

Plan Background

Definition of Study Area

The boundaries of the Shady Grove Study Area are shown in Figure 2.1, page 8. This Study Area is different from the one defined by the 1985 *Gaithersburg Vicinity Master Plan* in four respects:

- parcels annexed by the cities of Gaithersburg and Rockville have been excluded;
- the King Farm has been added to the Study Area;
- the Shady Grove Metro station has been added to the Study Area; and
- the southern boundary of the Study Area has been changed in the vicinity of the Traville (formerly Percon) property. The boundary now follows an edge of a residential subdivision rather than topographic features.

Major Properties in Study Area

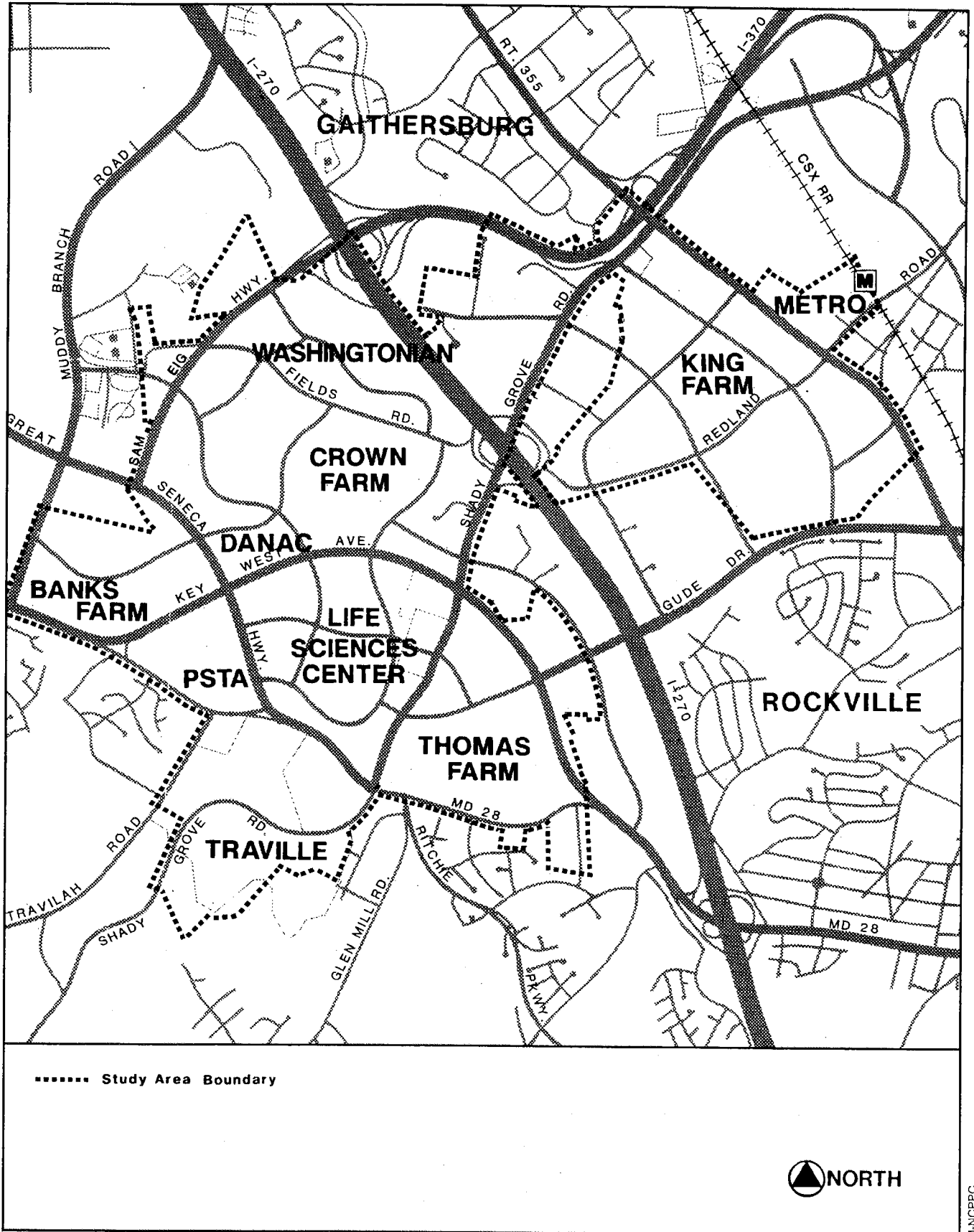
The major properties, which are discussed in this Plan, are shown in Figure 2.1, page 8. Working farms constitute a significant portion of the Study Area.

Planning History of Study Area

The 1964 *General Plan (On Wedges and Corridors) for the Physical Development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties* provided broad policy guidance for the development of the County and designated the Gaithersburg area as one of several “corridor cities” along I-270. Diagrammatically, a “corridor city,” as originally envisioned, was to have a single center of employment and shopping activities surrounded by residential development. (See Figure 2.2, page 9.)

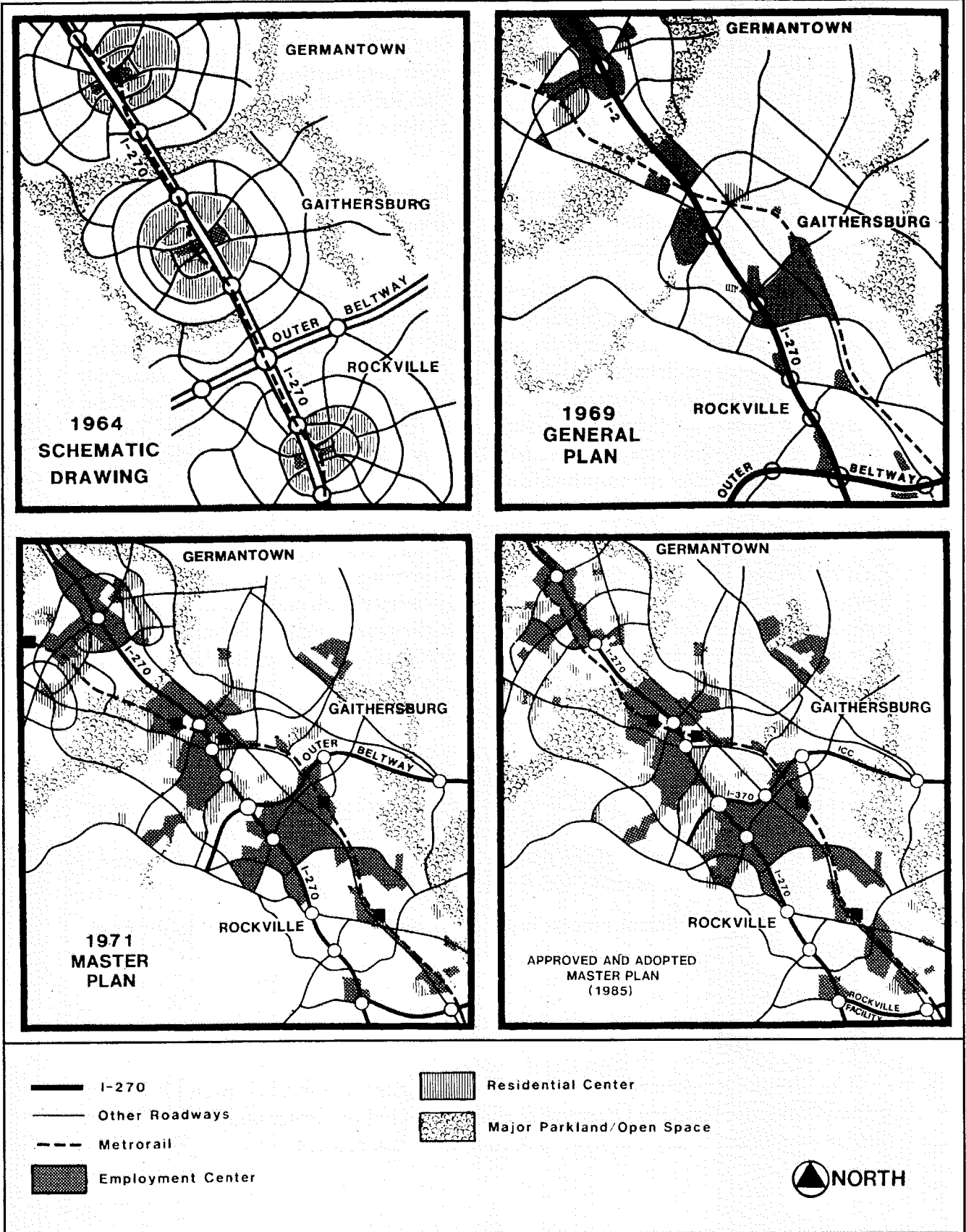
Major Properties in Study Area

Figure 2.1



Corridor Cities Diagrams

Figure 2.2



MAN/OPPC

The residential area was intended to decrease from high-density, adjacent to the core, to low-density, at the edge of the "corridor city."

The 1971 *Gaithersburg Vicinity Master Plan* was undertaken to address growth issues brought about by the extension of I-270 to the west of Gaithersburg. Development pressures increased for many growth centers within the Gaithersburg area rather than a single "corridor city." New employment centers were established along I-270 and this generated new demand for housing in the area.

The municipalities of Gaithersburg, Rockville, and Washington Grove were not addressed by the 1971 Master Plan because each of these jurisdictions has its own planning and zoning authority and master plan.

The 1971 Master Plan encouraged several changes from the General Plan. It recommended the location of the Shady Grove Life Sciences Center (formerly called Montgomery County Medical Center) near Shady Grove Road and MD 28. The Plan also recommended the location of large amounts of office and residential development along Shady Grove Road. Another significant change incorporated the location of the Intercounty Connector (formerly called the Outer Beltway) through this area. The 1971 Master Plan also proposed a Metro station, at Shady Grove, to serve the transportation needs of employees in the area.

In 1977, a portion of the 1971 Master Plan was amended to include policy guidance for development within the Shady Grove Transit Station Area. An objective of the 1977 *Shady Grove Sector Plan* was to reduce the potential negative effects of the Metro station complex and the 300-acre County Service Park on the surrounding community. The Sector Plan recommended that the approximately 440-acre King Farm should not be rezoned from low-density residential to the industrial park (I-3) zone until sufficient transportation facilities are in place.

In 1985, the *Gaithersburg Vicinity Master Plan* was adopted (a minor amendment to the Plan was adopted in 1988, but the amendment made no substantive changes to the Shady Grove Study Area). The Shady Grove Study Area was designated a "Research and Development (R&D) Village" by the *Gaithersburg Vicinity Master Plan*. Due mainly to traffic concerns, the 1985 Master Plan recommended that the actual "end-state" land use of many of the parcels in the Shady Grove Study Area be determined as part of a future Master Plan Amendment.

In 1988, the Amendment process began. It is described in more detail in the next section.

The Amendment Process

The Master Plan Amendment process is summarized in Table 2.1, page 11. In January 1988, the Planning Department staff completed the Issues and Trends Report, the first step in the *Shady Grove Study Area Master Plan* process.

Montgomery County Master Plan Development Process*Table 2.1*

Planning Board submits and County Council approves:

Annual Work Program

Park and Planning staff initiates community participation and prepares:

Issues Report

Park and Planning staff reviews Issues Report with Planning Board and then prepares:

Staff Draft Plan

Planning Board reviews Staff Draft and, with modifications as necessary, approves plan as suitable for public hearing.

Public Hearing (Preliminary) Draft Plan

Planning Board reviews public hearing testimony, receives County Executive comments at Board worksessions, and adjusts Public Hearing Draft to become:

Planning Board (Final) Draft Plan

County Executive reviews Planning Board Draft and forwards fiscal impact analysis and comments to County Council.

Planning Board (Final) Draft Plan Transmitted to County Council

County Council holds public hearing and worksessions and approves, disapproves, or amends Planning Board Draft, which is forwarded to M-NCPPC to become:

Approved and Adopted Master Plan

A Staff Draft Plan was published in March 1989 and proposed four land use options for the Shady Grove Study Area. In April 1989, the Preliminary Draft Plan was published. It continued the four land use options unchanged from the Staff Draft Plan with selected clarifications to the text. A Public Hearing on the Preliminary Draft was held in May 1989. Numerous Planning Board worksessions followed.

A Final Draft Plan was then submitted by the Planning Board to the Council and the County Executive. The County Council held a Public Hearing on the Final Draft Plan as modified by the County Executive in January 1990. After a series of Council worksessions, the County Council adopted the Plan in July 1990.

Influential External Factors

There are several external factors, such as actions of the federal and State governments, that could influence the outcome of this Master Plan. The likelihood and effects of these factors are difficult to predict because they would result from actions or factors not subject to County government control, such as the actions of the federal government, changes in energy supplies, and changes in lifestyles. In addition, technological research and innovation are capable of changing patterns of everyday life, but are also beyond the control of County Government.

These larger political, environmental, economic, and technological factors are global, national, or regional in nature. While beyond the scope of this Master Plan, they would nonetheless significantly affect the County.

Moderately-Priced Dwelling Units

When consulting this Amendment, it is important to note that, on any given property, the residential densities and allowable types of dwelling units shown include the requirements of the Montgomery County Moderately Priced Dwelling Unit (MPDU) Ordinance. This ordinance is designed to ensure that new development includes some housing that is affordable by households of modest means. It applies to any residential development of 50 or more dwelling units that is constructed in any residential zone with a minimum lot size of a half-acre or less or in any planned development, mixed use zone.

A portion of the units in any such development must be MPDUs. The prices of such units are controlled, and buyers or renters are subject to limitations on maximum income. The required number of MPDUs is based on the total number of dwelling units approved for the development. Effective in early 1989, the percentage ranges from 12.5 percent to 15 percent of the total number of dwelling units and is dependent on the level of density increase achieved on the site in question.

This density increase, or "MPDU bonus," is allowed as compensation for requiring some below-market-rate housing. The bonus may be no more than 22 percent above the normal density of the zone, according to the optional MPDU development

standards in the Zoning Ordinance. In some zones, these standards also provide for smaller lot sizes and dwelling types than would be allowed otherwise. For example, the density of a subdivision in the R-200 Zone is normally 2 units per acre, the minimum lot size is 20,000 square feet, and only single-family, detached houses are permitted. In a subdivision developed according to MPDU standards, the maximum density may be as much as 2.44 units per acre, the lot size for a detached house may be as small as 6,000 square feet, and some units may be townhouses or other types of attached dwelling units.

All residential calculations in this Master Plan include a 20 percent density increase to reflect the MPDU Ordinance provisions.

Inter-Jurisdictional Issues

The cities of Rockville and Gaithersburg are directly affected by the recommendations of this Plan. Many of the undeveloped parcels border on one of these jurisdictions and a number of them lie within the maximum expansion limits (MEL) established by the two cities.

At the same time, planning decisions by the cities affect the Shady Grove Study Area (the 352-acre Kentlands development along MD 28 near Quince Orchard Boulevard in the city of Gaithersburg, for example, will have areawide transportation implications).

Issues of mutual concern to the cities and the County have been identified and discussed throughout the planning process.

There have been several meetings with the City of Rockville to discuss the questions of a possible interjurisdictional agreement between the County and the City regarding the City's Maximum Expansion Limits. The Mid-County Planning Committee (MPC) has been formed to develop a coordinated inter-jurisdictional growth management program that recognizes the similarities and respects the differences between the affected jurisdictions. The MPC comprises staff representatives from the Montgomery County Council, County Executive, Cities of Rockville and Gaithersburg, Town of Washington Grove, and Montgomery County Planning Department.