



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 30, 2004

## MEMORANDUM

TO: Montgomery County Planning Board

VIA: John A. Carter, Chief, Community-Based Planning Division *JAC*  
Sue Edwards, Team Leader, I-270 Team *Sue*

FROM: Karen Kumm, Lead Planner, Shady Grove Sector Plan (301/495-4554) *Kkm*  
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SUBJECT: Shady Grove Public Hearing Draft Sector Plan:  
Worksession No. 7 – Land Use Recommendations

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## RECOMMENDATIONS

Finalize the Plan's land use recommendations and approve its zoning and staging recommendations.

- Item #1: **Shady Grove as a Mixed-Use Residential Center**
- Item #2: **Adequacy of Public Facilities**
- Item #3: **Relocation of the County Service Park**
- Item #4: **Land Use Recommendations**
- Item #5: **Staging Plan**
- Item #6: **Zoning and Implementation**

## INTRODUCTION

This is the seventh worksession on the Public Hearing Draft of the Shady Grove Sector Plan and presents finalized land use recommendations. This packet also responds to the Planning Board's questions regarding the amount, mix, and pattern of proposed land uses, and ways to accommodate parking and public facilities.

The Plan's vision creates a residential mixed-use community focused on the Metro station, that incorporates parks and other public facilities throughout the planning area. It allows Shady Grove Road to evolve into a technology employment corridor and establishes a less dense residential area east of Crabbs Branch Way as a transition to existing residential communities.

The Worksession 7 Proposal focuses development, density, and building heights around the Metro station and steps down density and building heights at the edges adjacent to the residential communities. This proposal achieves between 5,400 and 6,500 units, staying within the school capacity. It also recommends a second local park to meet the recreational demand in the area.

This Plan represents an opportunity and a beginning effort to reinvent the I-270 Corridor as a transit and pedestrian-oriented series of communities.

At a final worksession later in July, staff will present the rewritten Sector Plan for transmission to the County Council and County Executive.

## **ITEM #1: SHADY GROVE AS A MIXED-USE RESIDENTIAL CENTER**

**Staff Recommendation**      Approve the Worksession 7 Proposal that creates an active urban center at Metro, a technology corridor along Shady Grove Road and a buffer area of mixed uses as a transition to the Derwood community.

The Shady Grove Plan envisions a significant, mixed-use center at the Metro station, a technology corridor along Shady Grove Road, and a buffer area of parks, a school, neighborhood shopping, and housing as a transition to the surrounding Derwood communities. Housing, shops, restaurants, and offices in a compact development pattern will create a distinct place at this Metro station.

At the Metro station, street-oriented development in a grid street system will create a walkable community, comparable in character to the Twinbrook Metro Station, but less dense than Rockville Town Center. Taller buildings will focus density at the station, and street-fronting retail will animate streets and public open spaces. The mix of uses, access to Metro, and public facilities will serve new residents, and benefit the existing community.

The Plan's recommendations encourage Shady Grove Road to evolve as a technology corridor, creating a regionally accessible location for advanced technology and biotechnology employment, and expanding the base of these jobs already existing along Shady Grove Road and at NIH, Twinbrook, and the Life Sciences Center.

The Buffer Area, defined by the Plan as east of Crabbs Branch Way, provides the opportunity for less dense housing that creates communities within walking distance of the Metro station and with supporting public facilities like parks, a library, and a school site. Establishing new facilities, retrofitting existing facilities, and creating pedestrian links creates a coherent edge between new and existing development. A revitalized neighborhood shopping center at The Grove will add to the retail options and create a sense of place.

The Plan steps down density and building heights toward its edges adjacent to the existing communities. It reaffirms the history of the residential community in Old Derwood, and creates a low-rise urban form and significant streetscape along MD 355.

The Plan takes redevelopment as an opportunity to create needed public facilities to better serve the proposed and existing communities. The Plan provides a new elementary school site, a library site, and a number of new parks, public open spaces, and recreational facilities. There also is an opportunity to achieve a public community center.

Central to creating a transit-friendly community are safe pedestrian and bike routes. The Plan recommends a grid street pattern and a network of interconnected bike trails and pedestrian connections that improve connections throughout the communities. The Plan also recommends roadway improvements that create I-370 access and streets that are more pedestrian-friendly.

Overall, the Plan's recommendations recognize the value and utility of the Shady Grove Metro Station and strive to create a viable and attractive community around it.

### **Comparison With Other Mixed-Use Centers**

Mixed-use centers range from intensely developed places to less intense neighborhood centers. Shady Grove is envisioned at the higher end of the range, not as intensely developed as the Bethesda CBD, for example, but far more intense than a neighborhood center, such as King Farm (see Comparison Chart).

At the high end of the range are mixed-use places like Bethesda's Urban Core and Rockville's Town Center. Bethesda's compact core area achieves a 4.0 FAR of mostly commercial uses. Rockville's Town Center is also planned for 4.0 FAR. The existing County Government Center and court and cinema complex at the Rockville Town Center creates a major mixed-use place.

The west side of the Shady Grove's Metro Station is envisioned as a residential mixed-use place rather than an office or retail center. With densities similar to the Twinbrook Metro Station area, Shady Grove will have a comparable amount of retail but more housing and commercial uses. With up to 1.2 million square feet of commercial uses and potentially up to 2,800 new units, it will be an active place. The extensive retail shopping already available along the Rockville Pike and at the Washingtonian Center suggests little need to provide another retail center at Shady Grove.

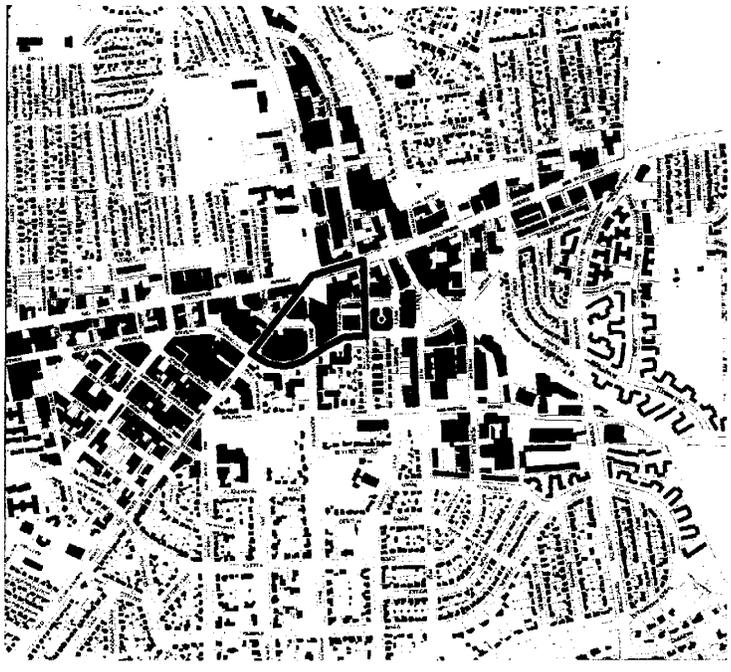
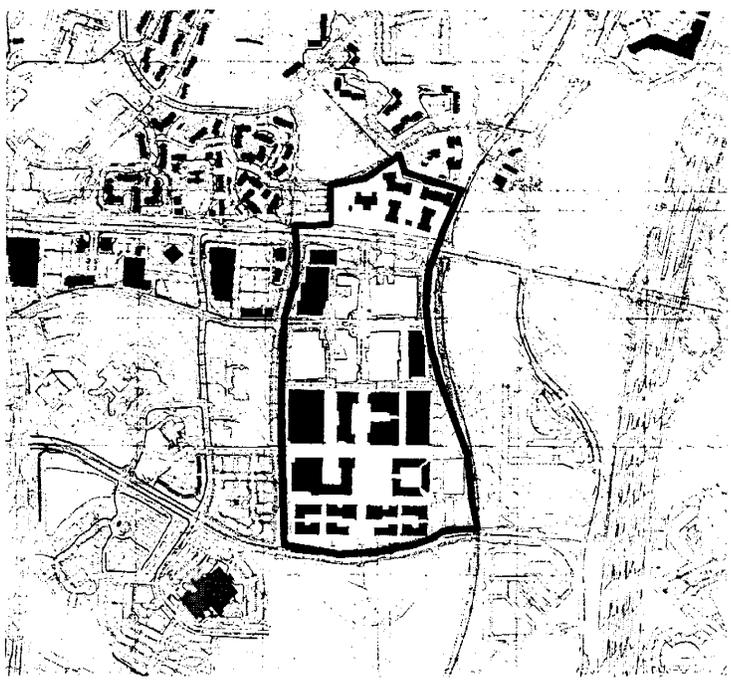
The east side of the Metro station will be a more residential place with a small amount of community-serving retail. Lower building heights and more open space will create a compatible transition to the nearby existing community.

Shady Grove's mixed-use center offers more density than a mixed-use neighborhood center such as the King Farm. The King Farm's mixed-use center is in the heart of the residential area, has several blocks of street-retail and restaurants, with residential units above in four-story buildings. This center provides 122,400 commercial square feet including a Safeway, shops, and restaurants surrounded by 35 to 40 units per acre of condominiums and apartments. The three million square foot King Farm office center is not located in this central area, but oriented toward I-270.

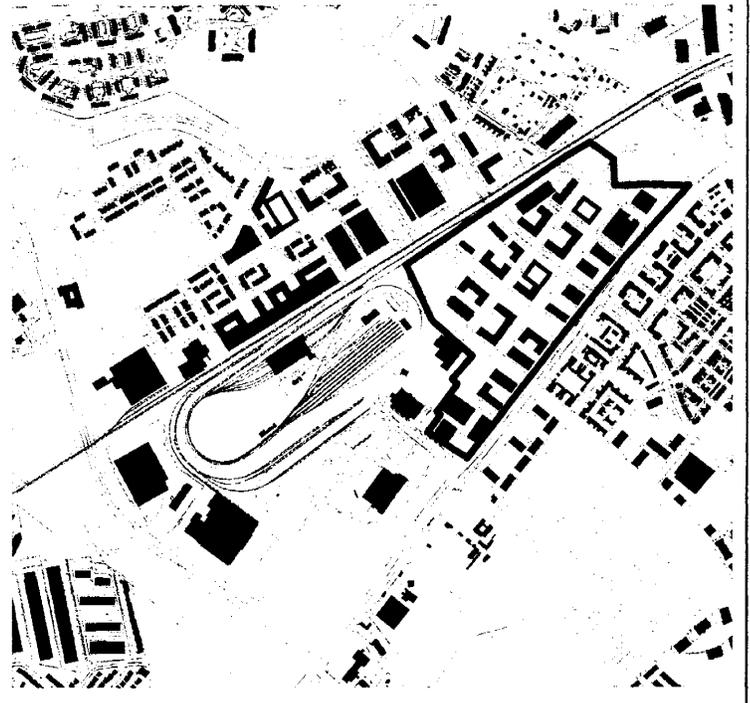
Fallsgrove is a neighborhood center across Shady Grove Road from the Life Sciences Center. It is a one-story retail center with adjacent office buildings, nearby residential units, and surface parking. Gaithersburg's Town Center is another example of a low-intensity, mixed-use place that contains multi-story, mixed-use residential buildings over storefront retail with structured parking behind.

Shady Grove is most comparable with the densities and land uses proposed at the Twinbrook Metro Station area. This level of development creates a significant center for the area and one that is appropriate for a Metro station.

# MIXED-USE CENTERS

<p><i>Project:</i></p>	<p><b>Bethesda CBD Core</b></p>	<p><b>Reston Town Center</b></p>
<p><i>Size:</i></p>	<p>9 acres</p>	<p>85 acres</p>
<p><i>Residential Units:</i></p>	<p>300 du</p>	<p>1,034 du</p>
<p><i>Residential Density:</i></p>	<p>33 du / gross acre</p>	<p>16 du / gross acre</p>
<p><i>Gross Floor Area:</i></p>	<p>1,320,400 square feet</p>	<p>4,260,000 square feet</p>
<p><i>Density:</i></p>	<p>4.0 FAR</p>	<p>1.2 FAR</p>
<p><i>Area Plan:</i></p>		

# MIXED-USE CENTERS

<p><i>Project:</i></p>	<p><b>Twinbrook Commons</b></p>	<p><b>Shady Grove</b></p>
<p><i>Size:</i></p>	<p>26.2 acres</p>	<p>55 acres</p>
<p><i>Residential Units:</i></p>	<p>1,288 du</p>	<p>2,800 du</p>
<p><i>Residential Density:</i></p>	<p>49 du / gross acre</p>	<p>51 du / gross acre</p>
<p><i>Gross Floor Area:</i></p>	<p>2,833,000 square feet</p>	<p>4,701,000 square feet</p>
<p><i>Density:</i></p>	<p>2.5 FAR</p>	<p>2.0 FAR</p>
<p><i>Area Plan:</i></p>		

# MIXED-USE CENTERS

<p><i>Project:</i></p>	<p><b>King Farm</b></p>	<p><b>Fallsgrove Village Center</b></p>
<p><i>Size:</i></p>	<p>430 acres</p>	<p>257 acres</p>
<p><i>Residential Units:</i></p>	<p>3,200 du</p>	<p>1,411 du</p>
<p><i>Residential Density:</i></p>	<p>7.3 du / gross acre</p>	<p>5.5 du / gross acre</p>
<p><i>Gross Floor Area:</i></p>	<p>7,021,000 square feet</p>	<p>3,676,000 square feet</p>
<p><i>Density:</i></p>	<p>&lt; 0.4 FAR</p>	<p>&lt; 0.4 FAR</p>
<p><i>Area Plan:</i></p>		