

Special Meeting of the Shady Grove Implementation Advisory Committee

Virtual Meeting: Monday, May 5, 2025, at 7:30 p.m.

MEETING SUMMARY

IN ATTENDANCE:

- Committee Members: Shobhana Sharma (Co-Chair), Carol Kosary (Co-Chair), Kara Olsen Salazar, John Compton
- Other Attendees: Manisha Tewari, Ted Willard, Gloria Trivitt
- Applicant Team: Elizabeth Rogers, Steve Cratin, Nana Baine, Dylan Macro, Rebekah Brown
- M-NCPPC Representative: Jessica McVary

AGENDA:

I. Welcome and Introductions

- Shobhana Sharma (Co-Chair) welcomed the meeting participants and officially started the meeting at 7:35.
- Ms. Sharma requested that Ms. McVary introduce the meeting agenda.
- Ms. McVary introduced Ms. Rogers to begin the briefing on the Paramount Self-Storage, LLC Applications.

II. Briefing on the Paramount Self Storage, LLC Applications by the Applicant

- Ms. Rogers introduced the applicant team and provided an overview on the Paramount Self Storage LLC project located at 15750 Paramount Dr, Rockville, 20855.
- Ms. Rogers described that the project proposes to rezone the property from CR-2.0, C-0.5, R-1.5, H-120 to CRTF-2.75, C-2.75, R-1.5, H-120 for the future redevelopment of a two-phased, six-story, 282,040-square-foot self-storage facility. In the proposed CRTF zone, self-storage is a conditional use, and the applicant is applying for the self-storage conditional use (CU202501) concurrently with the Local Map Amendment (H-157) application. Additional information on these applications is available here:
 - <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=H157&projname=Paramount%20Self%20Storage%20LLC>
 - <https://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=CU202501&projname=Paramount%20Self%20Storage%20LLC>
- The applicant team shared the proposed site plans and renderings for

phases one and two of the two-phased project, and noted that the renderings need to be updated to better reflect the grading / topography of the site, but otherwise accurately represent the proposed architecture.

- Ms. Kosary expressed concerns with the application, specifically how the proposed application conforms with the 2021 *Shady Grove Sector Plan Minor Master Plan Amendment*. Ms. Kosary also expressed concern that the self-storage use may preclude the mixture of uses envisioned for the Plan's Metro South neighborhood.
- Mr. Willard echoed Ms. Kosary's concerns. While Mr. Willard acknowledged that the application is an improvement over existing conditions, he expressed the concern that the construction of new self-storage facilities would detract from the desirability of mixed-use development on surrounding properties. Mr. Willard also expressed concerns with the height and mass of the proposed buildings, and requested a rendering of the site at the completion of the first phase, given that the application includes two separate structures anticipated for a phased construction.
- The applicant team acknowledged the concerns of Ms. Kosary and Mr. Willard and stated that the proposal seeks to reinvest in the property with a new self-storage facility to replace the existing self-storage facility. The applicant team expressed their hope that this reinvestment could be a catalyst for reinvestment in and development of surrounding properties. The applicant team also noted that the proposed building height is below the height permitted by the zone.
- Mr. Willard inquired if M-NCPPC were available to comment, and Ms. McVary introduced herself and responded that the meeting is an opportunity for the applicant team to meet with and respond to questions of the Committee. Ms. McVary further offered that Planning staff would post a staff memo by either May 9, 2025 or May 12, 2025 for the May 22, 2025 Planning Board [agenda](#). Ms. McVary also shared the contact information for the lead planner, Troy Leftwich.

III. The meeting adjourned at 8:33 PM.