



March 10, 2011

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** Glenn Kreger, Acting Chief, Area 2 Division *GK*  
Shahriar Etemadi, Supervisor, I-270 Corridor Team, Area 2 Division *[Signature]*

**FROM:** *Hg.* Nkosi Yearwood, Senior Planner, I-270 Corridor Team (301.495.1332)  
Area 2 Division

**SUBJECT:** Proposed Shady Grove Sector Plan Amendment

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**STAFF RECOMMENDATION**

OPTION 1: A limited amendment to the Shady Grove Sector Plan's staging recommendations for the Montgomery County Service Park redevelopment. This amendment would take approximately six months to be prepared and approved.

OPTION 2: A larger amendment to the Sector Plan that would address land use issues as well as the staging recommendations to facilitate the redevelopment of the County Service Park. Potential issues could include Reed Brothers Dodge; the Great Indoors; provision of a school site at Jeremiah Park; and/or application of CR zoning to selected properties. This amendment could take up to a year and a half to be prepared and approved.

**PURPOSE**

This memo provides the Planning Board with the rationale to add an amendment to the Planning Department's Work Program to amend the Approved and Adopted (2006) Shady Grove Sector Plan. The overall purpose of the proposed Sector Plan Amendment is to further the implementation of the Plan's vision. The Amendment could be done relatively quickly under Option 1 or take longer and require more resources, if done more comprehensively per Option 2:

- The staging requirement for relocation of the County Service Park (CSP).
- The provision of an elementary school on Jeremiah Park, or an alternative location.
- Potential application of mixed-use zoning.
- Two properties that are considering annexation to the City of Gaithersburg and City of Rockville, respectively.

## **BACKGROUND**

The Approved and Adopted (2006) Shady Grove Sector Plan established an overall staging plan with three stages of development that either accommodated the relocation or retention of the County Service Park (CSP). The County Service Park includes the Parks Department Maintenance Facility, Montgomery County Public Schools Bus Depot and Food Services, Department of Liquor Control, Department of Transportation Equipment Maintenance and Operations Center (EMOC) and the Crabbs Branch Day Laborer center. These facilities are located between Shady Grove Road to the north, Redland Road to the south, Metro Access Road to the east, and the CSX tracks to the west. Crabbs Branch Way divides the area into two segments.

## **SMART GROWTH INITIATIVE**

The County Executive in September 2008 presented the Smart Growth Initiative to the County Council to redevelop the County Service Park as envisioned in the Sector Plan, as well as provide a new site for the Public Safety Training Academy (PSTA). The FY09-14 Capital Improvements Program (CIP) was amended to fund planning and design studies for the initiative.

The County has purchased several properties to relocate CSP uses, including Casey 6 and Casey 7, which are within the Sector Plan area, the GE Tech Park/National Geographic property on Darnestown Road (Route 28), and the Webb Tract on Snouffer School Road.

## **SECTOR PLAN RECOMMENDATIONS**

The vision of the Shady Grove Sector Plan is “as a mixed-use community with a new residential focus at the Metro station, one that makes best use of Metro proximity and relocates industrial uses to more efficient sites. Relocation of the County Service Park is a major goal and provides new housing opportunities close to Metro” (p.11). It also envisions a new network of new streets, bikeways, parks and open space, and new public facilities, including a library and elementary school.

### *Jeremiah Park and Metro North*

The Sector Plan created two distinct neighborhoods for the 90-acre CSP: Jeremiah Park, which is east of Crabbs Branch Way, and Metro North-CSP, which is west of Crabbs Branch Way. Jeremiah Park is within the Plan’s transition area. The service park is in the Transit Oriented Mixed Use/Transferable Development Rights (TOMX/TDR-2) zone. The density allocation for these two neighborhoods is shown on Attachment 1. The recommended public facilities are illustrated on Attachment 2.



Some of the key recommendations for Jeremiah Park are:

- Dedication of a 4-acre local park to M-NCPPC
- Provision of school site adjacent to the local park
- Maximum of 700 dwelling units with a minimum of 50 percent single-family attached
- Building heights up to 5 stories

Key recommendations in Metro North-CSP are:

- Residential units up to 1,070 units, 40,000 square feet of retail and a maximum of 133,250 square feet of office
- Provision of a library site with additional community meeting space
- Limit building heights to eight stories closest to the Metro and stepping down to four stories along Crabbs Branch Way

The Sector Plan also considered the potential joint development of Casey 6, Casey 7 and the County Service Park. Casey 6 and 7 are two vacant properties at the northwestern intersection of Crabbs Branch Way and Shady Grove Road. These properties are in the Technology and Business (I-3) zone with the potential of 470 dwelling units. Combining all four properties would provide a maximum of 2,240 dwelling units between these properties.

Prior to the County purchasing these properties, EYA received preliminary plan (#120070320) approval for 340 dwelling units and 329,300 square feet of office development for Casey 6 and 7. The County has purchased these two properties to relocate some of public uses on the CSP, including the Department of Transportation Facilities and Day Laborer Center, and to provide a maintenance facility and police station for the Maryland Transportation Authority (MDTA) for the ICC.

### *Staging*

The general staging provisions in the Sector Plan provide specific recommendations for Jeremiah Park and Metro North, including the following:

- Do not approve a preliminary plan for new private development on Jeremiah Park until a site for a new school and the private funding source for acquisition have been identified.
- Do not approve a preliminary plan for new private development on Jeremiah Park or Metro North until a site for a library has been identified by the Planning Board in consultation with the Department of Public Libraries and other permitting agencies.
- Do not approve a preliminary plan for new private development on Jeremiah Park until sites for three ballfields and other required park facilities have been identified. Absent identification of alternative locations, two adult ballfields should be located on Jeremiah Park if the County Service Park relocates (p.112).

The Plan allows for the relocation of the Service Park with a maximum of 6,340 new dwelling units and 7,000 new jobs in the Sector Plan and without relocation of the CSP, there will be a limit of 4,100 dwelling units and 7,000 jobs at this site. Below are differences between the relocation and non-relocation options:

Relocation of the County Service Park: 6,340 dwelling units

- Stage 1: 2,540 dus, 1,570 jobs
- Stage 2: 3,540 dus, 2,650 jobs (cumulative)
- Stage 3: 6,340 dus, 7,000 jobs (cumulative)

No relocation of the County Service Park: 4,100 dwelling units

- Stage 1: 1,500 dus, 1,570 jobs
- Stage 2: 2,500 dus, 2,650 jobs (cumulative)
- Stage 3: 4,100 dus, 7,000 jobs (cumulative)

Residential and non-residential development was reserved for the Executive Branch to complete negotiations to relocate CSP facilities. The Sector Plan states that “housing capacity of 2,480 units and 520 jobs will be held for development on Jeremiah Park and the Metro North Neighborhood (400 office and 120 retail jobs), unless the Executive branch determines that a land exchange is not feasible or fails to enter into an agreement with a private developer to relocate the CSP within two years of the adoption of the Plan” (p.113).

In addition, the Plan states that “if the County Service Park does not complete negotiations related to relocation within two years, then Stage 1 will consist of only 1,500 housing units and 1,570 jobs. If some portions of the County Service Park relocate, then Stage 1 ceiling will be proportionally adjusted to the amount of development proposed up to 2,540 units and 1,570 jobs” (p.113).

Late last year, the County entered into a development agreement with EYA to begin redeveloping the CSP as envisioned in the Sector Plan. Since the two-year deadline for this agreement passed in 2008, only the lower development option is available for subdivision applications.

## **PROPOSED AMENDMENT**

The proposed plan amendment to the Shady Grove Sector Plan would amend the existing staging provisions by creating one overall staging standard for development in the Plan area. The Plan’s numerical differentiation between relocation or retention of the County Service Park will change. Stage one will have a limit of 2,540 dwelling units and 1,570 jobs. It would allow implementation of all of the residential development envisioned for the CSP as well as accommodating two recent development approvals, Derwood Bible/Baldwin Landing and Somerville. These two developments were approved with 198 dwelling units.



This proposal will not recommend any changes to the non-residential development in the CSP. Further, the triggers for Stage 2 and Stage 3 will remain. All of the triggers for Stage 1 have been achieved.

If the proposed amendment is not considered by the Board or added to the Department's work program by the County Council, EYA and the County would be limited to 1,302 dwelling units for the Service Park.

Amending the Sector Plan will allow the County to further achieve the Plan's vision of relocating the Service Park and to provide additional residential development. An amendment will also facilitate a transparent and efficient review for the Planning Board to follow its procedures for regulatory action.

### *Schools*

The Sector Plan recommends more than 6,000 dwelling units that requires a new elementary school, and contributes to middle and high-school needs. The partnership between EYA and the County needs to provide for a new elementary school per the Sector Plan's recommendation unless Montgomery County Public Schools (MCPS) determines that a school site is not needed or an alternative site has been identified.

### *Zoning*

Mixed use development is envisioned in the Sector Plan. A Sector Plan amendment provides an opportunity to apply new zoning tools, such as the CR zone. However, applying new mixed-use zoning would broaden the discussion considerably to include the appropriate density, mix of uses and heights on all affected properties. This would increase the resources and time needed to do the Plan Amendment as shown on the attached master plan schedule, which reflects Option 2 (Attachment 3).

### *Other Properties*

Reed Brothers Dodge property, located at the intersection of King Farm Boulevard and Rockville Pike, was limited to only non-residential uses at 0.75 FAR in the Sector Plan area because of proximity to the Solid Waste Facility. Representatives for the property owner have proposed a mixed-use building that is contrary to the Plan's density and use recommendations. The Planning staff has indicated previously that we prefer not to encourage residential uses in such close proximity to the Solid Waste Transfer Station. The property owner has filed an annexation with the City of Rockville to annex the property to become part of the City.

Representatives from the Great Indoors at 16331 Shady Grove Road have indicated that the Research and Development (R&D) zone unnecessarily limits the property's long-term redevelopment options. A text amendment was approved that allows the existing building material and supply stores to exist in the R&D zone. The Sector Plan established the R&D for the three properties east of the intersection between Shady Grove Road and Rockville Pike to the CSX tracks. These properties are in the Plan's Shady Grove Technology Corridor. This property is also within the City of

Gaithersburg's Maximum Expansion Limits (MEL) as discussed with the Planning Board on February 24, 2011; annexation could be requested but uses must be consistent with the County Master Plan for five years after annexation without the express approval of the Montgomery County Council (Attachment 4).

## **SUMMARY**

An amendment that only addresses the Shady Grove Sector Plan's Service Park staging recommendations could be done in a relatively quick manner. However, if the scope of the amendment is broadened, then properties outside the CSP would also be addressed. The attached master plan schedule assumes that all issues listed at the beginning of the report (and described above) would be addressed in a project commencing at the beginning of FY 12. A Planning Board Draft would be transmitted in 11 months, if the County chooses to fund such a project. We expect that 1.5 WY would be needed to execute the amendment and SMA.

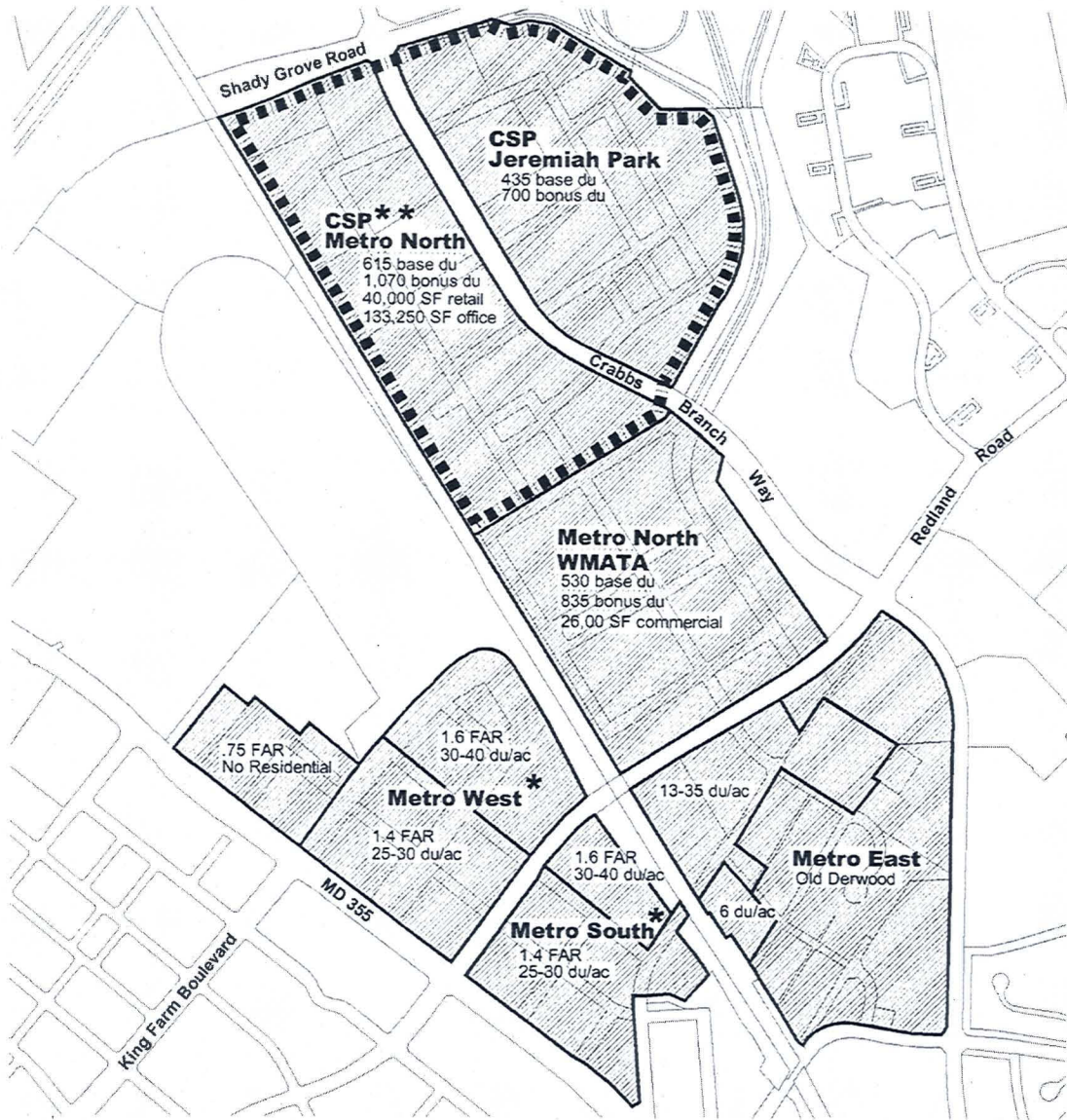
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### **Attachments:**

1. Density allocation
2. Recommended public facilities
3. Master Plan schedule
4. Reed Brothers/Great Indoors




# ATTACHMENT 1



 Metro Neighborhoods

- \* Plan allows up to 30% maximum commercial FAR and requires a minimum of 70% residential FAR
- \*\* Metro North may have increased density under joint development provisions with Casey 6 & 7. See Joint Development Properties.

All residential densities may be increased by the provision of MPDU's, TDR's and workforce housing where applicable.

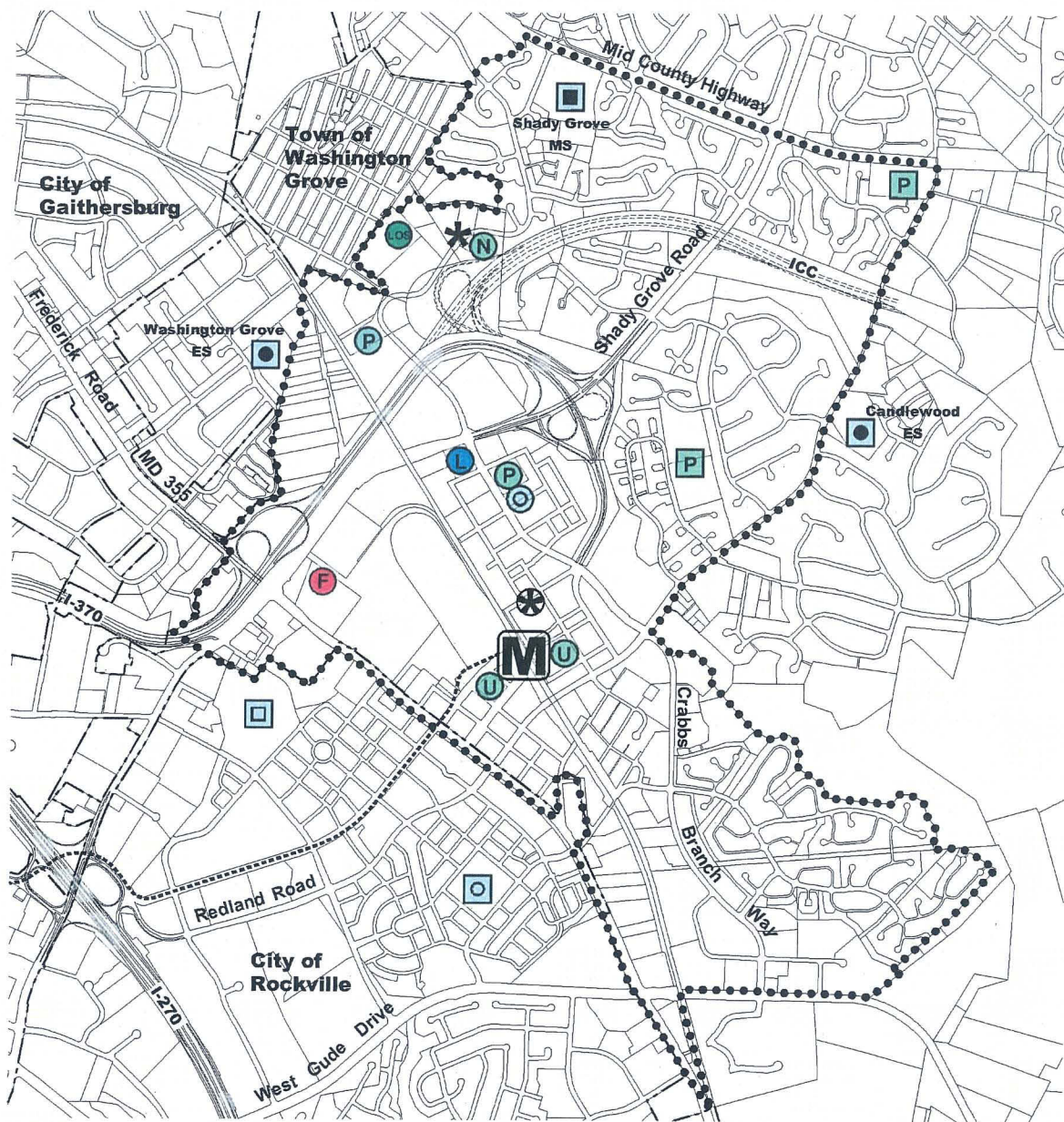
 County Service Park (CSP)



Not to Scale

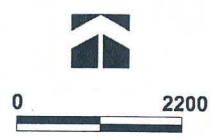


# ATTACHMENT 2



	Proposed	Existing	Future
Elementary Schools			
Middle Schools			
Local Parks			
Neighborhood Parks			
Urban Parks			
Library			
Fire Station			
Legacy Open Space			

- Shady Grove Sector Plan Boundary
- City of Gaithersburg, City of Rockville, Town of Washington Grove
- Corridor Cities Transitway
- Shady Grove Metro Station
- Elementary School may be located on Casey Mill property if County Service Park does not relocate.
- Library may be located on WMATA property if County Service Park does not relocate.



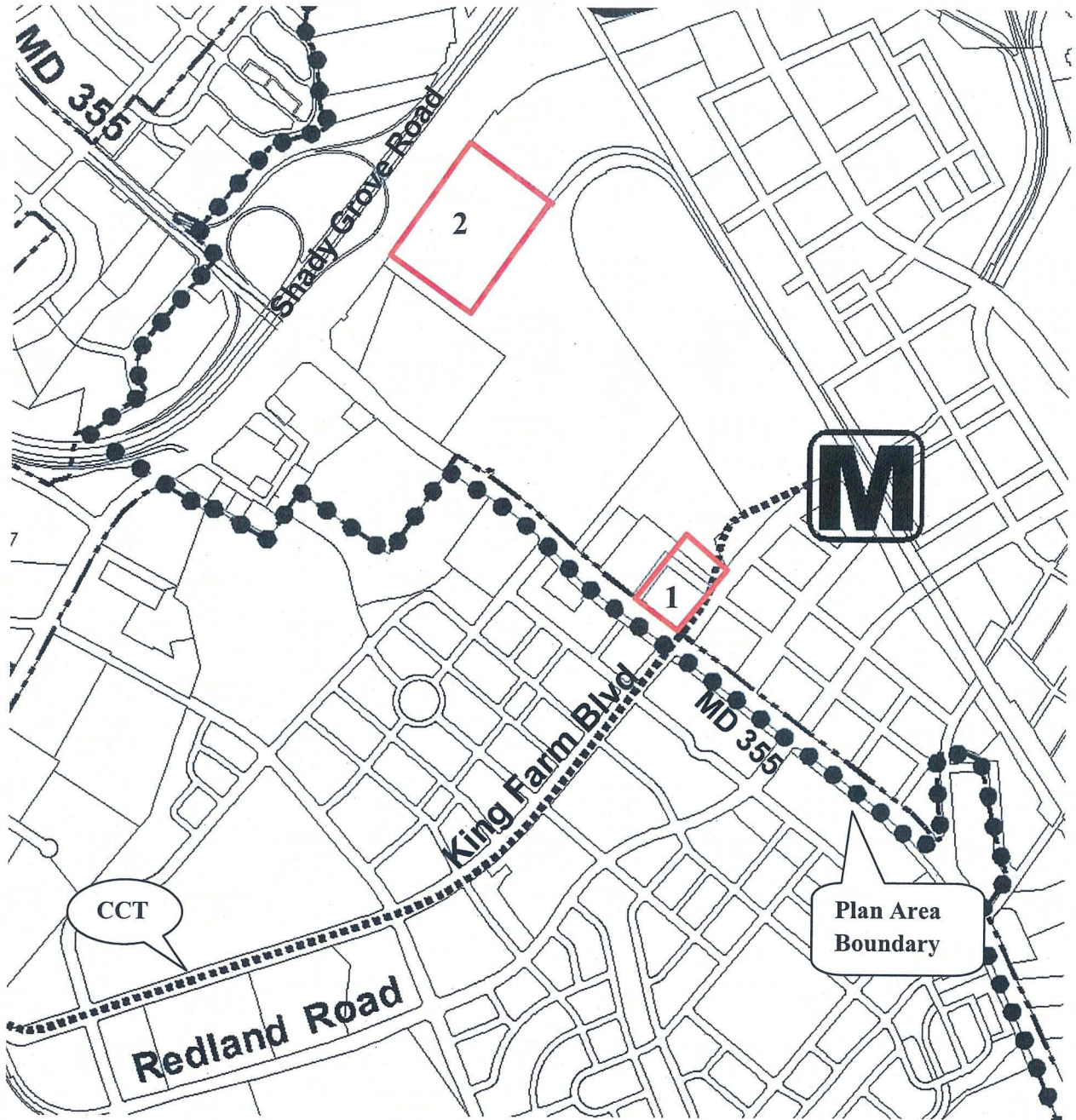






# ATTACHMENT 4

## Reed Brothers Dodge and Great Indoors



1. Reed Brothers Dodge-15995 Frederick Road
2. Great Indoors-16331 Shady Grove Road