



**Committee:** Directly to Council  
**Committee Review:** At a future date  
**Staff:** Pamela Dunn, Senior Legislative Analyst  
**Purpose:** Introduction/Public Hearing Announcement  
**Keywords:** #Shady Grove, Minor Master Plan Amendment, M-NCPPC

AGENDA ITEM 14A  
January 12, 2021  
**Introduction/Public  
Hearing Announcement**

## SUBJECT

On October 15, 2020, the Montgomery County Planning Board approved the Shady Grove Minor Master Plan Amendment. The Plan Amendment was transmitted to the Council on December 7, 2020. The Council will hold a public hearing on the Planning Board Draft of the Plan Amendment on February 23, 2021 at 1:30 p.m.

## EXPECTED ATTENDEES

None

## COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

None

## DESCRIPTION/ISSUE

- The Planning Board Draft of the Shady Grove Minor Master Plan Amendment contains the text and supporting maps for a comprehensive amendment to the approved and adopted 2006 Shady Grove Sector Plan. It also amends The General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's counties, as amended, the Master Plan of Highways and Transitways, as amended, and the Bicycle Master Plan, as amended.
- The Plan focuses on land use and zoning recommendations primarily surrounding the Shady Grove Metro Station, as well as mobility options, urban design, and public facilities. The Plan area is adjacent to the municipalities of Rockville, Gaithersburg, and the Town of Washington Grove.
- The Planning Board Draft and Appendices can be viewed at:  
<https://montgomeryplanning.org/planning/communities/midcounty/shady-grove/shady-grove-minor-master-plan-amendment/>

## SUMMARY OF KEY DISCUSSION POINTS

The Plan makes recommendations for land use and zoning within the Shady Grove Minor Master Plan Amendment plan area, as well as recommendations intended to improve overall circulation, pedestrian connections, and the network of bikeways for approximately 2,000 acres.

### **This report contains:**

Planning Board Letter of Transmittal

### **Pages**

©1-2

**Alternative format requests for people with disabilities.** If you need assistance accessing this report you may [submit alternative format requests](#) to the ADA Compliance Manager. The ADA Compliance Manager can also be reached at 240-777-6197 (TTY 240-777-6196) or at [adacompliance@montgomerycountymd.gov](mailto:adacompliance@montgomerycountymd.gov)



**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 7, 2020

The Honorable Tom Hucker, President  
Montgomery County Council  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

SUBJECT: Planning Board Draft Shady Grove Sector Plan Minor Master Plan Amendment

Dear Mr. Hucker:

On behalf of the Montgomery County Planning Board, I am pleased to transmit the Planning Board Draft of the Shady Grove Sector Plan Minor Master Plan Amendment. This Sector Plan Amendment updates the 2006 *Shady Grove Sector Plan* by incorporating new Countywide initiatives, including bus rapid transit (BRT) along Frederick Road (MD 355) and public benefits via the Commercial-Residential (CR) Zone for key properties. This Sector Plan envisions high density and mixed-use development surrounding the Metro Station, including properties that are owned by WMATA.

The Board's Draft Plan does not include any staging provisions since key elements of the 2006 Sector Plan's staging requirements have been achieved, including the current redevelopment of the County Service Park (CSP) along Crabbs Branch Way. This Draft Plan recommends modifying the Highway Capacity Manual (HCM) to address the intersection of Frederick Road (MD 355) and Gude Drive, rather than an interchange that could cost at least \$75 million. Public expenditures associated with an interchange are better provided for other mobility improvements for the plan area, such as Vision Zero.

Vision Zero is embraced as a key framework to address safety issues along key roadways, including the three Vision Zero High Injury Network (HIN) streets. New bikeways are proposed throughout the plan area, including along Crabbs Branch Way, between Redland Road and Indianola Drive. The importance of future bus rapid transit (BRT) along Frederick Road (MD 355) and the Corridor Cities Transitway (CCT) are acknowledged for the plan area.

The Draft Plan recommends the full relocation of the Montgomery County Public Schools (MCPS) School Bus Depot and the implementation of the approved preliminary plan with an 8.1-acre park and school. The Planning Board's Draft Plan confirms the public facilities recommended in the 2006 Sector Plan, including a fire station at Shady Grove Road and Frederick Road. The Sector Plan also makes recommendations for urban design, sustainability, and bikeway connections.

The Honorable Tom Hucker

December 7, 2020

Page Two

A broad range of sustainable measures, such as increased tree canopy and promoting site and building design for energy conservation, are recommended to enhance the environment. New parks and open spaces are proposed for key properties that could redevelop in the future, including a Civic Green at the Metro Station and a Neighborhood Green at the Grove shopping center. The Board also recommended placing the Derwood Store and Post Office property on the County's Master Plan for Historic Preservation.

The Planning Board Draft Shady Grove Sector Plan Minor Master Plan Amendment and the Appendices can be viewed on-line at:

<https://montgomeryplanning.org/planning/communities/midcounty/shady-grove/shady-grove-minor-master-plan-amendment/>

The Planning Board and its staff look forward to working with the Council and the Executive Branch through the review and approval of this Plan.

Sincerely,



Casey Anderson  
Chair

CA:ny:jm:ha

Attachments

cc: Pam Dunn