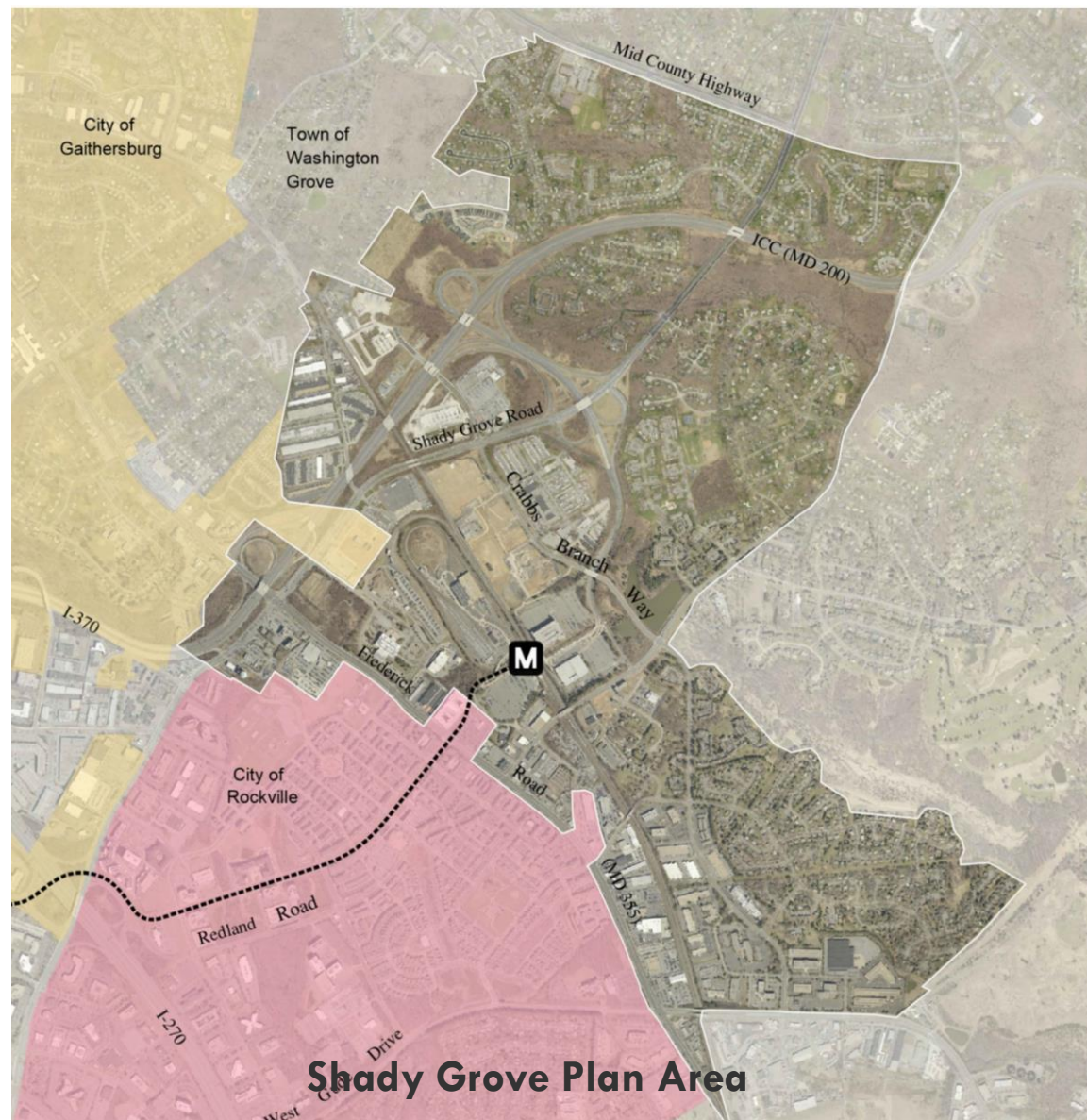


# Shady Grove Sector Plan



## Implementation Committee Meeting-October 2022

### I. Welcome

### II. Implementation Updates

- Shady Grove Station (County Service Park redevelopment)
- Other projects

### III. WMATA Strategic Plan

### IV. Other topics



# 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.



Existing Townhouses



Existing Multifamily Building



# Shady Grove Station, Westside and Jeremiah Park

## MCPS Bus Relocation Update

- DGS is exploring alternative sites for MCPS bus depot, including the current detention center on Seven Locks Road.
  - The City of Rockville is opposed to using the Seven Locks Road property for MCPS buses.



# Capital Improvements Program



## Schools

- Crown High School: August 2026
- New Harriett Tubman Elementary school at Kelley Park in Gaithersburg

## Facility Transportation Planning (FY23-24)

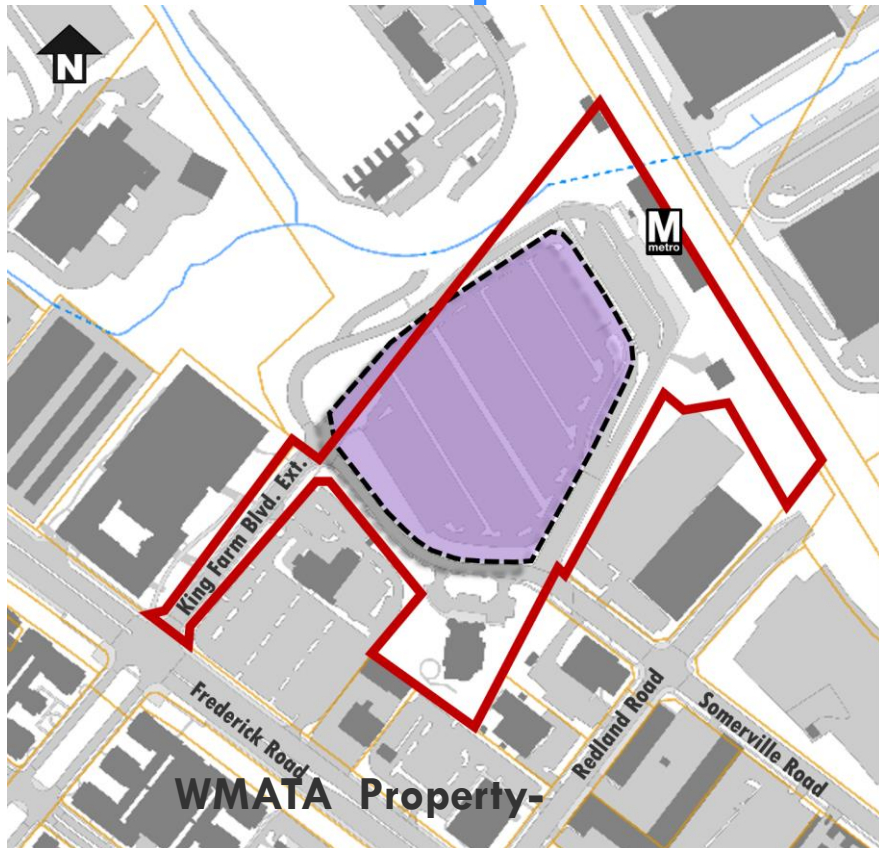
- Crabbs Branch Way Extended to Amity Drive
- High Injury Network Facility Planning

## Washington Grove Connector

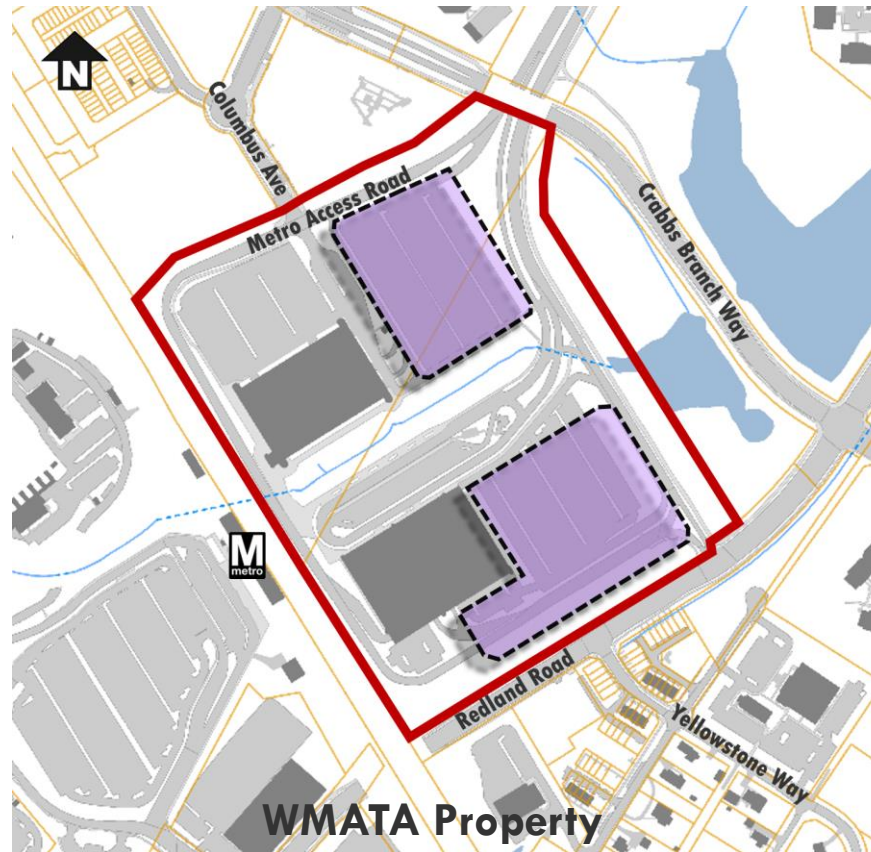
- 35% preliminary design; detailed engineering design in the future.



# WMATA Properties



- Existing uses: surface parking, bus bays and child day care
- Land Area: 14 + acres
- Recommended Building Heights: Up to 200 feet
- Development FAR at 2.25



- Existing uses: surface and structured parking garages
- Land Area: 24.52 acres
- Recommended Building Heights: Up to 100 feet
- Development FAR at 1.5

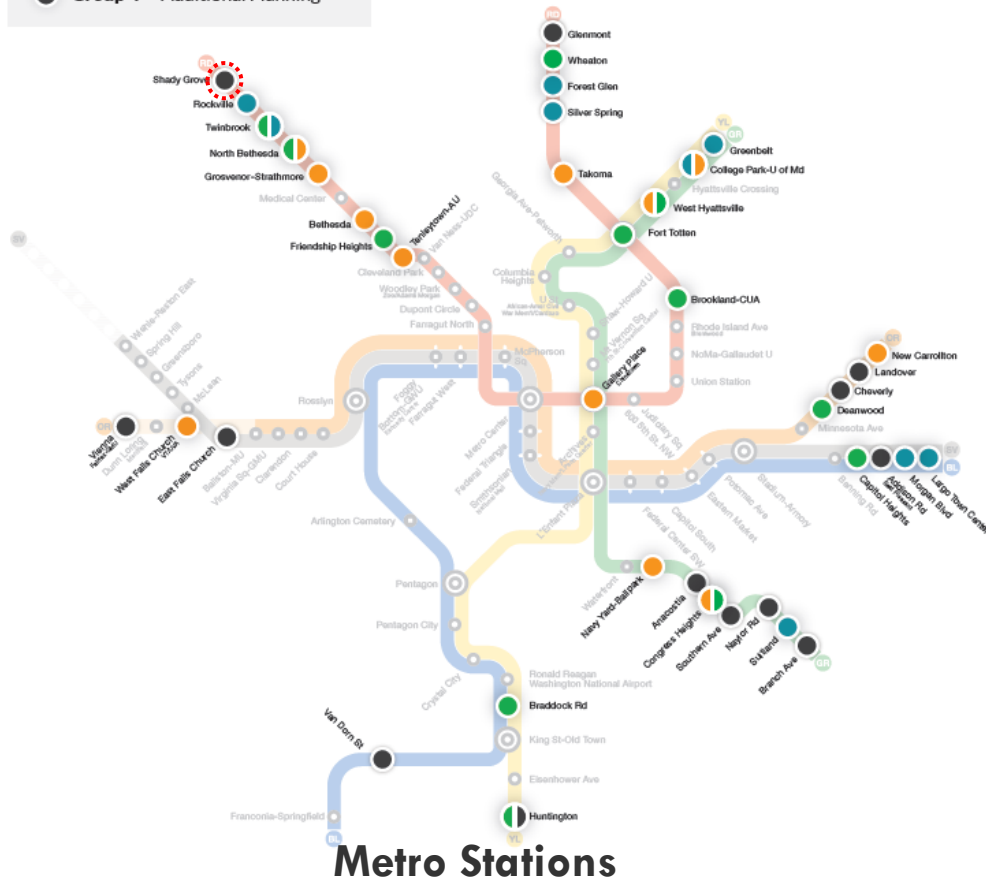
# WMATA Strategic Plan

## System Map of Anticipated Joint Developments

The system map below identifies stations with existing joint development agreements in place (Group 1), stations where joint development solicitations are anticipated in the next 10 years (Group 2 and Group 3), and stations that require additional long-term planning (Group 4).

### Joint Development Priorities

- **Group 1** Existing Agreements
- **Group 2** Next Solicitations
- **Group 3** Future Solicitations
- **Group 4** Additional Planning



Washington Metropolitan Area Transit Authority

## 10-Year Strategic Plan for Joint Development

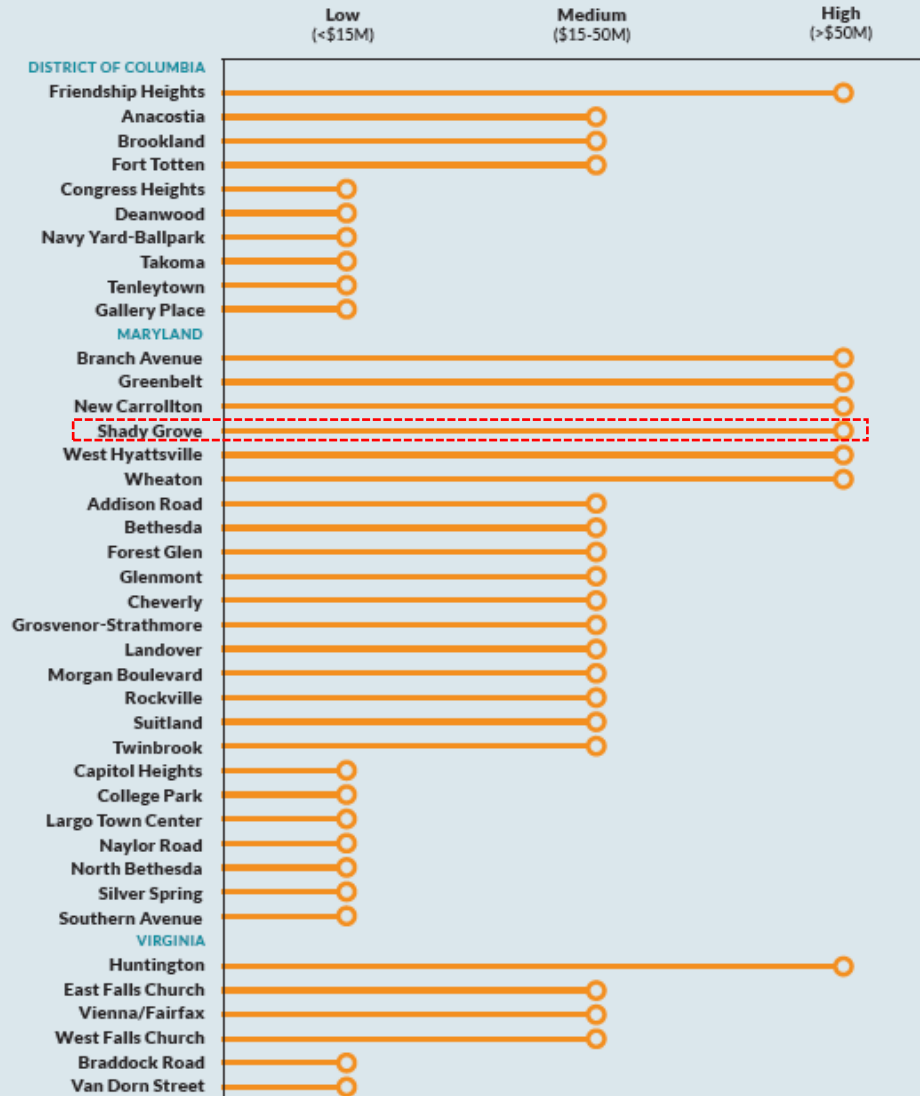


- **GROUP 1:** Existing joint development agreements
- **GROUP 2:** First 10 stations to be offered for joint development
- **GROUP 3:** Next 10 stations to be offered for joint development
- **GROUP 4:** Stations requiring more planning and investment before being offered for joint development

# WMATA Strategic Plan

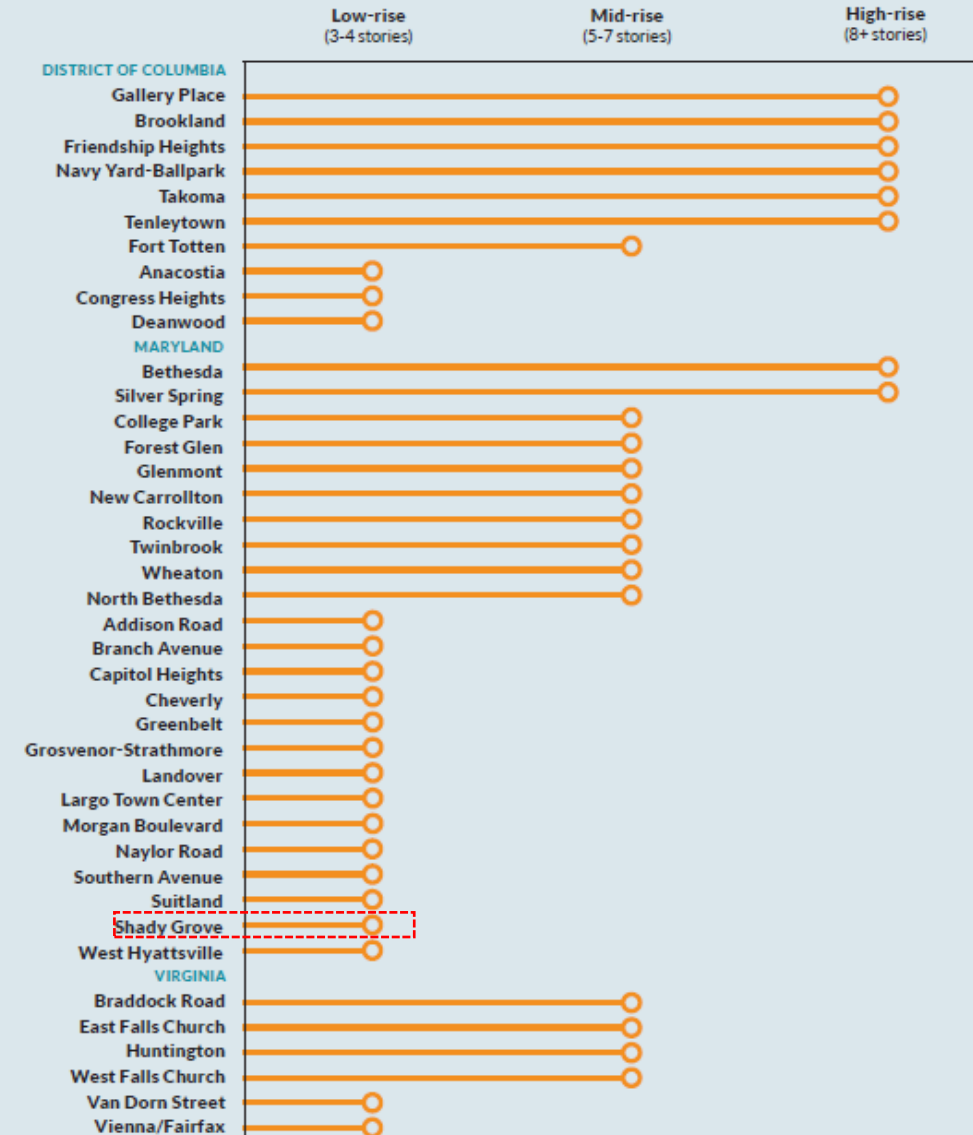
## Estimated Public Infrastructure Costs

Based on one-for-one replacement of existing transit facility capacity



## Development Feasibility

Construction types supported based on current market rents





# WMATA Strategic Plan



Shady Grove Illustrative Concept

## 15 Station Sites Requiring Additional Planning

The final grouping of stations are those that have site constraints or additional coordination needed prior to being able to offer for development. Metro will continue working with jurisdictional partners to advance these projects in the next 10 years. As with all of the remaining stations, individual sites may move up or down in the prioritization list based on market conditions or remediation of site constraints.

### GROUP 4

Station	Site Context and Coordination Priorities
Shady Grove	Development at this station could move forward within the next ten years with an economic development strategy that can resolve the high costs of replacing the transit facilities.

**SHADY GROVE:** Shady Grove Metro Station is a major multi-modal hub with 5,745 commuter parking spaces and nearby access to I-270 and the Intercounty Connector. It also has an extensive bus network with 33 lines serving the 200,000+ residents of Germantown, Gaithersburg, and northern Rockville and its growing life sciences industry. Metro has identified the potential for 2.4 million square feet of mixed-use development and is actively working with local governments to coordinate the public infrastructure needs for the 50+ acre site.



# WMATA Strategic Plan



## STATION-SPECIFIC ACTIONS FOR GROUP 4

Station Name	Near-Term Actions (2022-2023)	Mid-Term Actions (2024-2026)
Shady Grove	<ol style="list-style-type: none"> <li>1. Coordinate with Montgomery County on (a) economic development strategy for the site and (b) funding needs for parking garages, expansion of bus and new BRT facilities, reconfiguration of Kiss &amp; Ride facilities, bicycle/pedestrian improvements, and creation of a street grid.</li> </ol>	<ol style="list-style-type: none"> <li>2. Resolve technical barriers (i.e. Metro Access Road ownership, Redland Road vehicular access and inter-parcel connections)</li> <li>3. Complete due diligence &amp; scoping materials.</li> <li>4. Conduct the Compact Public Hearing to Amend the Mass Transit Plan.</li> <li>5. Secure funding for changes to transit facilities and street grid.</li> </ol>

Appendix A: Specific Station Actions (p.47)