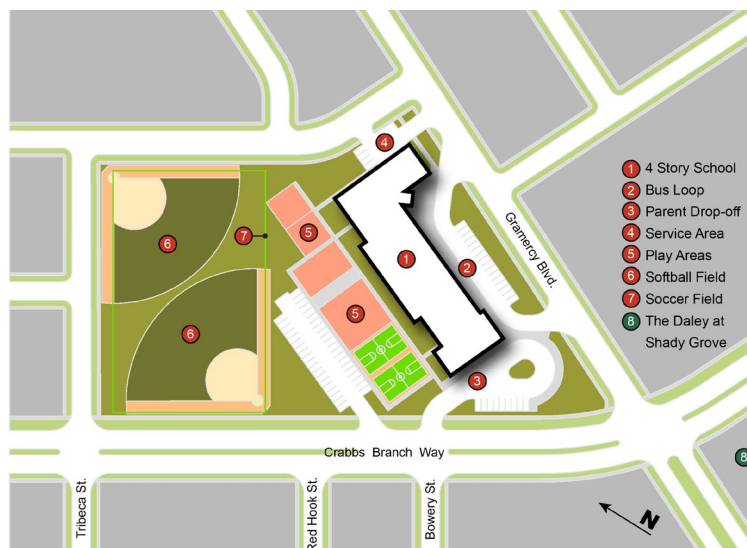


Figure 3: Illustrative Jeremiah Park and School Site

The Draft Plan recommends confirming the existing zone for this property. However, staff recommends modifying the Draft Plan recommendation by increasing the property height, up to 80 feet, to align it with the proposed height at the Grove (Figure 5).

During the public comment period, most of the submitted public testimony supported the relocation of the bus depot and the implementation of the approved Jeremiah Park development.

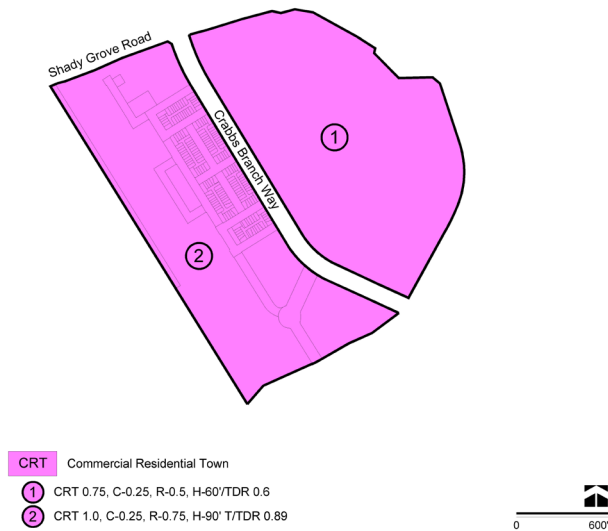


Figure 4: Existing Shady Grove Station, Westside and Jeremiah Park Zoning

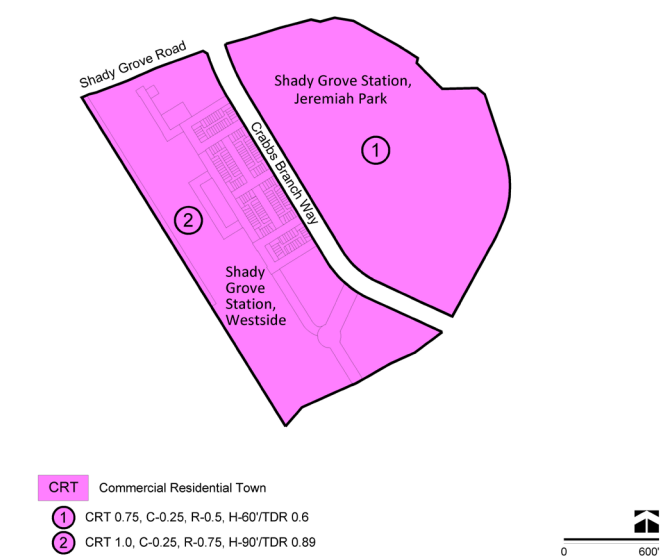


Figure 5: Draft Plan Recommended Zoning for Shady Grove Station, Westside and Jeremiah Park

The Grove

The Grove is a traditional neighborhood shopping center with approximately 120,000 square feet of non-residential development that is anchored by a Giant grocery store. Located at the northeast quadrant of Shady Grove Road and Crabbs Branch Way, and south of I-370, the Draft Plan envisions a mixed-use environment with the retention of an existing wooded area (Figure 6).

This Plan Amendment adds more density and building height (Figure 8) for the property to provide more flexibility than the current zone (Figure 7).

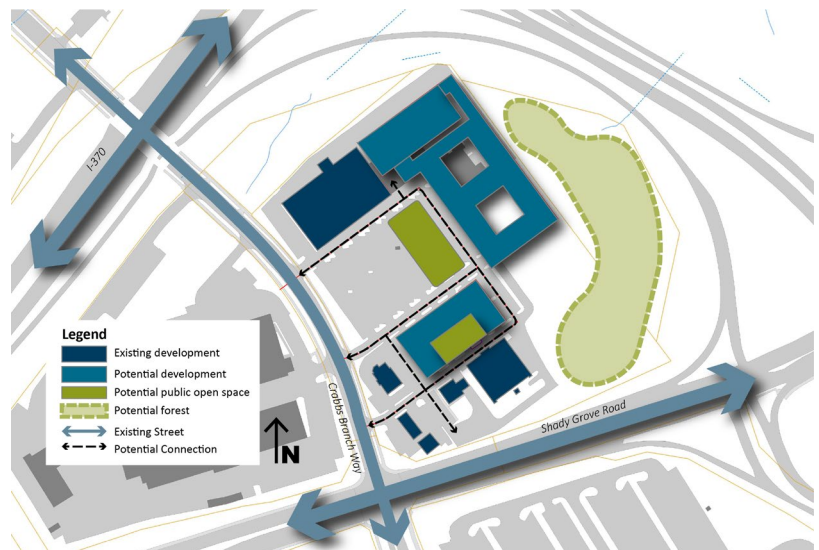


Figure 6: Potential Infill Development at the Grove

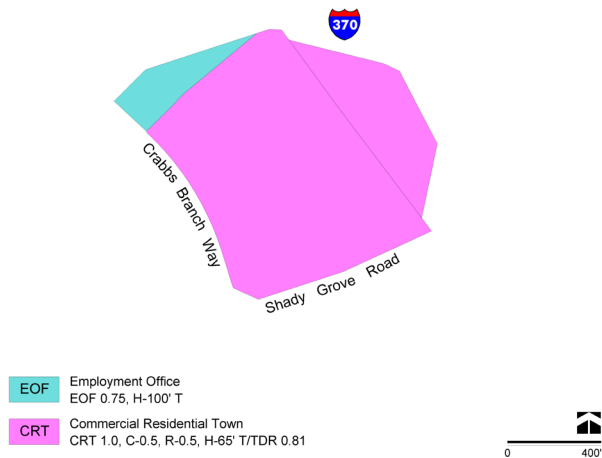


Figure 7: Existing Zoning at the Grove

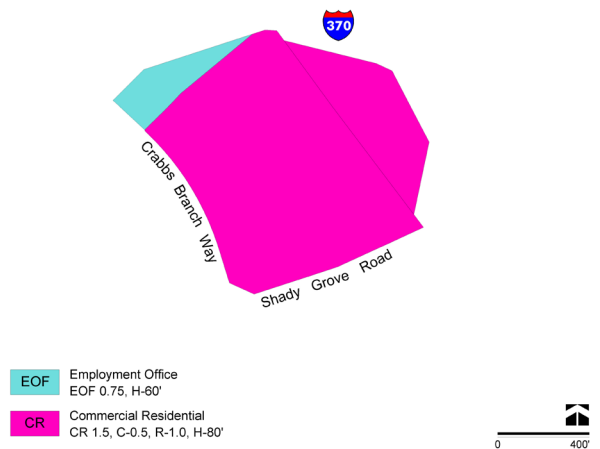


Figure 8: Draft Plan Zoning Recommendation for the Grove

A 1.82-acre linear property, which is owned by Montgomery County with an existing stream and other environmental limits, is adjacent to the shopping center. The existing zone for this area is recommended to be modified to align it with the MCDOT property west of Crabbs Branch Way.

Shady Grove Road Properties

The Shady Grove Road properties consist of several properties, west of the CSX rail tracks, along Shady Grove Road to the western terminus of the plan area. Key properties along this corridor include Shady Grove Plaza, two vacant properties, and the U.S. Postal Service (Figure 9).

The Public Hearing Draft Plan modifies 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.

New mixed-use development for some properties along the corridor will complement the existing Upper Rock District development and the approved Shady Grove Neighborhood Center

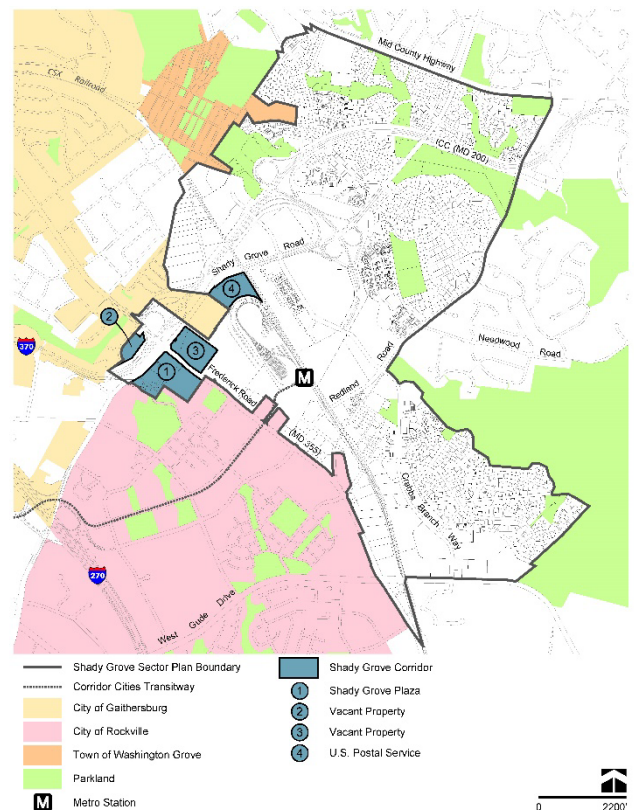


Figure 9: Shady Grove Road Properties

development, both further west along Shady Grove Road in the City of Rockville.

U.S. Postal Service, CarMax and a vacant property

The U.S Postal Service Center, a CarMax automotive sales center, and a vacant property at the southeastern quadrant of Shady Grove Road and Frederick Road (MD 355), are in this 39.4-acre area. The CarMax property was annexed into the City of Gaithersburg in 2012 and is in the city's Mixed-Use Development (MXD) Zone. These properties are within the cities of Gaithersburg's and Rockville's maximum expansion limits. The Draft Plan recommends confirming the Employment Office (EOF) and Industrial Moderate (IM) zones to the vacant property and the Postal Service property, respectively. In addition, the Draft Plan, like the 2006 Sector Plan, recommends a fire station at the vacant property.

Vacant Casey Property

Located north of I-370, west of MD 355 and south of Oneill Drive, this vacant 7-acre property is adjacent to the city limits of Gaithersburg and is within the city's maximum expansion limits. Known as a Casey property, the Draft Plan recommends rezoning this property from the Employment Office (EOF) Zone (Figure 10) to the Commercial Residential Town (CRT) Zone (Figure 11) because the property is oriented towards existing residential development within the City of Gaithersburg, including the Rosedale Apartments. Further, access to this property is limited to Oneill Drive and it is within the maximum expansion limits of the City of Gaithersburg.

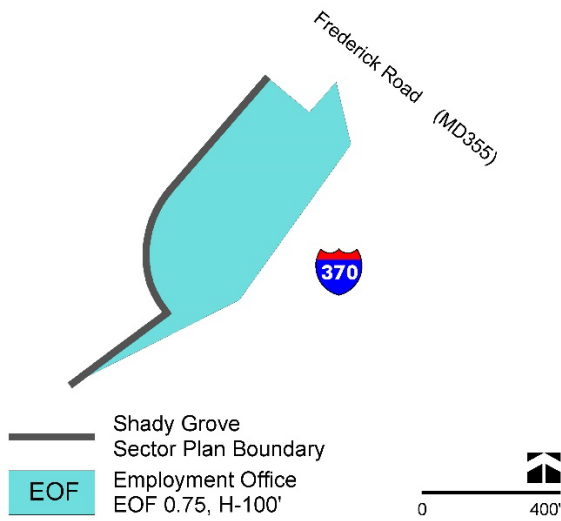


Figure 10: Existing Zone for the Vacant Casey Property

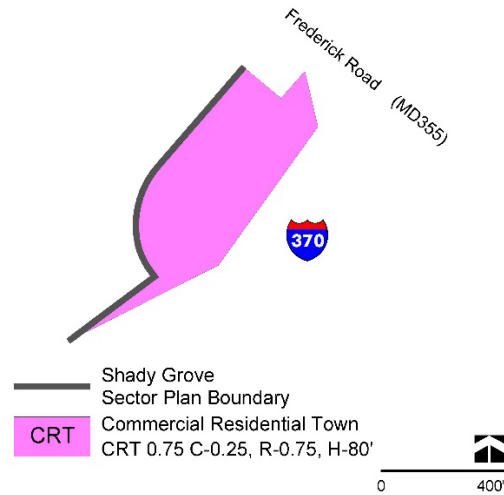


Figure 11: Draft Plan Recommended Zone for the Vacant Casey Property

Shady Grove Plaza

A variety of commercial businesses, including a hotel, office building and retail establishments are located in this 29.9-acre area, which is located at the southwest quadrant of Shady Grove Road and MD 355 (Figure 12). The Draft Plan's land use and zoning recommendations for this area will permit new non-residential and residential development for properties in this area (Figure 13). A key recommendation is to provide a half-acre neighborhood green or the retention of the existing wooded area on the Shady Grove Plaza property.

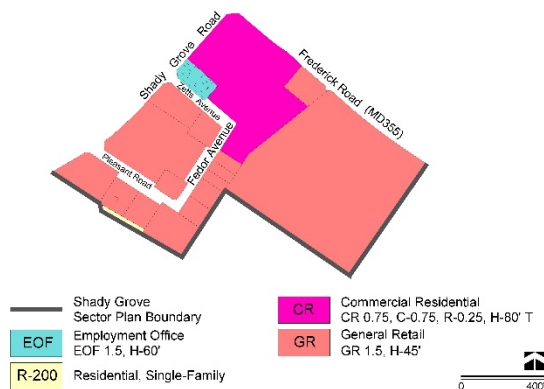


Figure 12: Existing Zones for Shady Grove Plaza Area

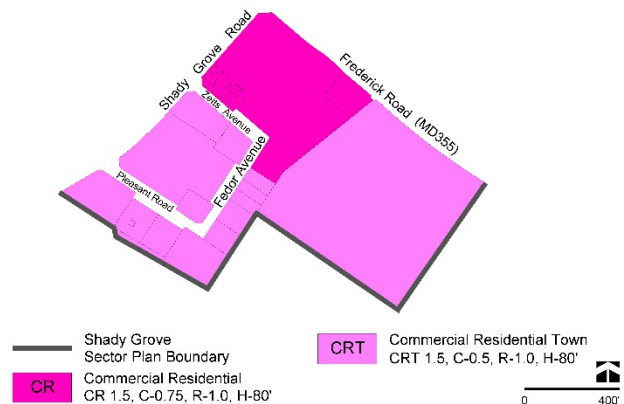


Figure 13: Draft Plan Recommended Zones for the Shady Grove Plaza Area

In addition, the recommendations for this area begin to mirror new and future mixed-use developments along Shady Grove Road, which are within the City of Rockville, including Upper Rock and Shady Grove Neighborhood Center. This area is also within the Metro Station Policy area, where adjacent roadway congestion levels are highest.

Other Key Industrial Areas: MD 355 Automotive/Crabbs Branch Office Park/Oakmont Avenue

There are four distinct industrial areas within the Sector Plan area: Oakmont Avenue, MD 355 Automotive Corridor, WMATA Railyards and Transfer Station, and the Crabbs Branch Office Park. The Draft Plan primarily retains existing industrial zones for these properties with some minor changes for some Crabbs Branch Park Office buildings.

Crabbs Branch Office Park

Located east of the CSX rail tracks and north of East Gude Drive, the 100-acre Crabbs Branch Office Park is a traditional suburban office park with a broad array of technology, biotechnology, industrial/flex, and office uses. Properties in this office park were built primarily in the 1980s under the Light Industrial (I-1) Zone that permitted office buildings up to 12 stories. The 2014 District Map Amendment (DMA) rezoned these office properties to the Industrial Medium (IM 2.5 H-50) Zone.



Figure 14: Recommended zones for the Crabbs Branch Office Park

Office buildings at 7361 Calhoun Place, 7500

Standish Place, and 15400 Calhoun Drive exceed the 50-foot height in the IM Zone. These buildings are 78 feet, 51 feet and 64 feet in height, respectively. The Draft Plan recommends rezoning these properties to align the existing office uses with the Employment Office (EOF) Zone where offices are allowed as permitted uses, rather than limited uses in the IM Zone (Figure 14). The Draft Plan also recommends rezoning the American Society of Plant Biologists, which is located at 15501 Monona Drive, to the EOF Zone. A similar strategy is recommended for three additional office buildings at 15850 and 15800 Crabbs Branch Way and 15810 Indianola Drive, which are located at the northwestern quadrant at Indianola Drive and Crabbs Branch Way. The EOF Zone is recommended for these properties since they are all office buildings.

CONCLUSION

In the third worksession, staff will discuss the Draft Plan's recommendations for land use and zoning for Shady Grove Station, Westside and Jeremiah Park, the Grove and other key properties in the plan area. The first worksession addressed land use and zoning issues for properties in the Metro West, Metro South, Old Derwood and Metro North-WMATA neighborhoods. The Board supported the Draft Plan's recommendations for these neighborhoods.