

Shady GROVE

MINOR MASTER PLAN AMENDMENT



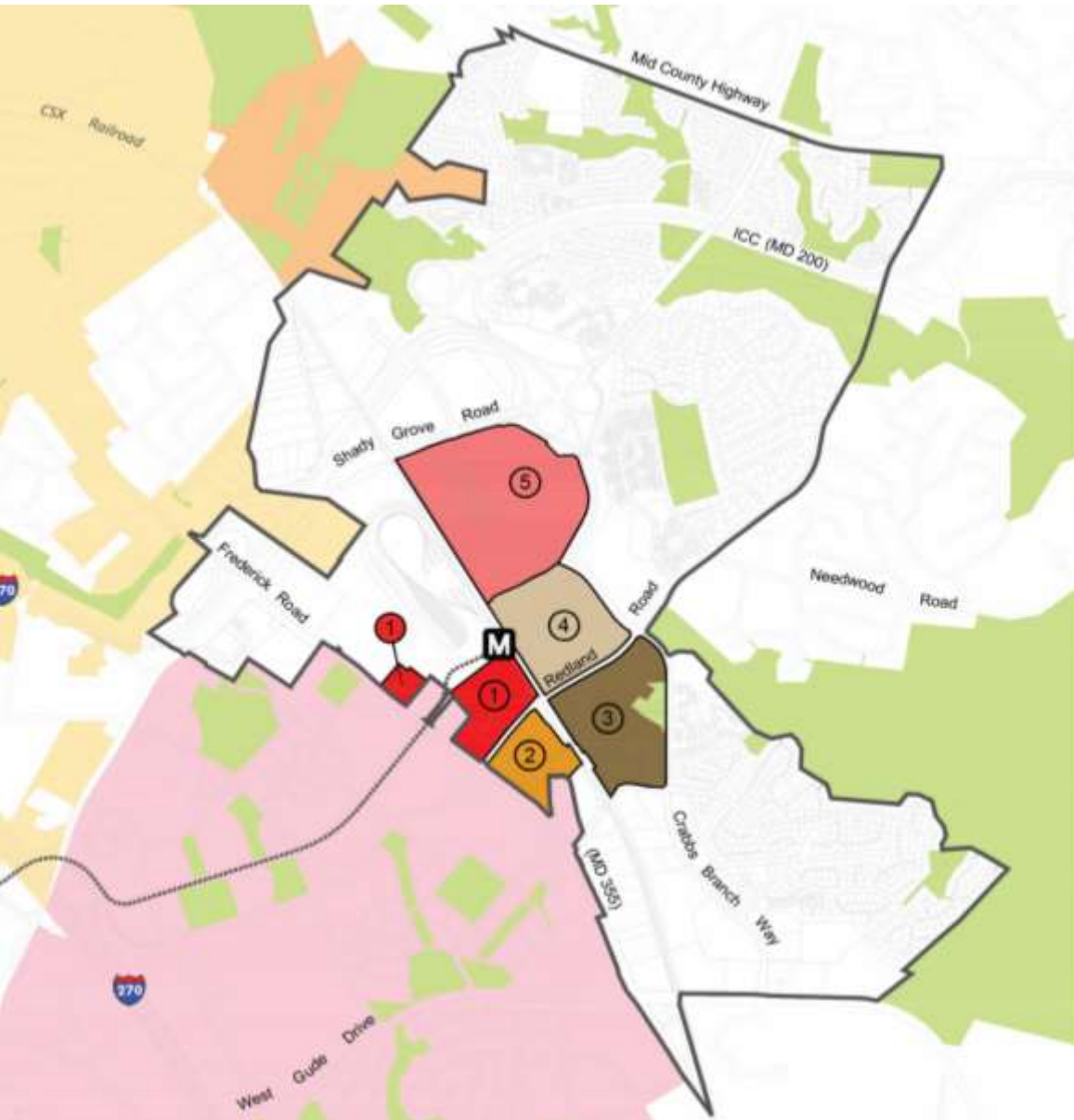
October 15, 2020

Shady Grove Sector Plan

Planning Board Worksession No.6



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

September 24, 2020

- Community facilities, parks and open spaces and environmental sustainability

Worksession Overview



Plan Implementation

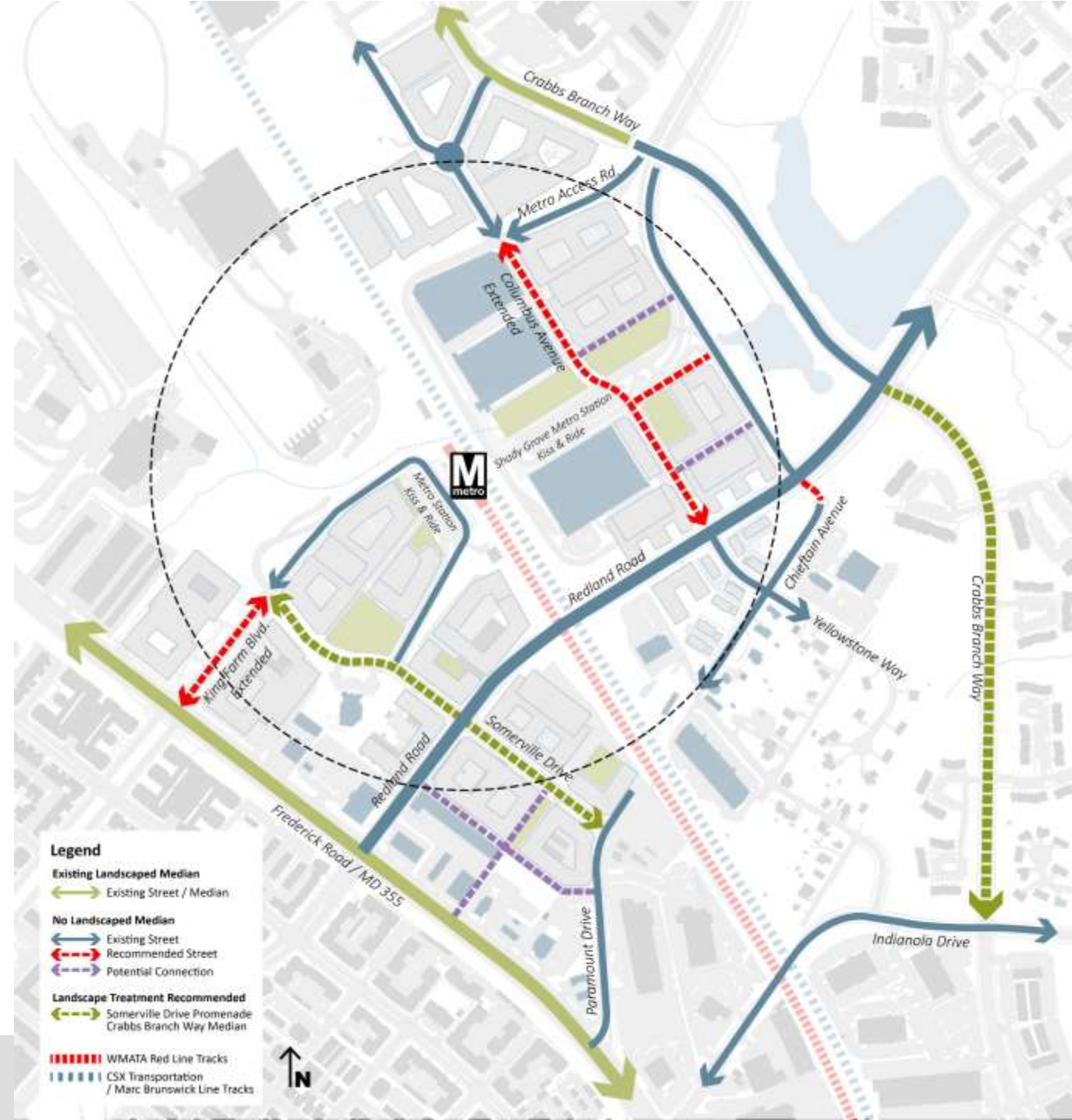
- Zoning
- Public Benefits
- Staging
- Unified Mobility Program

Redline of the Public Hearing Draft Plan

Request the Board to transmit the Draft Plan to the Executive and Council

Landscaped Medians

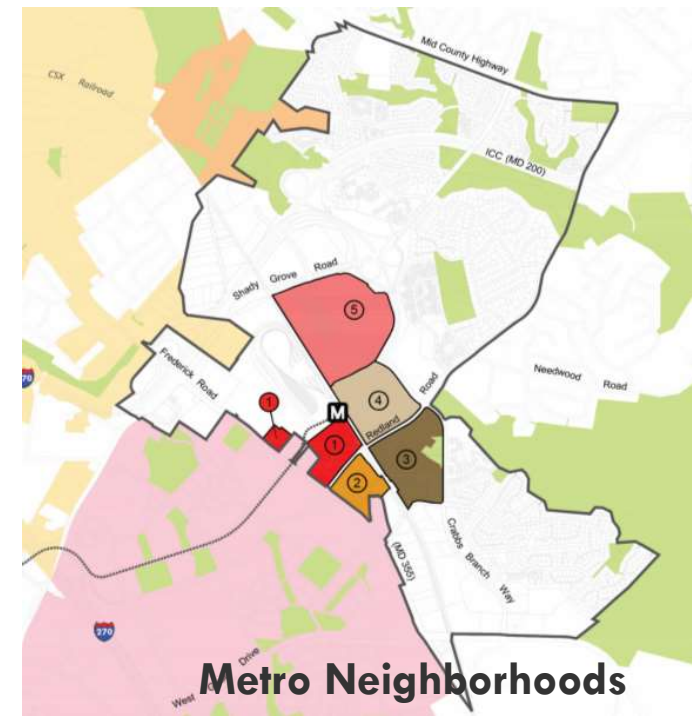
- Most streets in the plan area are existing to remain and do not have landscaped medians today.
- Several existing major roads do have landscaped medians. Where transit is recommended, medians will be reduced to accommodate future transit.
- New street recommendations are limited and focused on the Metro Districts. These do not include a landscaped median.
 - A planted median requires a R.O.W. of 80 ft or greater. R.O.W.'s of 70 ft or less are preferred for business district streets internal to higher density areas where more intense pedestrian activity is expected.
- Selected streets are recommended for enhanced landscaped treatments:
 - Somerville Drive includes transit and a promenade with wider planting strips along on both sides.
 - Along Crabbs Branch Way between Redland Road and Indianola Drive a landscaped median is recommended to replace the existing center turning lane.



Zoning

Overall Recommendations

- Commercial Residential (CR) Zone is recommended for properties in the following areas:
 - Metro West, Metro South and Metro North-WMATA properties.
 - The Grove
 - A portion of Shady Grove Plaza
- Commercial Residential Town (CRT) is recommended for the Shady Grove Station, Westside and Jeremiah Park and a portion of Shady Grove Plaza.
- Confirm existing residential neighborhoods, except for the Planned Development (PD) zoned properties.
- Confirm existing light industrial areas, along Oakmont Avenue, WMATA-Transfer Station, and MD 355 Automotive area.
- Adjustments to the Crabbs Branch Office Park Industrial Zone (IM) to accommodate properties, which are not consistent with the existing zone.

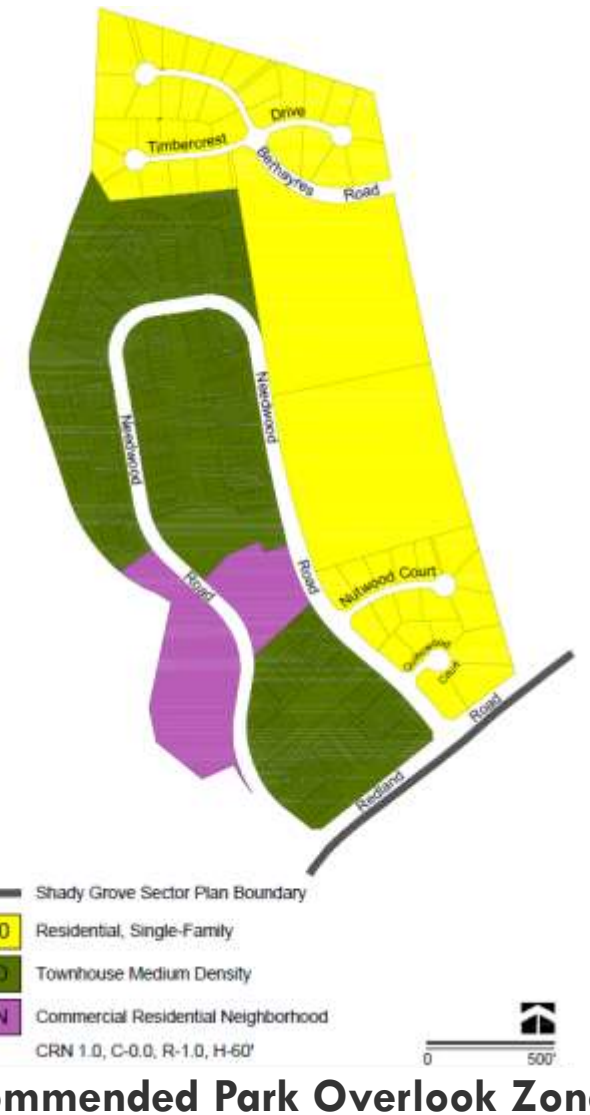
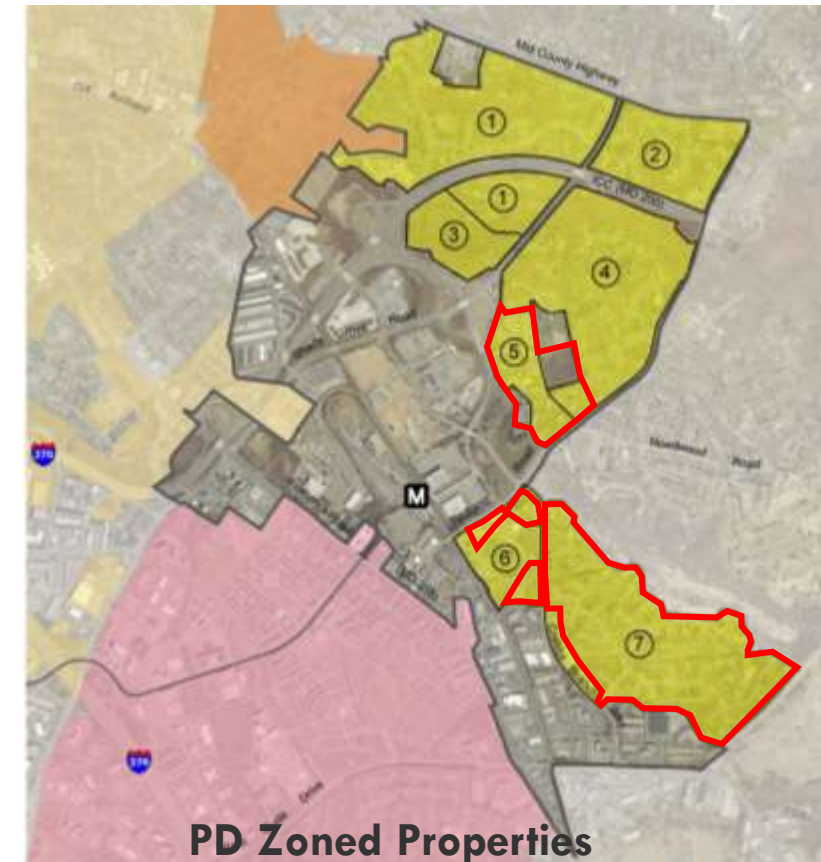


Zoning

Planned Development (PD) Zone

Shady Grove PD Zoned Properties

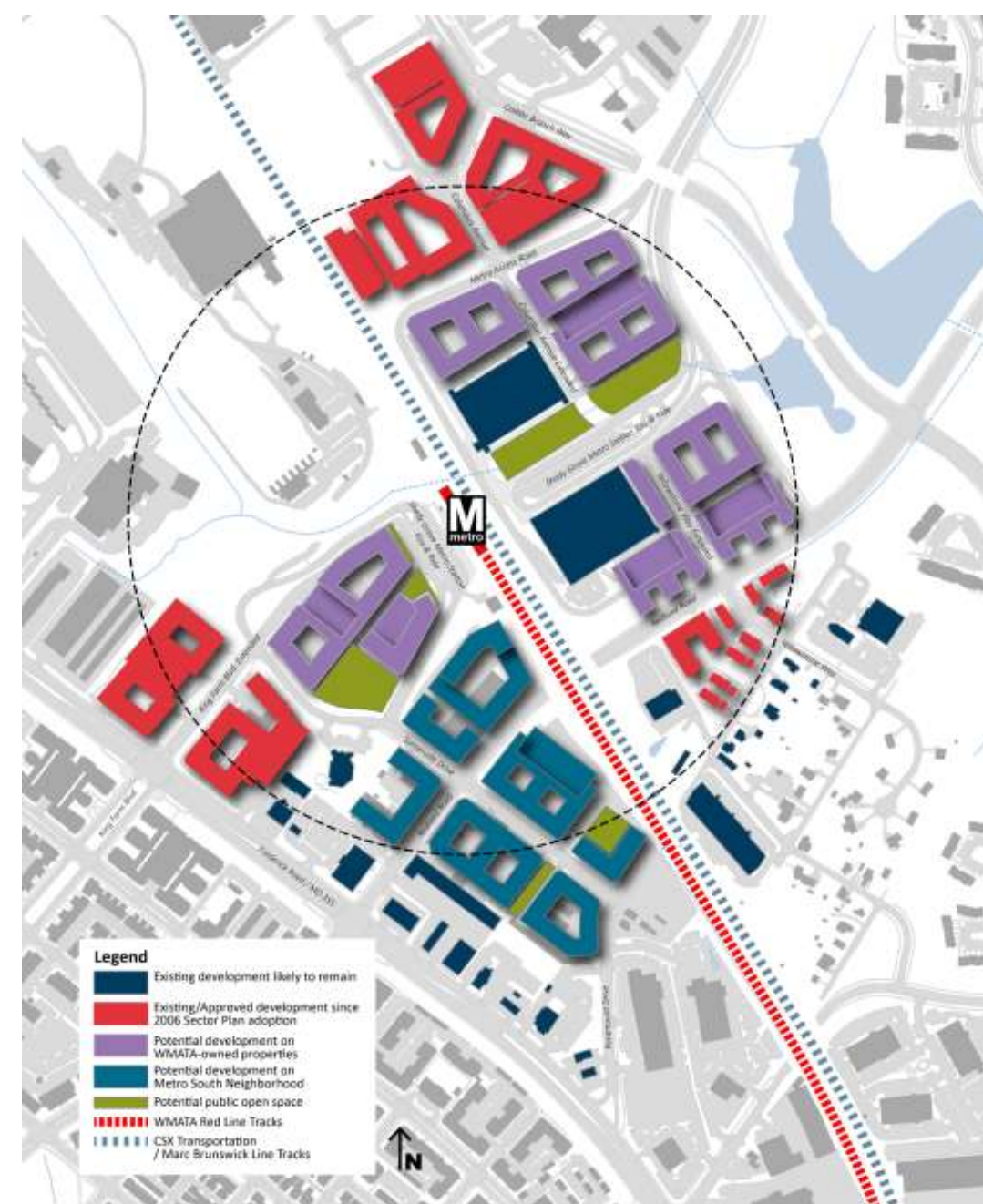
- Park Overlook-Mallard Cove
- Derwood Station
- Townes of Shady Grove



Public Benefits

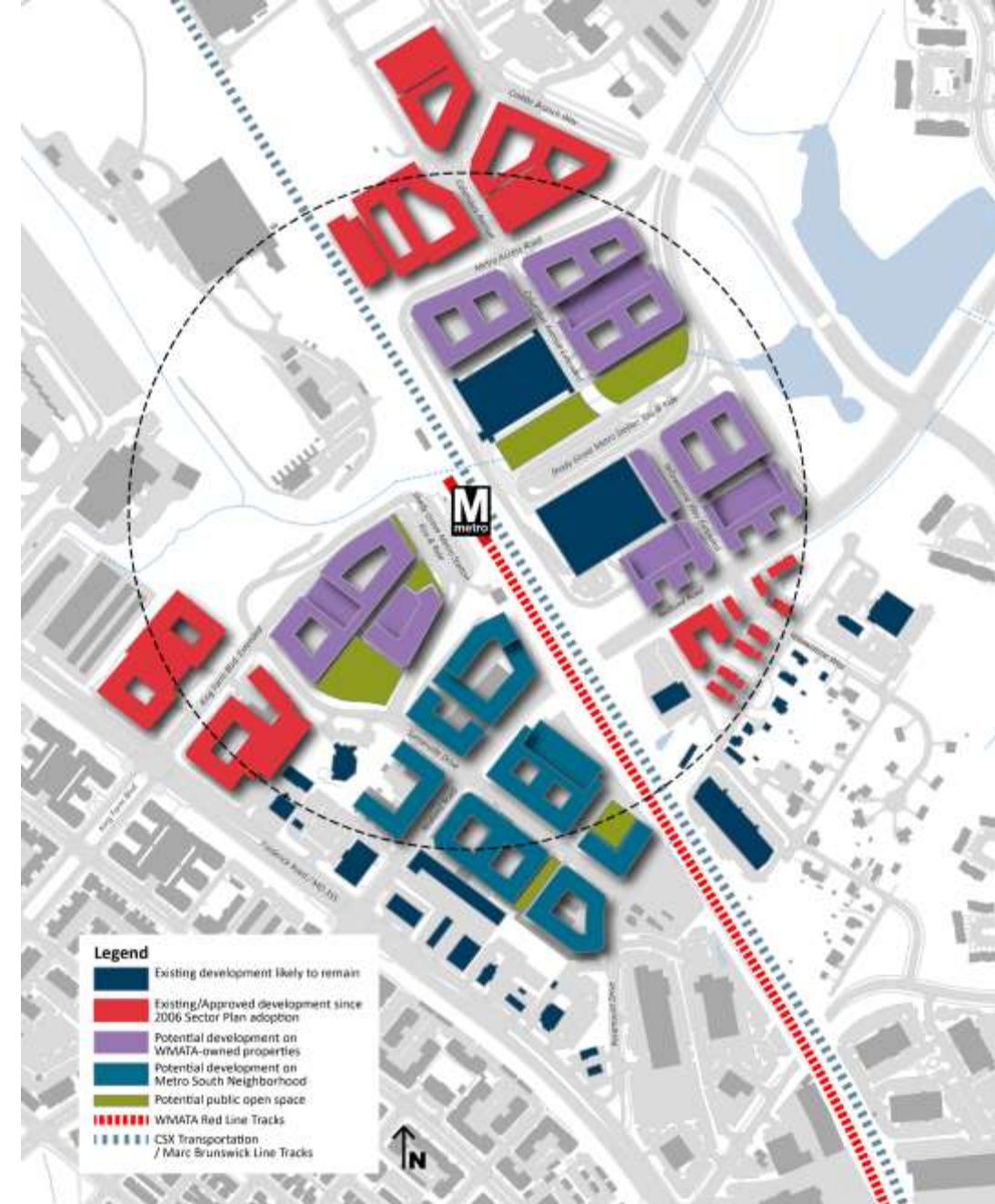
The optional method of the Commercial Residential (CR) and Commercial Residential Town (CRT) Zones require public benefits from a minimum of two to four categories, based on the tract size or total floor area ratio proposed.

- Fifteen percent moderately priced dwelling units (MPDUs) as the **highest priority public benefit**, with publicly owned properties, including WMATA, encouraged to provide up to twenty-five percent MPDUs.
- The provision of **major public facilities**, including but not limited to implementing significant multimodal transportation improvements, including segments of transitways, a recreation center, new neighborhood parks and open spaces, and undergrounding of utilities.
- **Connectivity and mobility**, including but not limited to neighborhood services, streetscape improvements, public parking, minimum parking and trip mitigation through the provision of multimodal improvements, including transitways and Vision Zero improvements.



Public Benefits

- **Quality building and site design**, including but not limited to exceptional design, public open space, and public art.
- **Diversity of uses and activities**, including but not limited to moderately priced dwelling units, dwelling unit mix, day care centers, small business opportunities, and enhanced accessibility for people with disabilities.
- **Protection and enhancement of the natural environment**, including but not limited to tree canopy, vegetated roof, habitat preservation and restoration, and energy conservation and generation.



Draft Plan Recommendations

- The Public Hearing Draft Plan does not recommend staging of development.
- The recommendation to remove staging is influenced by the redevelopment of the CSP as well as the completion of several mobility and public facilities requirements from the 2006 Plan.
- Continuing the prior Sector Plan's staging framework would preclude new development opportunities in the Metro Neighborhoods, where existing mobility and infrastructure exists. In addition, the transportation improvements that were tied to the 2006 Plan's staging do not prioritize transit, are contrary to the county's Vision Zero policy, and could negatively impact accessibility to future BRT along MD 355.

Unified Mobility Program

Overview

- Funding mechanism designed to distribute the costs of transportation improvements across property owners more equitably

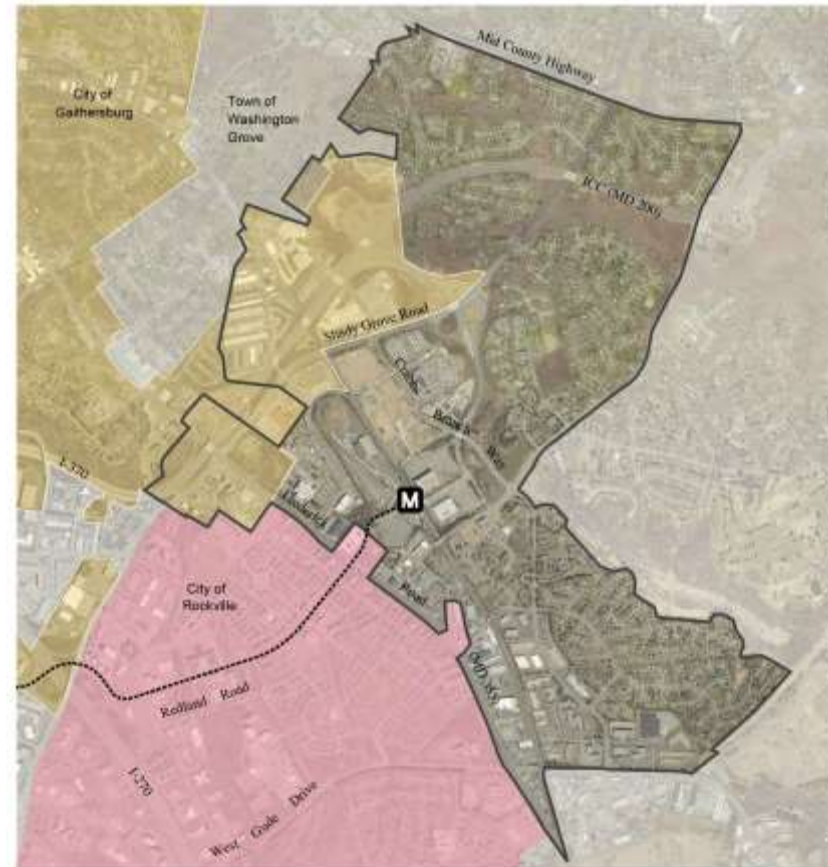
Similar Programs

- White Flint Special Taxing District
- White Oak Local Area Transportation Improvement Program (LATIP)
- Bethesda Unified Mobility Program (BUMP)

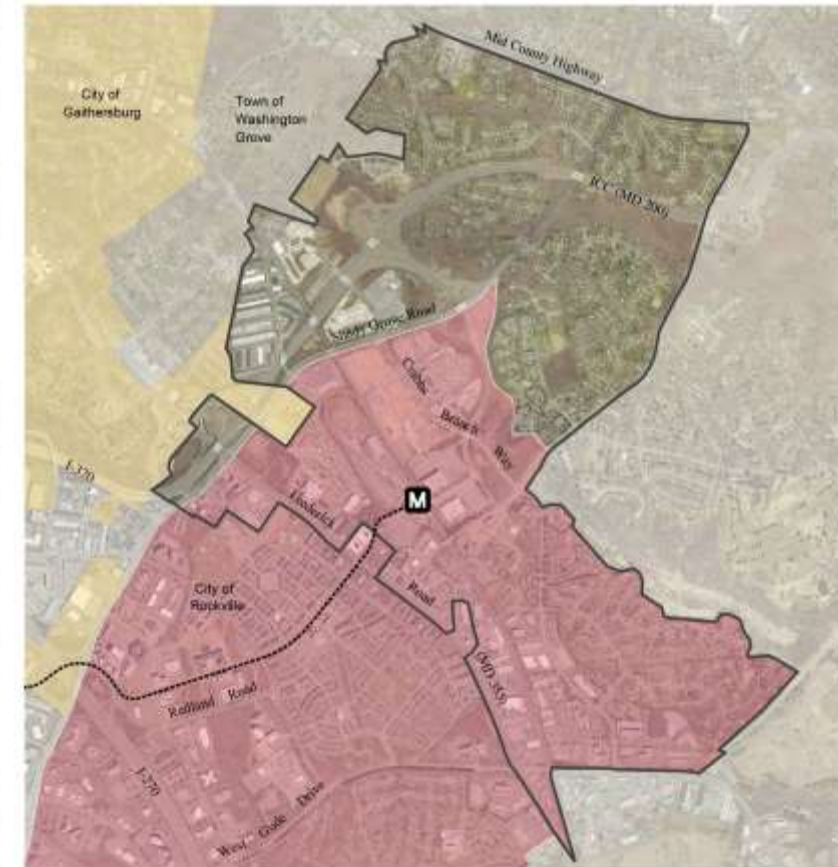
Shady Grove Considerations

- Limited amount of property owners, including public agencies
- Municipal expansion from the cities of Rockville and Gaithersburg; a future annexation is likely in the coming months

City Of Gaithersburg Maximum Expansion Limits



City Of Rockville Maximum Expansion Limits



Advisory Committee

Updated Draft Plan recommendation

Per the 2006 Sector Plan recommendation, the Planning Board established the Shady Grove Advisory Committee. This Plan Amendment recommends the continuation of the advisory committee to support the continued Plan implementation. The Committee should consist of property owners, civic associations, interest groups and municipal representatives.

Proposed Public Hearing Draft Changes

Attachment No. 1 details the proposed changes to the Public Hearing Draft Plan

Land Use and Zoning:

Pages 24-64

Key Changes

- Updating language on recommendations, zoning issues, maps, and references to micro-mobility.
- Removes alternative for the County Service Park redevelopment.

Parks, Trails and Open Spaces

Page 74

Key Changes

- Introduces the *Energized Public Spaces Design Guidelines* framework to provide additional direction and recommendations towards the proposed Civic Green and Neighborhood Greens recommended for the plan area.

Proposed Public Hearing Draft Changes

Attachment No. 1 details the proposed changes to the Public Hearing Draft Plan

Sustainability

Page 82

Based on the recent sustainability worksession, the following language is proposed:

- Strive for maximum shade cover over paved areas in streetscapes and plazas.
- Plant native shade trees that produce large canopies, spaced a maximum of 30 feet apart on center.
 - Where possible, plant smaller native trees spaced in between the large trees.
 - Provide adequate soil volume to create and sustain a healthy tree canopy. Refer to the Montgomery County Complete Streets Design Guide for guidance on planting specifications.
 - 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 open or closed to allow flexibility in use.
- Promote green roofs wherever possible. Public benefit points can be prioritized to incentivize green roofs.

Proposed Public Hearing Draft Changes

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Historic Resources

Pages 90-93

Key changes

- Provides a broader historic context to the area, including indigenous people of Maryland.
- Broader view of the Crabb Family.
- Additional background to the Derwood Store and Post Office, including the role of women as postmasters.

Mobility

Pages 104-135

Key changes

- Additional information regarding the terminal status of Shady Grove and the MARC station potential.
- Clarifying the Mid County Highway recommendation and inserting new information for Oakmont Avenue
- Updates to illustrative cross-sections.
- Revising the Highway and Street Classifications as well as the Bikeway Classifications.
- Inserted a new perspective of capital investment.

Acknowledgements

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Staff Recommendation

Staff recommends the Board approve all changes to the Public Hearing Draft Plan and transmit the Planning Board Draft to the County Executive and County Council.