



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 26, 2004

MEMORANDUM

TO: Montgomery County Planning Board

VIA: John Carter, Chief, Community-Based Planning *JC*
Sue Edwards, Team Leader, I-270 Team

FROM: Karen Kumm, Lead Planner, Shady Grove Sector Plan (301/495-4554) *KKM*
Claudia Kousoulas, Planner
Nkosi Yearwood, Planner

SUBJECT: Shady Grove Public Hearing Draft Sector Plan
Worksession #3 – Land Use Development Level and Capacity, Metro
Neighborhoods, and MD 355 South

RECOMMENDATIONS

Approve the Plan's zoning and land use recommendations for the Metro Neighborhoods.

Item #1: Land Use Development Level and Capacity

Item #2: Metro Neighborhoods

Item #3: MD 355 South

INTRODUCTION

This is the third worksession on the Public Hearing Draft of the Shady Grove Sector Plan. At the Planning Board's request, staff has re-examined the limits to redevelopment in the Shady Grove area. Using five criteria, staff analyzed density and number of units, to determine the area's capacity for redevelopment. Based on transportation, schools, parks, a red line station comparison, and mix of unit types, staff found that plan goals for redevelopment must be based on judgment of what best creates the desired community. The results of this analysis are discussed in Item #1.

Items #2 and #3 present recommendations and options for redevelopment in the Metro Neighborhoods and along MD 355 South. The packet also includes a summary of decisions to be made and a summary of relevant testimony.

WORKSESSION SCHEDULE

Worksession #4 April 29, 2004

Land Use

Shady Grove Technology Corridor
County Service Park
Buffer Area

Worksession #5 early May

Transportation, Public Facilities, and Environment

Transportation

Parks

Schools

Fire Station

Library

Environment

Worksession #6 late May 2004

Historic Preservation, Implementation, and Final Sector Plan Review

Old Derwood

Zoning

Staging

Public/Private Partnerships

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Attachments