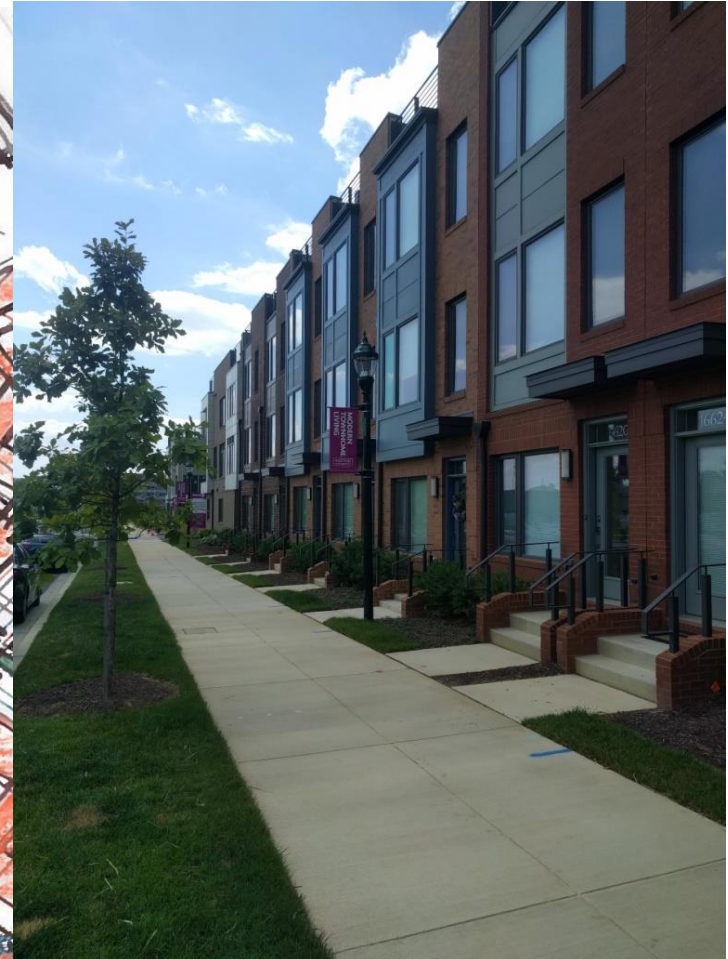
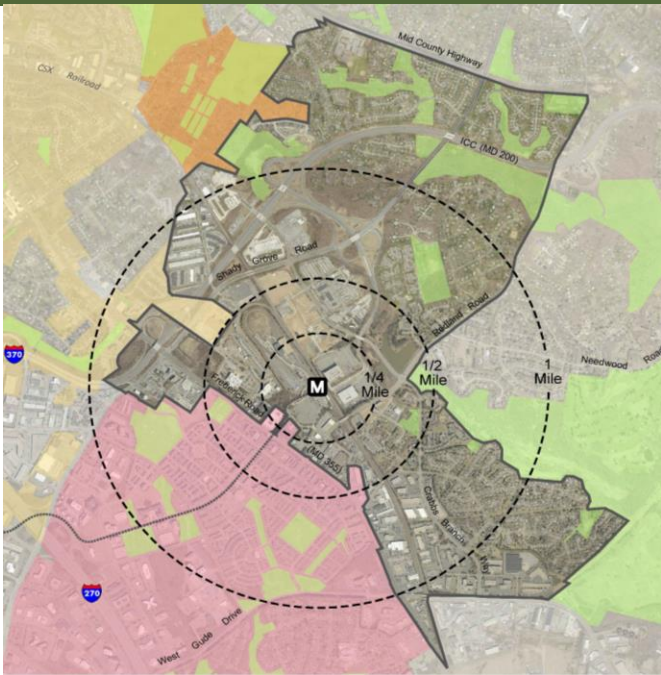


# Shady GROVE

MINOR MASTER PLAN AMENDMENT



September 24, 2020

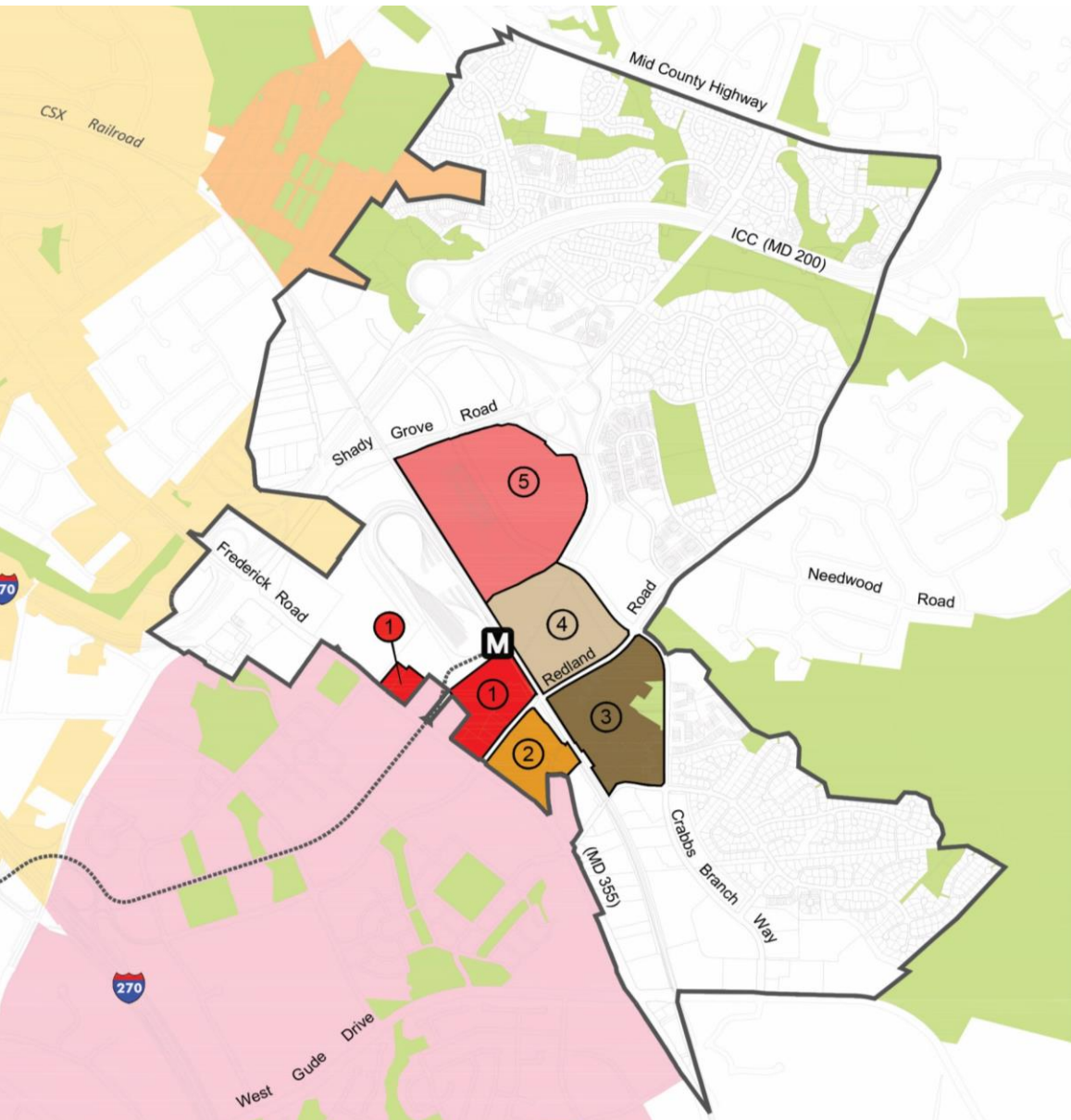
## Shady Grove Sector Plan

Planning Board Worksession No.5





# 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

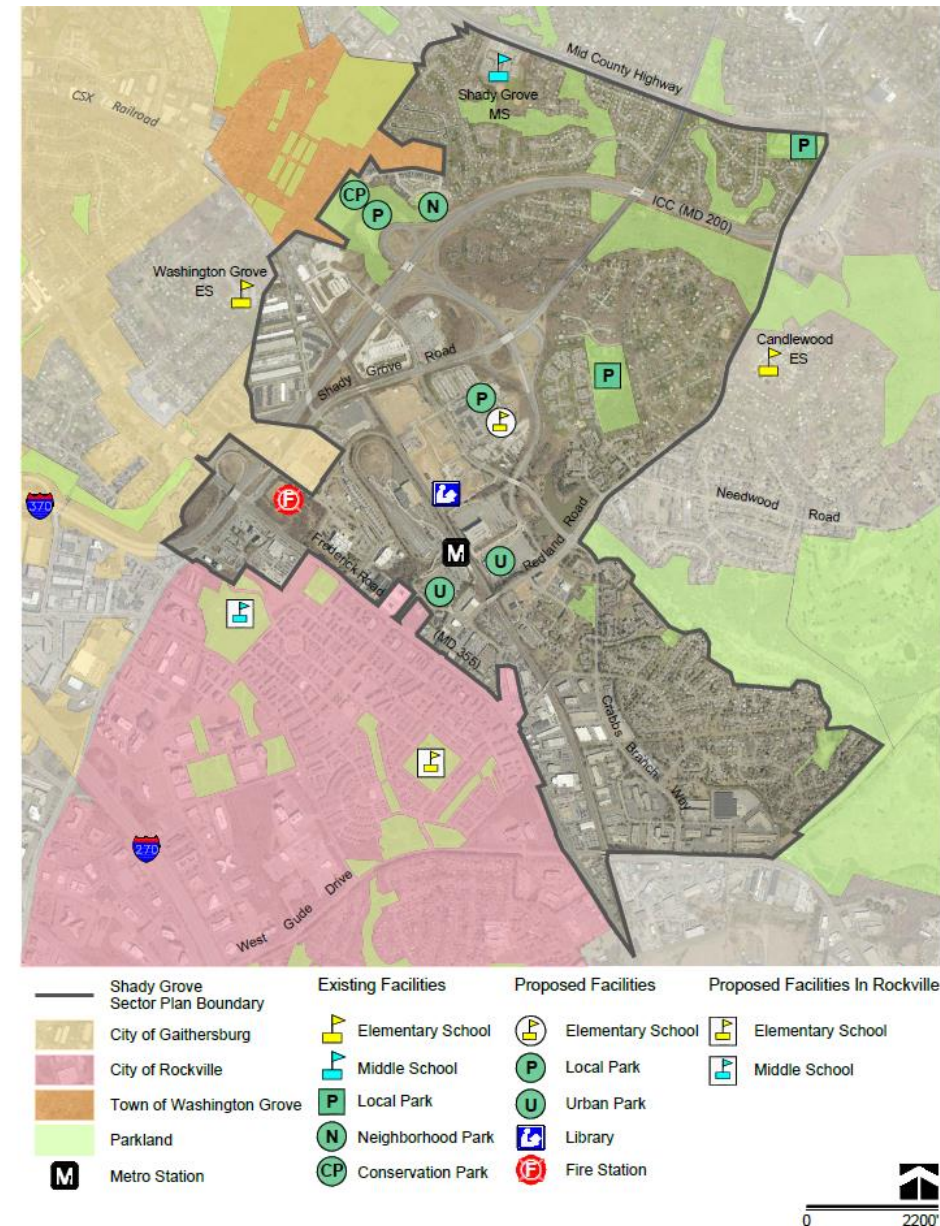
## July 23, 2020

- Key properties, including the Grove, Shady Grove Plaza and Crabbs Branchway Office Park

## September 10, 2020

- Mobility issues

# Worksession Overview



## Community Facilities

## Parks and Open Spaces

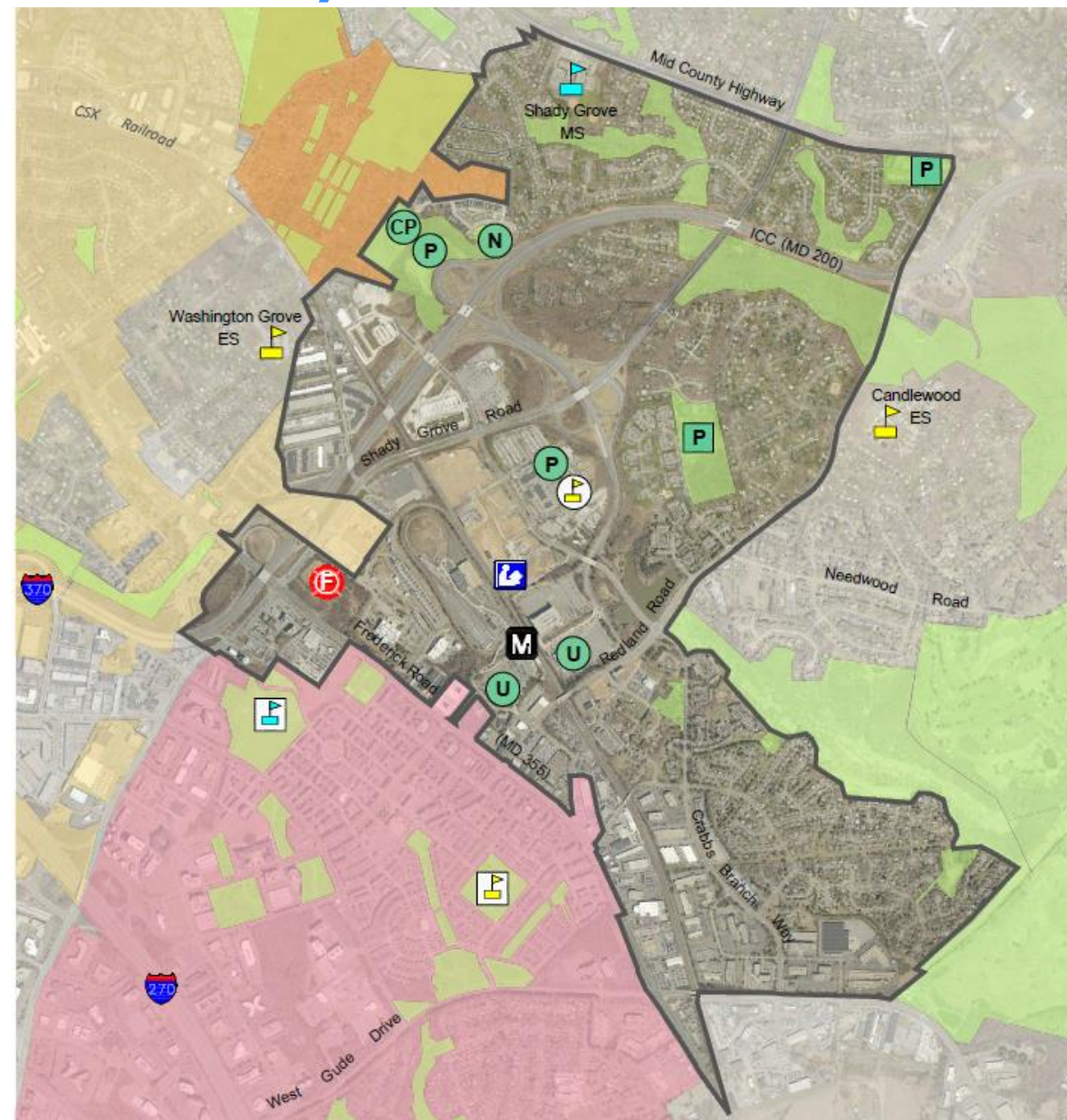
## Environmental Sustainability

## Land Use Follow-up

- Vacant property
- Crabbs Branch Office Park



# Community Facilities



## Draft Plan Recommended Community Facilities

- Public schools
- Public library
- Recreation center
- Fire and EMS
- Public safety
- Senior services and child daycare



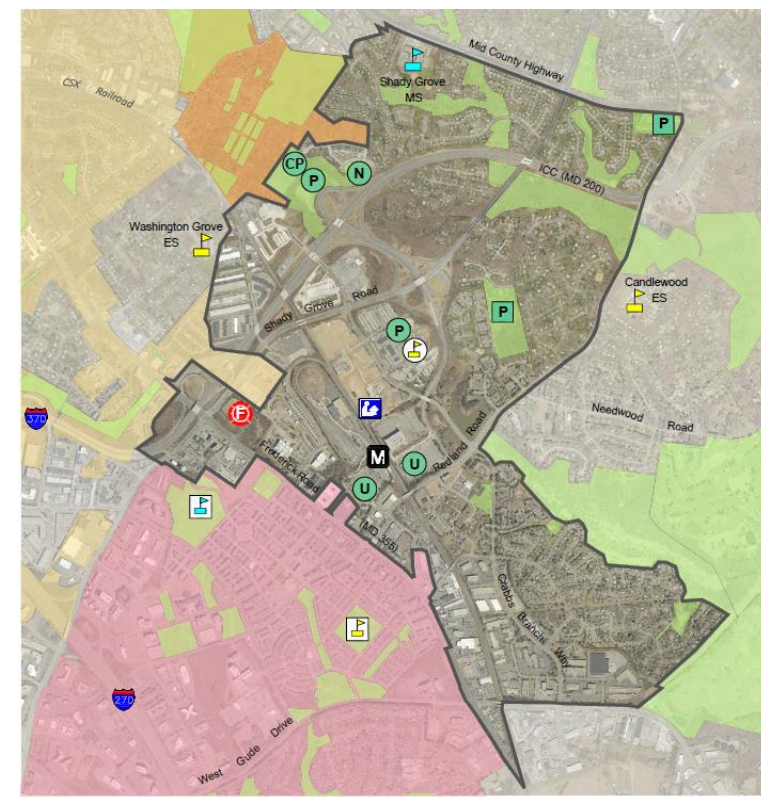
# Community Facilities

## Recreation Center

- The Department of Recreation's *Facility Development Plan 2010-2030* (2011) has determined that a community recreation center is appropriate for the Shady Grove area based on current and projected population densities.
- The Draft Plan supports a recreation center within the Metro Neighborhoods. This facility is recommended as a public benefit for redeveloping properties in the CR and CRT Zones.

## Fire, Emergency Medical Services

- The Montgomery County Fire and Rescue Service (MCFRS) in the 2006 *Shady Grove Sector Plan* determined that a future fire-rescue station with emergency medical services (EMS) is needed for the Shady Grove area and recommended the vacant property at the southeast intersection of MD 355 and Shady Grove Road. This Sector Plan amendment confirms this recommendation.





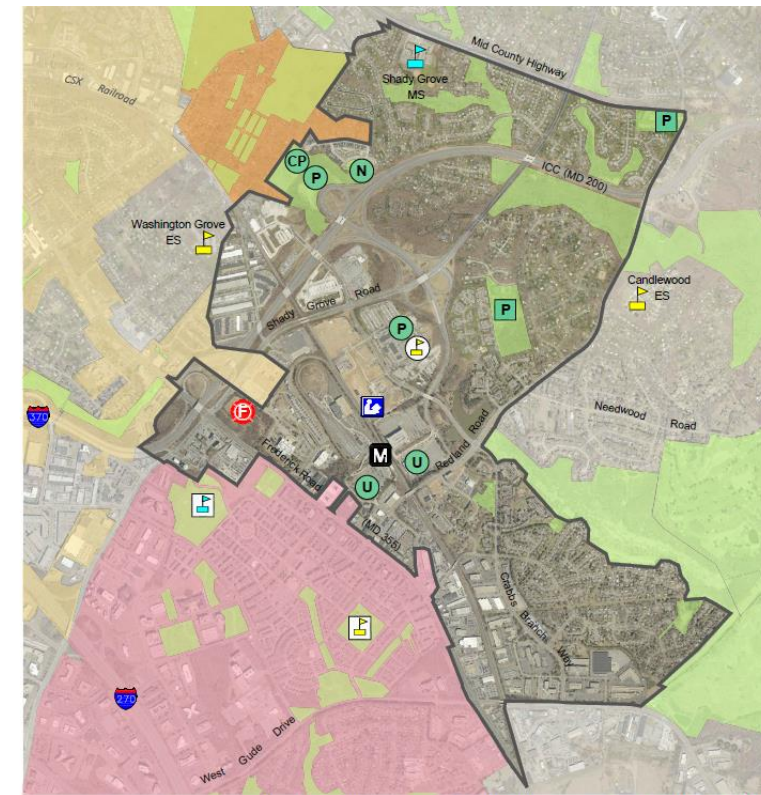
# Community Facilities

## Library

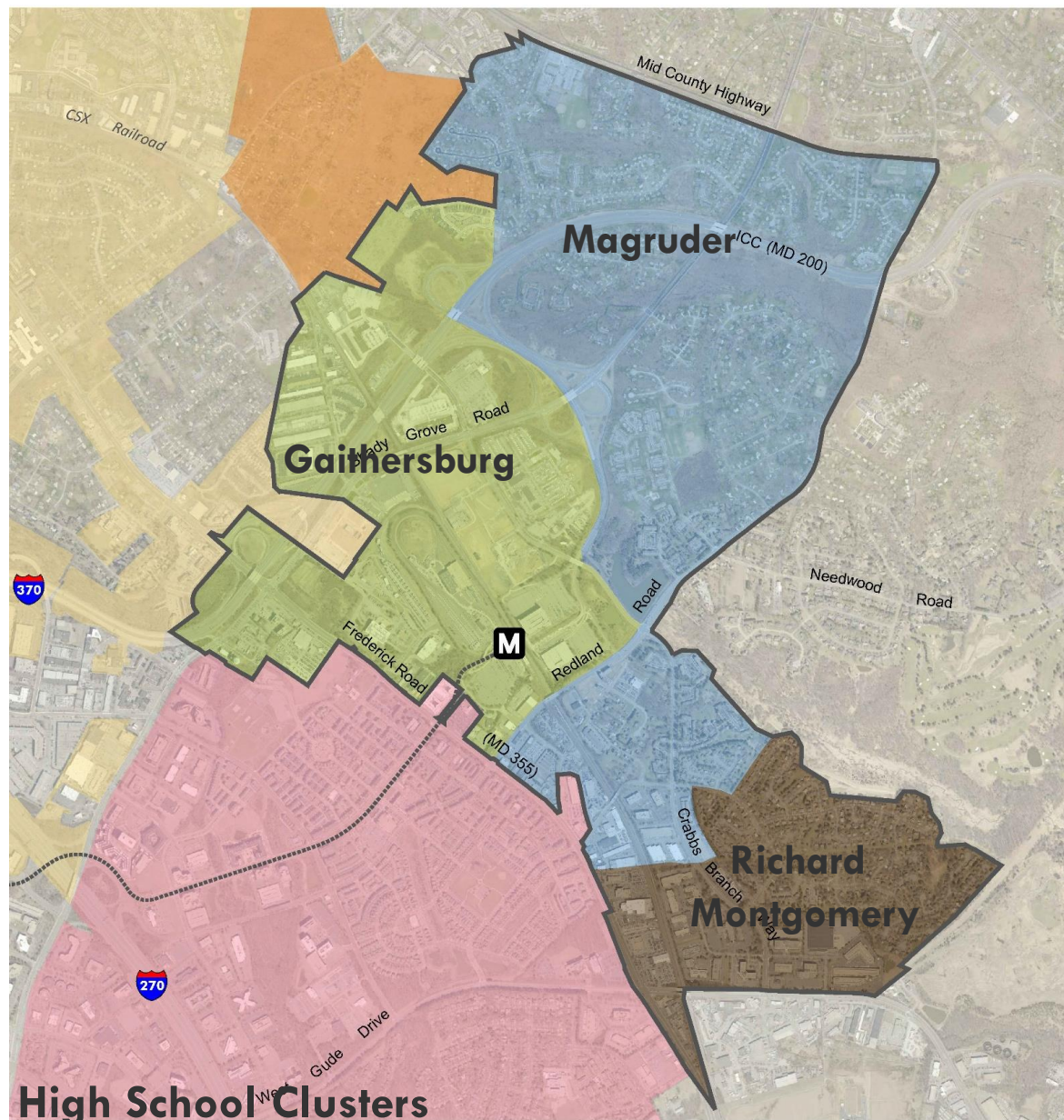
- Montgomery County Department of General Services (DGS) has entered into a lease agreement with EYA, the developer for Shady Grove Station, Westside, to provide space for an urban library on the ground level of a new multi-family residential building near the Metro Station.

## Senior Services and Child Daycare

- The Draft Plan recommends additional senior and child daycare services to support existing and future families. These services should be considered as public benefits for redeveloping properties in the CR and CRT Zones.



# Community Facilities



## Public Schools

- Three high school clusters serve the Plan area.
- Most of the new development will be in the Gaithersburg cluster.

## Draft Plan recommendations

- The Plan confirms the 2006 Sector Plan recommendation for an elementary school at Shady Grove Station Eastside/Jeremiah Park.

## New schools in the Gaithersburg cluster

- New elementary school in the cluster at Kelley Park by 2022.
- New high school at Downtown Crown by 2025.

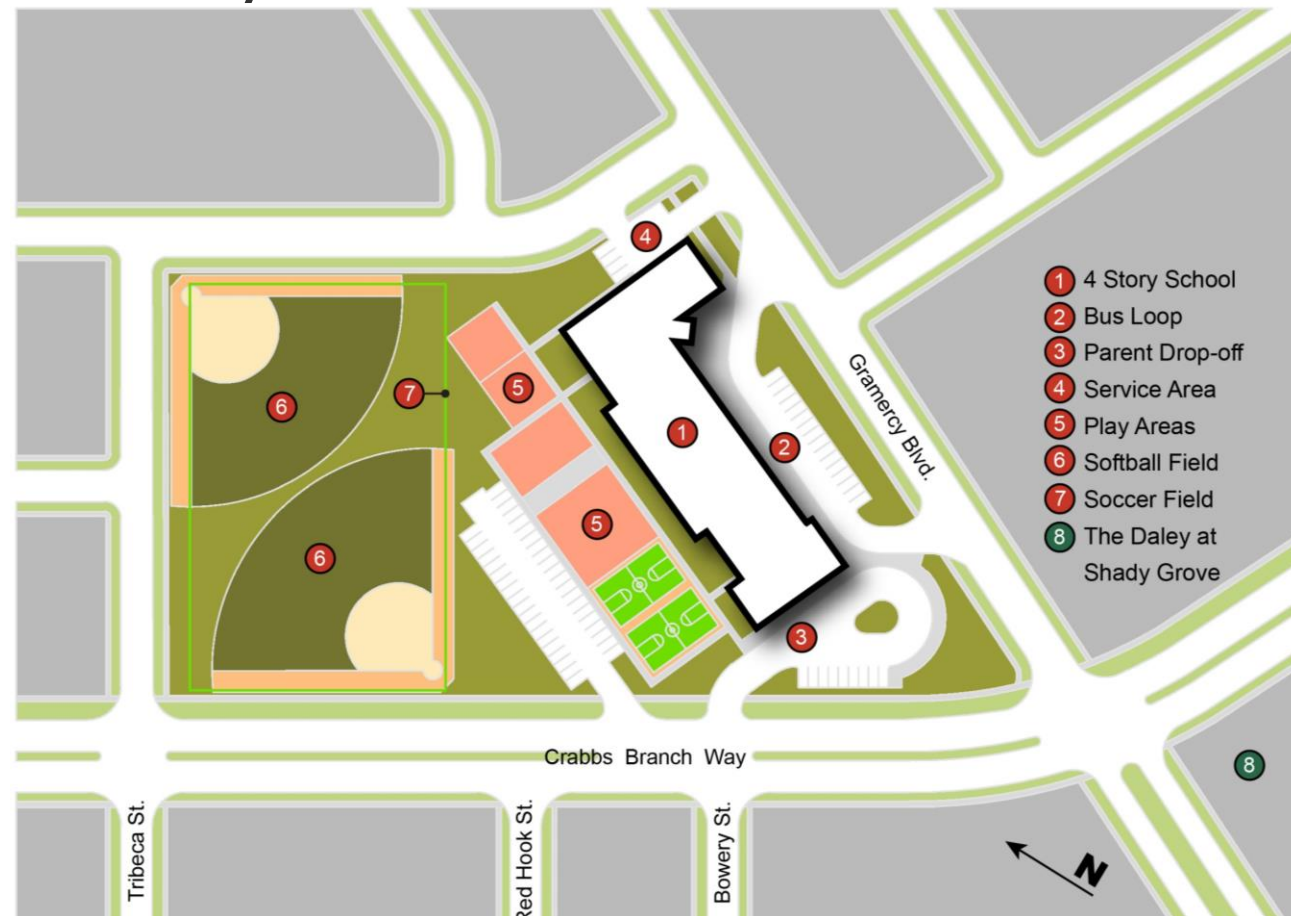
## City of Rockville

- Two school sites at King Farm: elementary and middle school



# Community Facilities

## Elementary School



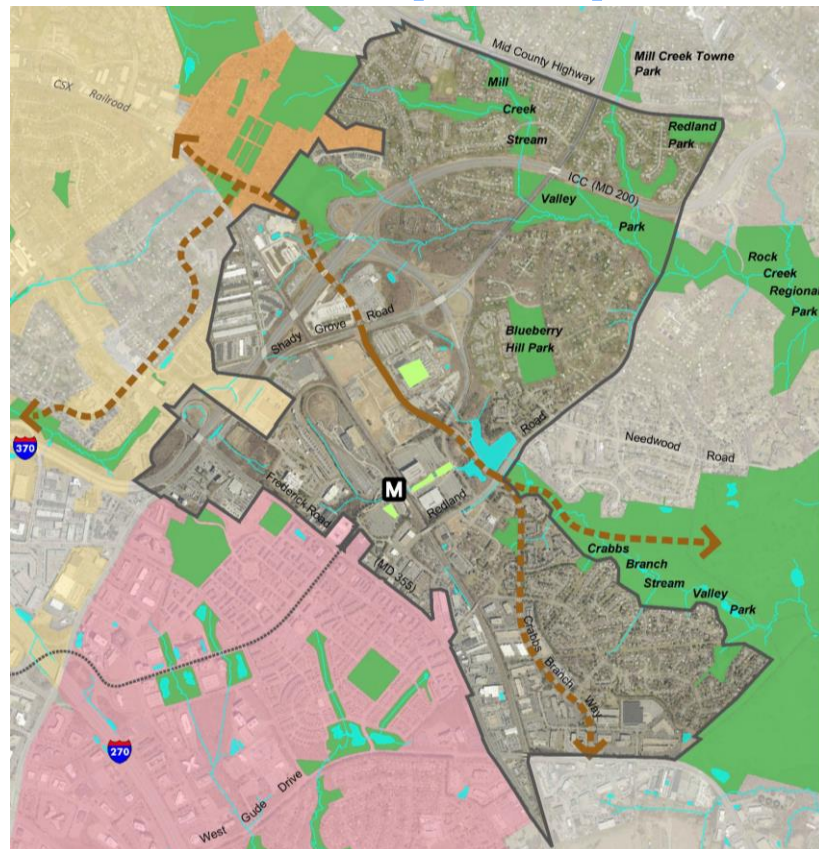
## Jeremiah Park-School Concept

## Draft Plan Recommendation

- Supports the implementation of the approved 8.1 park-school site at Shady Grove Station Eastside/Jeremiah Park.



# Parks and Open Spaces



## Existing Parks

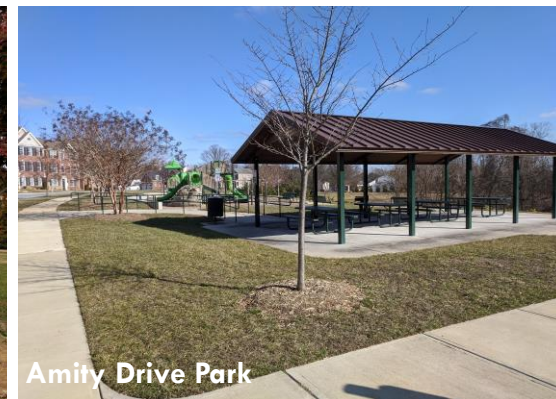
- Redland Local Park
- Blueberry Local Park
- Amity Drive Neighborhood Park
- Washington Grove Conservation Park

## Existing Stream Valley Parks

- Crabbs Branch
- Mill Creek

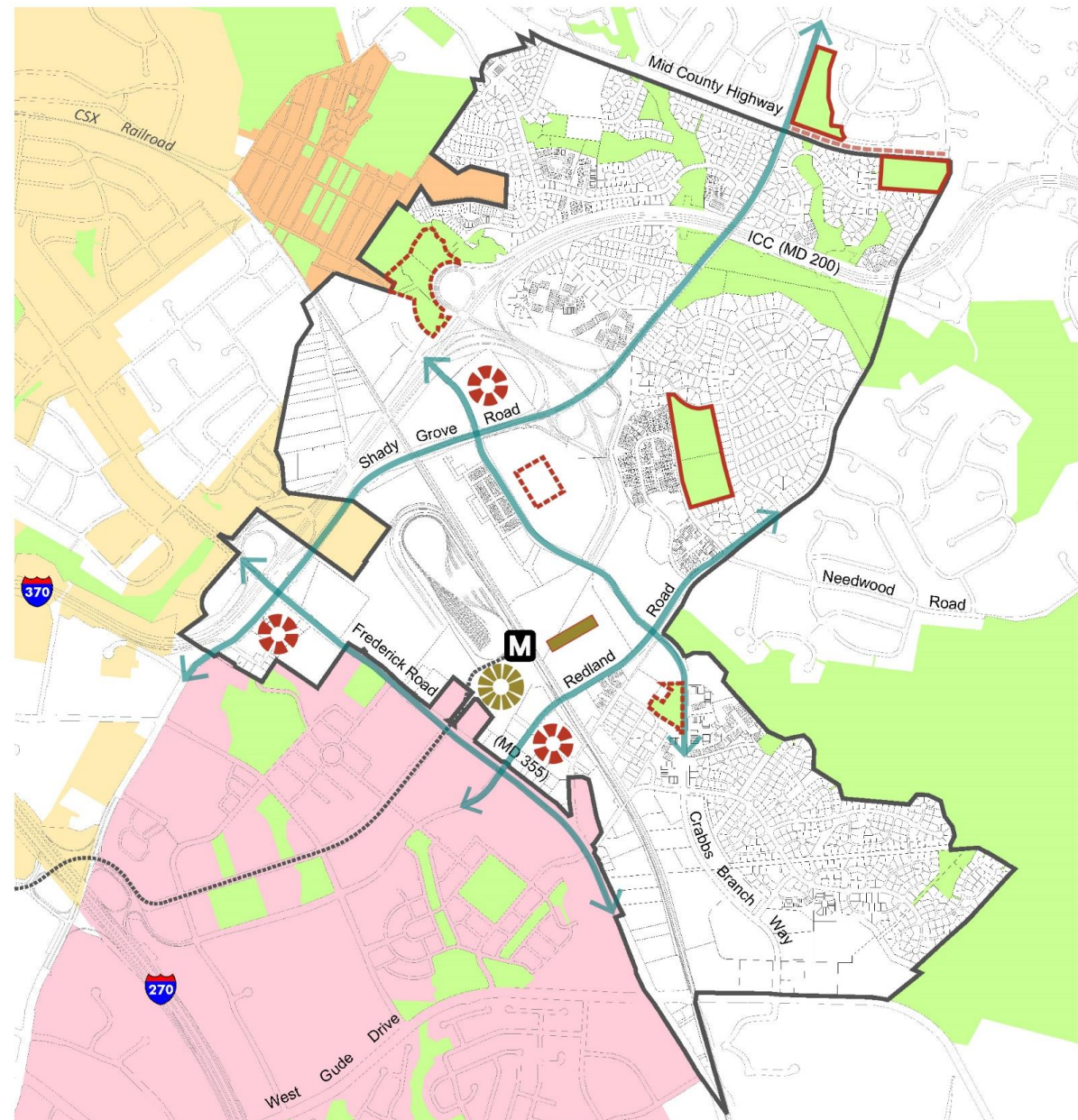
## Acquired Parkland

- Piedmont Local Park
- Derwood Station Neighborhood Park





# Parks and Open Spaces



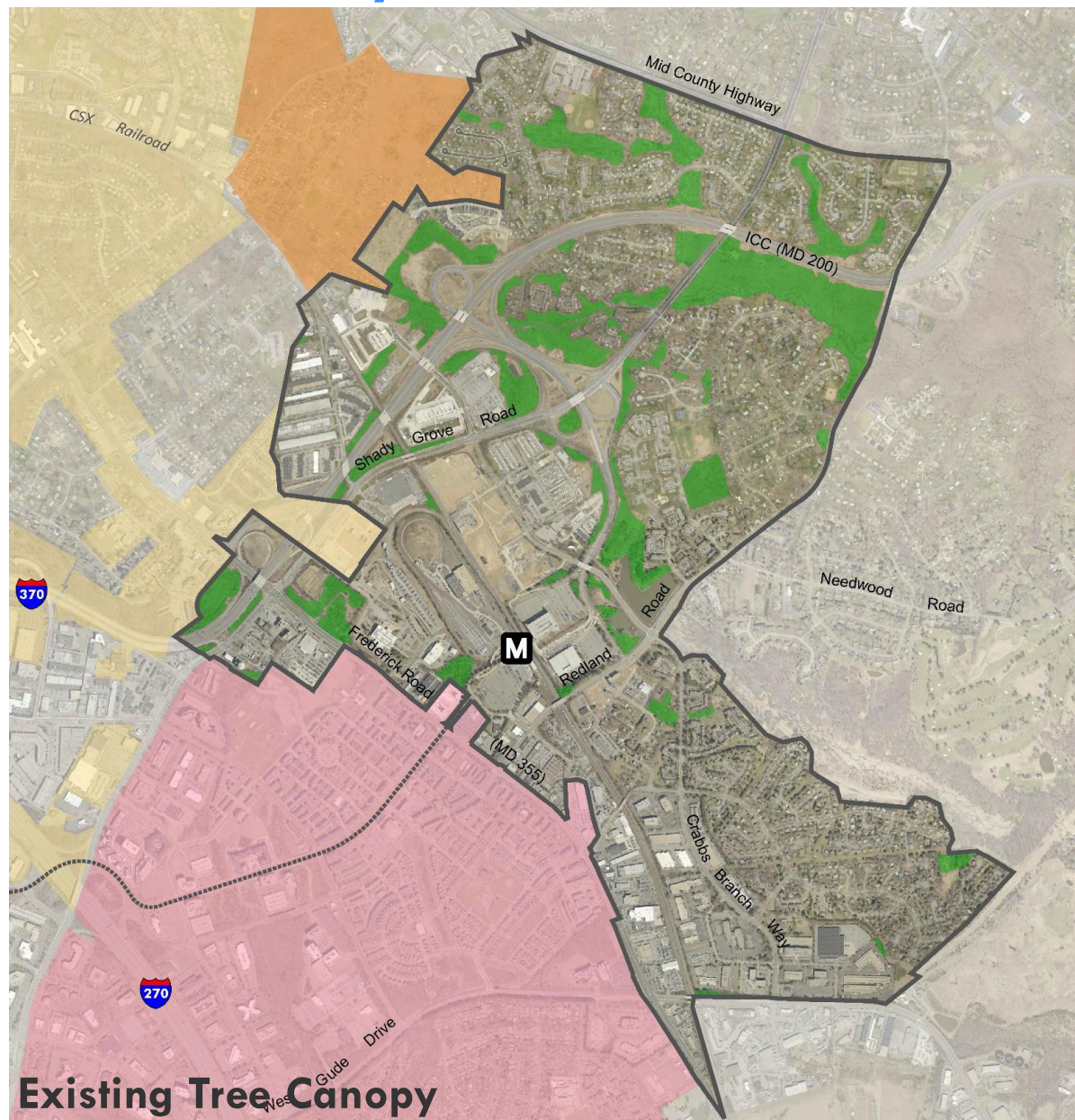
## Draft Plan Recommendations

- Confirm parks recommended in the 2006 Sector Plan with some modifications, including typology per the Parks PROS Plan.
- New parks in the Metro Neighborhoods and key properties
  - Metro West: Civic Green at Metro Station
  - Metro South: Neighborhood Green
  - Metro North: Linear Park
  - The Grove: Neighborhood Green
  - Shady Grove Plaza: Neighborhood Green
- Implement acquire parkland into parks.





The Sustainability section of the draft Minor Master Plan Amendment states, “The compact, mixed-use development recommended in this Plan, and the proximity of the Metro Station will contribute to reducing per-capita carbon emissions and improving air quality. Enhancing the pedestrian and bicycling infrastructure also contributes significantly to improving air quality and climate protection. High-quality, connected bikeways and pedestrian environments give people alternatives to traveling everywhere by automobile, reducing vehicle miles traveled. These facilities help reduce air pollution, energy consumption, and carbon emissions, as well as providing opportunities for exercise.”(p 86)



## Draft Plan Recommendations

- The Draft Plan recommends a broad range of environmental sustainability measures.
- Prioritize environmental public benefit points for tree canopy cover, green roofs and energy conservation.

## Tree Cover

- Approximately 40 percent of the Plan area has significant tree canopy, especially within the residential neighborhoods.

## Revised Draft Plan Recommendations

- Integrate robust tree canopy into Metro Station Neighborhoods through streetscape design and open spaces.



> Int J Epidemiol. 2020 Jun 1;49(3):926-933. doi: 10.1093/ije/dyz239.

Urban green space, tree canopy and prevention of cardiometabolic diseases: a multilevel longitudinal study of 46 786 Australians

Thomas Astell-Burt <sup>1</sup>, Xiaoqi Feng <sup>2</sup>

Affiliations + expand  
PMID: 31722373 PMCID: PMC7394941 DOI: 10.1093/ije/dyz239  
Free PMC article

Abstract

**Background:** Cross-sectional studies suggest that more green space may lower the odds of prevalent diabetes, hypertension and cardiovascular diseases (CVD) in cities. We assess if these results are replicable for tree canopy exposure and then extend the study longitudinally to examine incident cardiometabolic outcomes.

FULL TEXT LINKS

OXFORD ACADEMIC

PMC Full text

ACTIONS

Cite

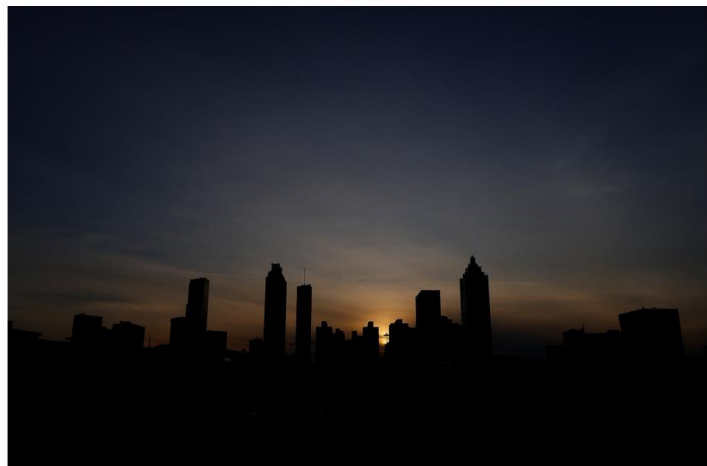
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New Research Links Air Pollution to Higher Coronavirus Death Rates

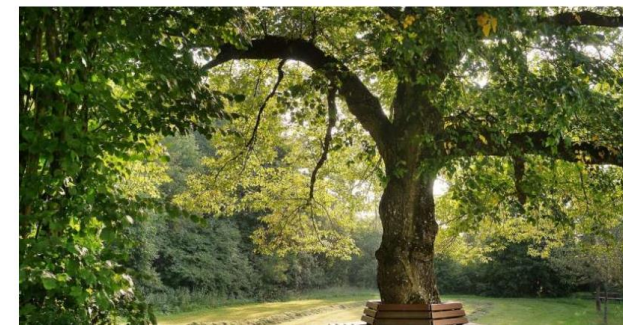


Home / Health

JUNE 16, 2020

Study in Philadelphia links growth in tree canopy to decrease in human mortality

by USDA Forest Service



What is Green Heart Louisville?

We're testing if increasing green space in a neighborhood improves air quality and human health with the goal of developing a "greenprint" for creating healthier neighborhoods.

PLAY VIDEO >



What is the HEAL Study?

We're planting trees to reduce air pollution, decrease certain health risks, and encourage participation in outdoor activities.

LEARN MORE >



Metro Station Neighborhoods

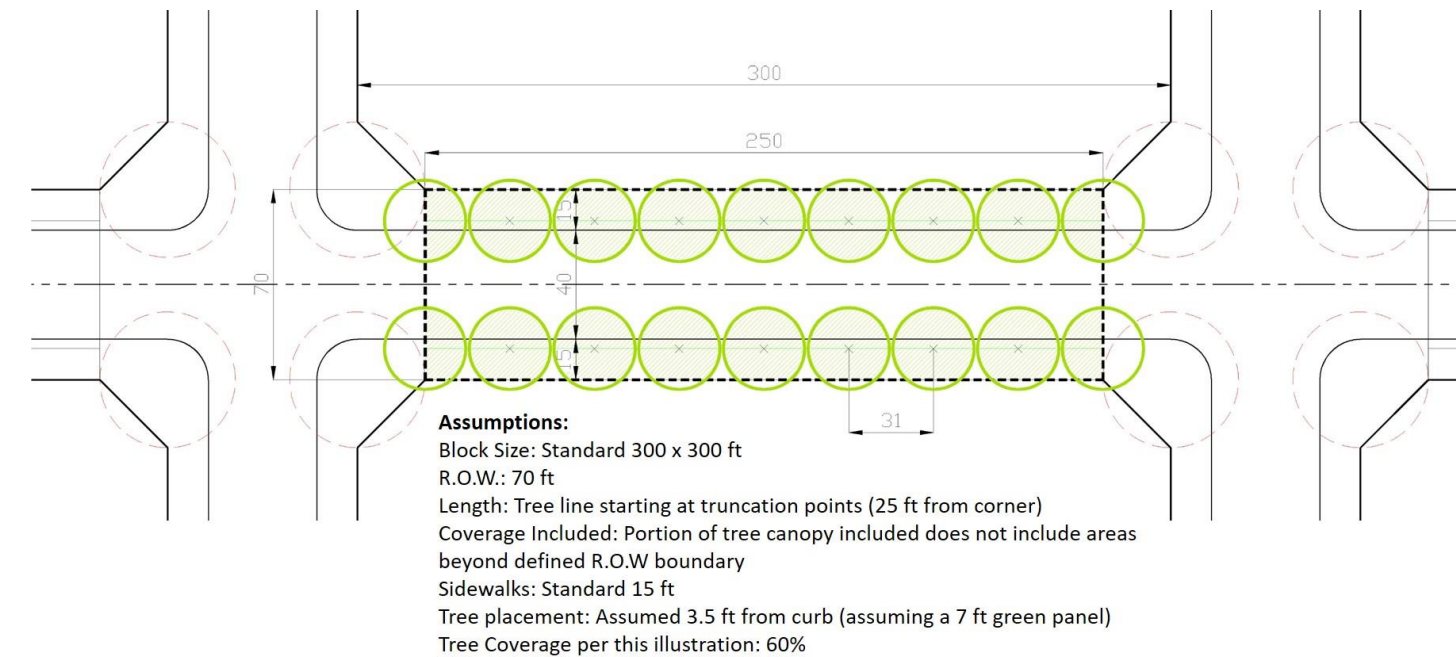
20% Tree Canopy Cover - Existing



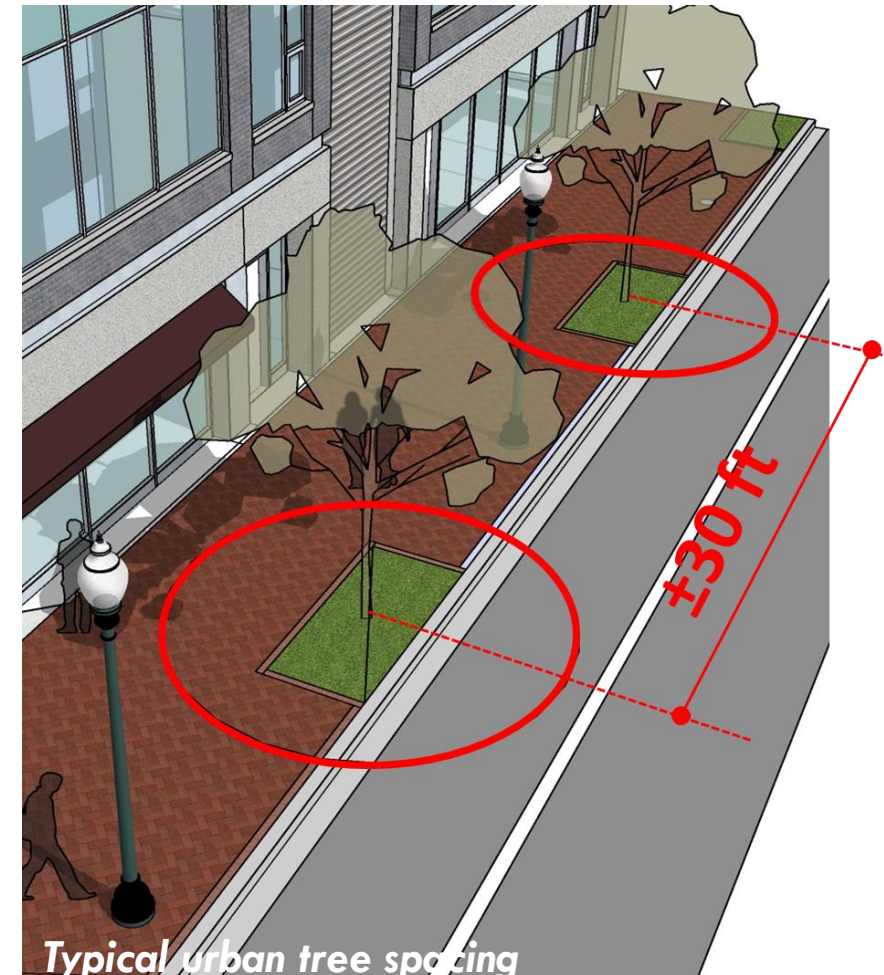
# Sustainability

## Tree Canopy

The Board expressed concern about the variability in tree canopy and green cover recommendations from Master Plan to Master Plan, as well as concern that higher tree canopy goals could displace buildings and infrastructure, thus hampering the ability to achieve the urban densities and form necessary to create compact, walkable, bikeable, mixed-use communities.



*Illustrative roadway with street trees*









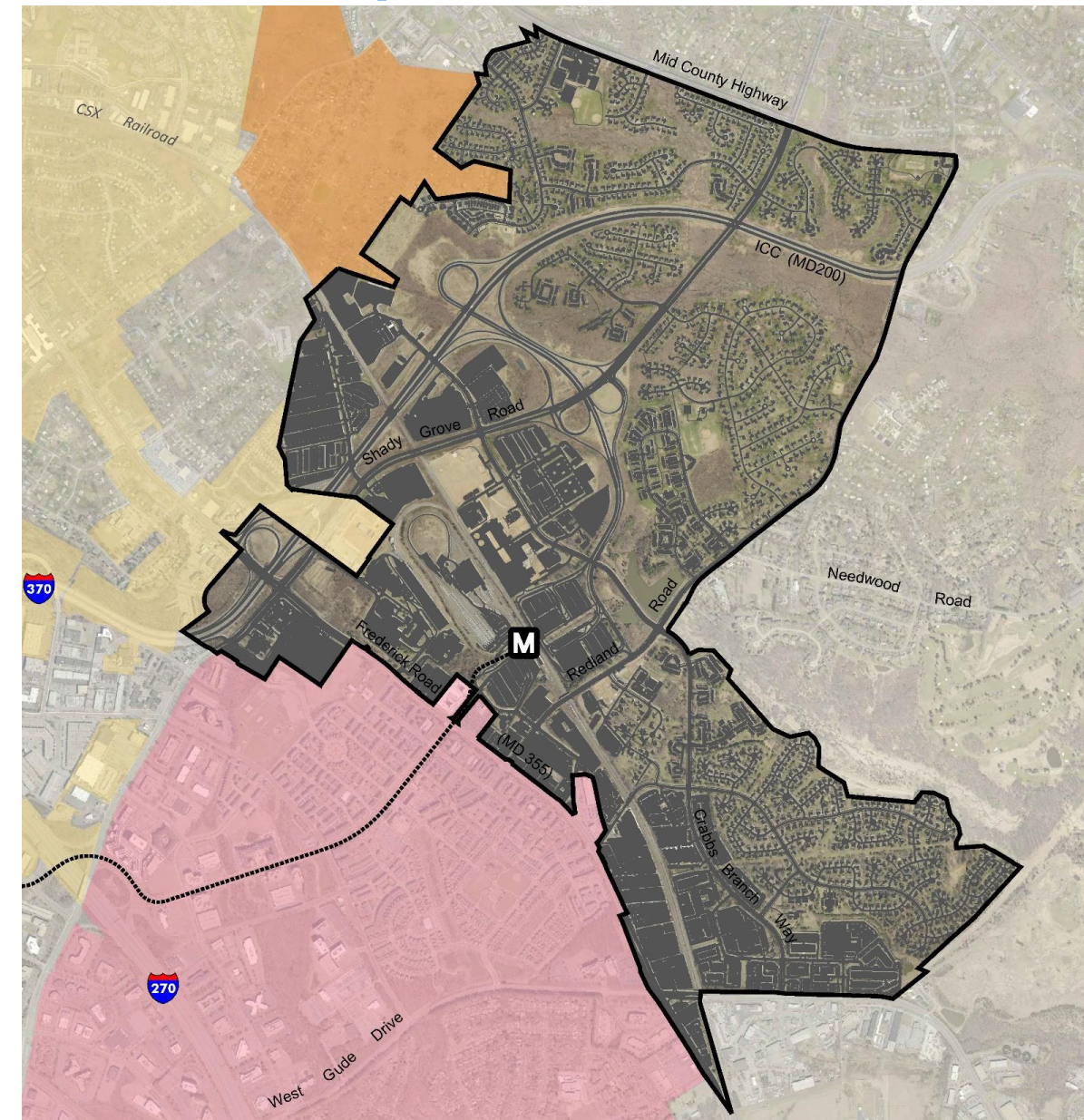
# Sustainability

Thrive Montgomery 2050	Shady Grove Minor Master Plan Amendment
Climate Change	
Mitigation	Reduce Per Capita Carbon Footprint
Adaption	Reduce Vehicle Miles Traveled
Resilience	Promote Energy Conservation and Aspire to Net Zero
	Promote On-site Clean Energy Production
	Sequester Carbon
Human Health	Reduce PM 2.5 and Other Air Pollution
	Reduce Urban Heat Island
	Provide access to healthful exercise

# Sustainability

Thrive Montgomery 2050	Shady Grove Minor Master Plan Amendment
Environmental Justice	Ensure Equitable Distribution of Beneficial Greening
	Provide Access to Parks, Recreation and Exercise
Air and Water Quality	Reduce Air Pollution
	Introduce New Stormwater Management, Promote Environmental Site Design
	Reduce Runoff
Preservation of Biological Diversity	Plant Native Species
	Protect the County's Agricultural and Open Space Land Uses





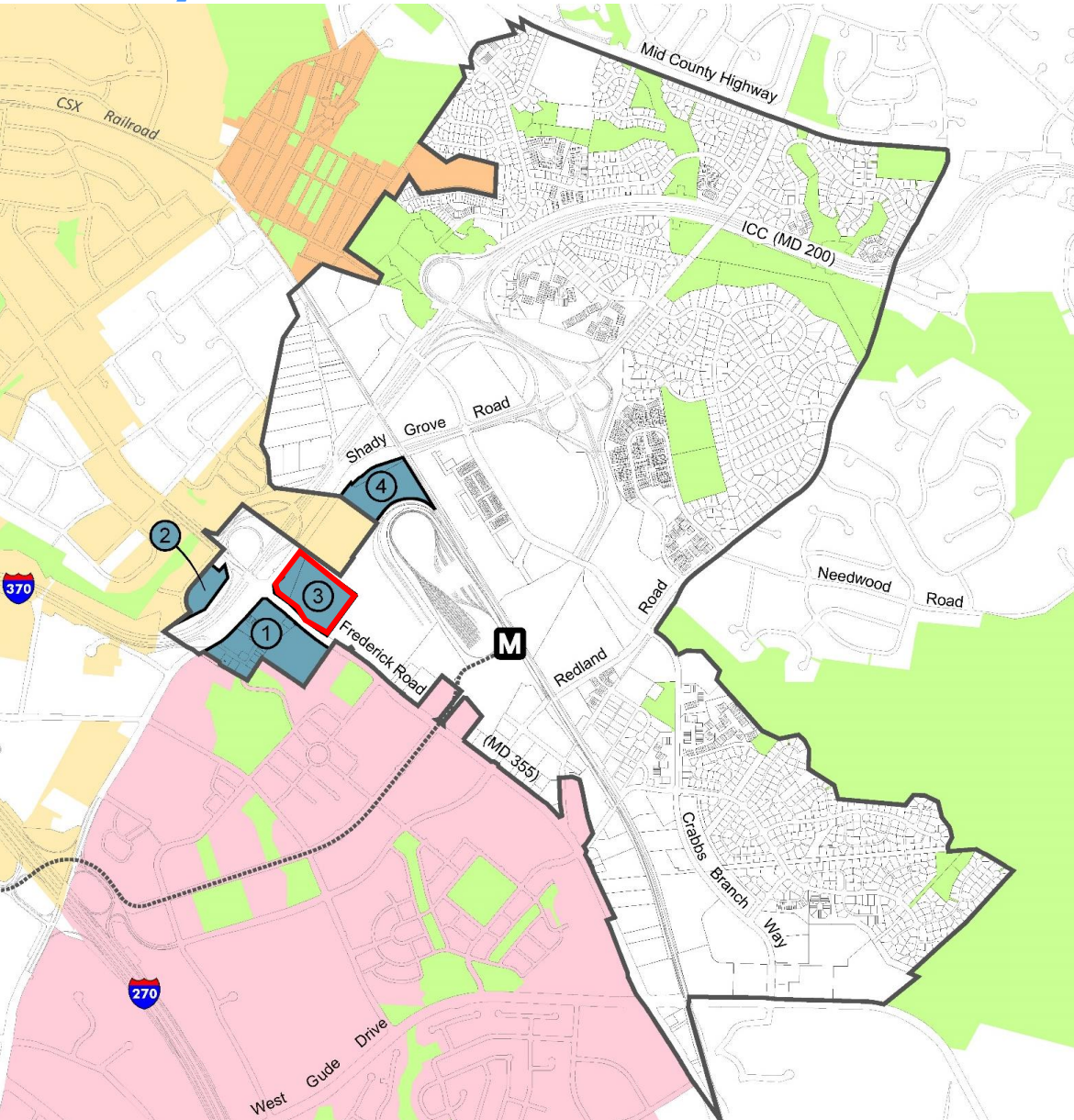
## Key Recommendations

- Promote energy efficiency, including building orientation considerations, and encourage net zero energy building design.
- Improve the urban environment by incorporating best practices such as goals to reduce heat island effect and promote Environmental Site Design (ESD) in stormwater management practices.
- Retain existing wooded areas where designated, and provide increased tree canopy throughout the Plan area. Increase tree cover in redeveloping commercial and industrial areas by requiring streetscape and open space designs that create shade over paved areas. Maintain overall Plan area canopy at a minimum of 40%.
- Include sustainable designs to create enhanced mobility and walkability in attractive public realm with integrated green features.
- Make attainment of net zero carbon emissions an aspirational goal in all new development and redevelopment.
- Use native plants in landscaping and streetscapes. Promote landscaping plants that benefit native pollinator species.

Feedback Provided on Draft Recommendations	Recommended Plan Revisions - Guidance Requested
There is variation in the tree canopy and green cover recommendations across master plans, as well as concern that higher tree canopy goals could hamper the ability to achieve compact, walkable, bikeable, mixed-use communities.	<p><del>Improve forest and tree cover to at least 40 percent of the Plan area.</del></p> <p><del>Achieve 30 percent of tree cover within the Metro Neighborhoods.</del></p> <p>Strive for maximum shade cover over paved areas in streetscapes and plazas.</p> <ul style="list-style-type: none"><li>• Plant native shade trees that produce large canopies, spaced a maximum of 30 feet apart on center.</li><li>• Where possible, plant smaller native trees spaced in between the large trees.</li><li>• Provide adequate soil volume to create and sustain a healthy tree canopy. Refer to the Montgomery County Complete Streets document for guidance on planting specifications.</li><li>• Provide artificial shade structures in open areas over pavement where trees cannot be planted, especially in open spaces. These shade structures may include arbors, umbrellas, or features that can be opened or closed to allow flexibility in use.</li></ul> <p>Promote green roofs wherever possible. Public benefit points can be prioritized to incentivize green roofs.</p>



# Shady Grove Corridor

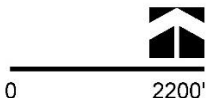


## Public Hearing Draft Recommendation

- Confirm the EOF 0.75 H-100 Zone for the vacant property at Shady Grove Road and MD 355.

## Revised Draft Plan Recommendation

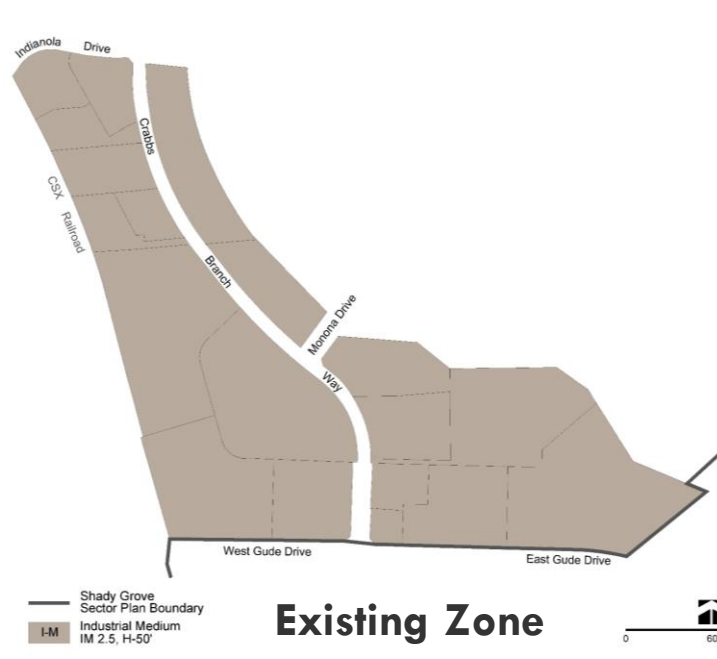
- Rezone the vacant property at Shady Grove Road and MD 355 to the **IM 0.75 H-100 Zone**.
  - Same non-residential zone as the U.S. Postal Service property.
- Continue to support the recommendation for a fire station at this property.





# 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

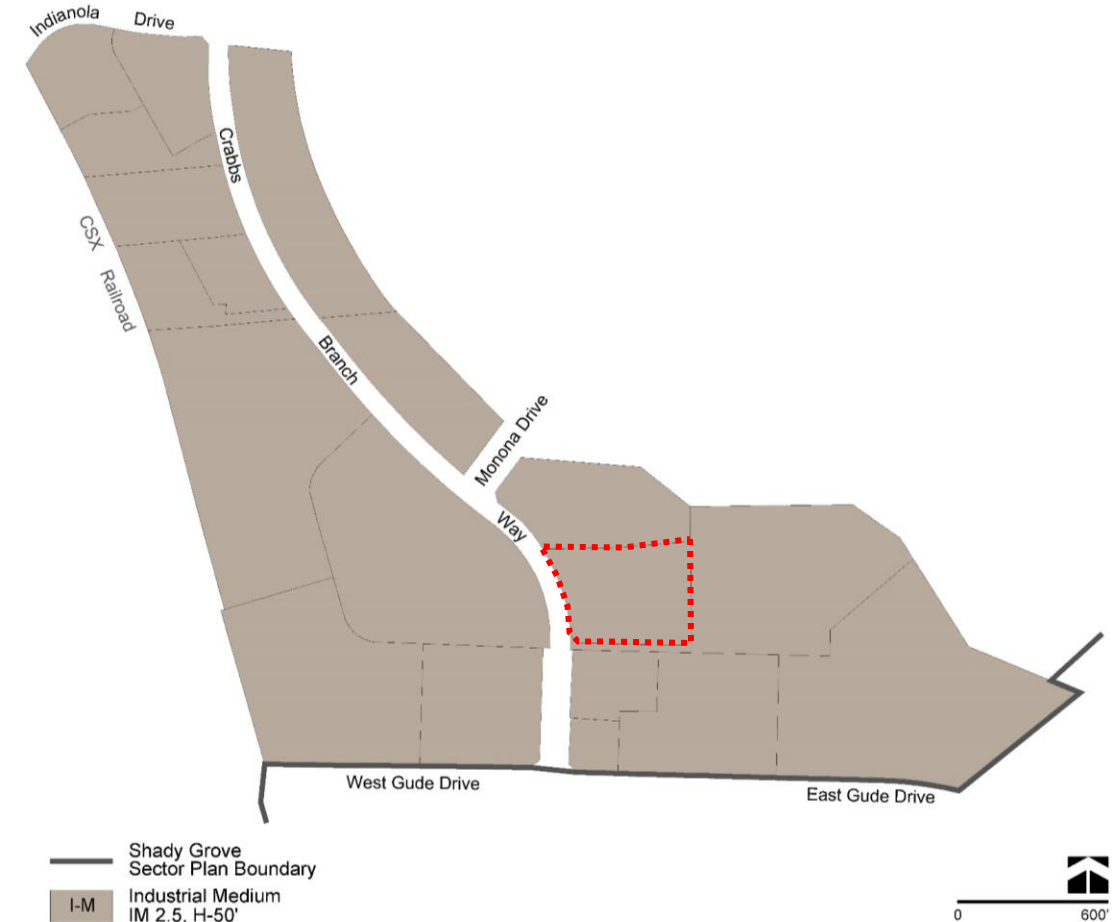




# Crabbs Branch Office Park

## Industrial Medium (IM) Zone

- The IM Zone permit offices as a limited use and office development are limited to “a maximum of 35% of the mapped FAR”, per Section 3.5.8.B.2.a.ii of the Zoning Ordinance. The 35 percent of the IM 2.5 H-50 Zone is 0.87 FAR.
  - Only 1 property in the office park exceeds the 0.87 FAR
- The existing FAR for the property at 7361 Calhoun Place is 1.09 FAR.
- The existing IM Zone maximum would require an amendment.

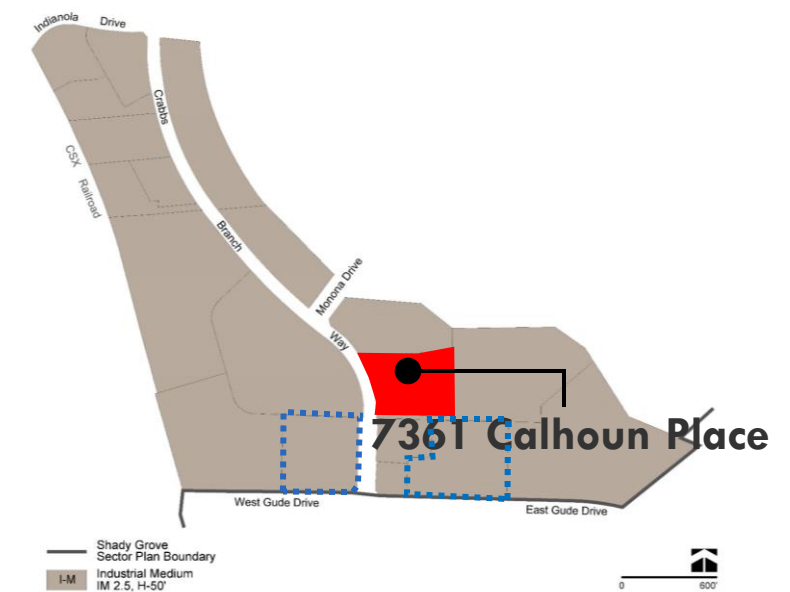


Existing Crabbs Branch Office Park Zone

# Crabbs Branch Office Park

## Draft Plan Recommendations

- Rezone the three office buildings, 15850 and 15800 Crabbs Branch Way and 15810 Indianola Drive, at the northwestern quadrant at Indianola Drive and Crabbs Branch Way from the IM 2.5 H-50 Zone to the Employment Office (EOF) 2.5 H-50 Zone.
- Rezone the American Society of Plant Biologist property, located at 15501 Monona Drive, and the office property at 7361 Calhoun Place from the IM 2.5 H-50 Zone to the EOF 2.5 H-80 Zone.
- Rezone the office buildings at 7500 Standish Place, 7362 Calhoun Place and 15400 Calhoun Drive from the IM 2.5 H-50 Zone to the EOF 2.5 H-70 Zone.
- Confirm all other properties to the IM 2.5 H-50 Zone.



## Revised Draft Plan Recommendations

- Rezone the office property at 7361 Calhoun Place from the IM 2.5 H-50 to the **EOF 2.5 H-80 Zone** to prevent a non-conforming property.
- Rezone the office properties at 7500 Standish Place and at 15400 Calhoun Drive from the IM 2.5 H-50 to the **IM 2.5 H-70 Zone**, respectively.
- Confirm all other properties to the IM 2.5 H-50 Zone.



# Next Worksession

## Planning Board Review

- **October 15:** Implementation Section of the Draft Plan and Redline Mark-up

