

Development Profile

Existing and Approved Development

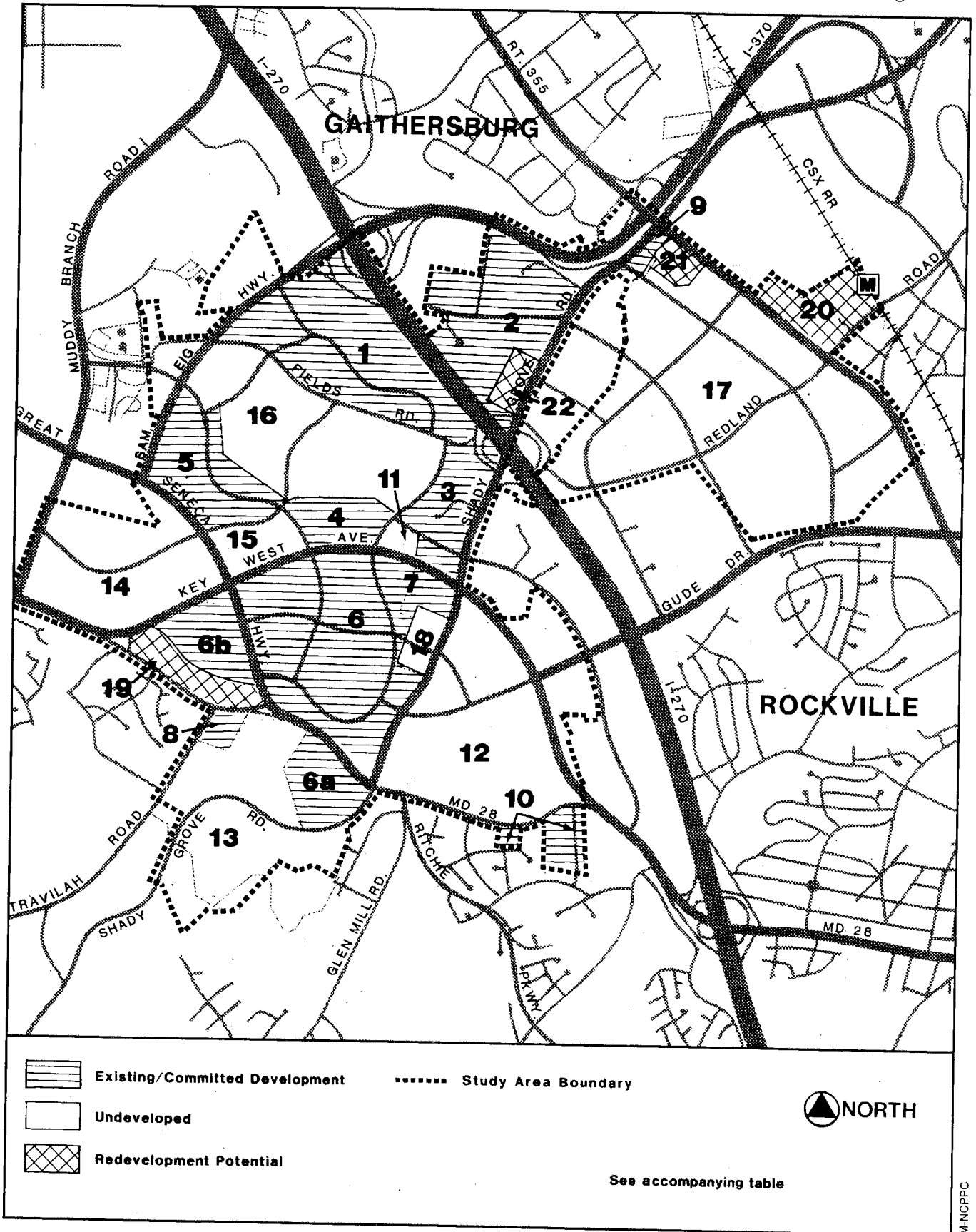
The Study Area encompasses approximately 2,500 acres. About one half of this acreage is already developed or so far along in the development process that this Master Plan will not affect the end-state land use. The remaining uncommitted, undeveloped acreage consists of approximately 1,300 acres.

Finally, about 85 acres, now developed in relatively low-density land uses, do have redevelopment potential. These include: King Pontiac along MD 355, the Bechtel property, the Shady Grove Metro parking lot between the station and MD 355, and a number of small lots near the Public Service Training Academy along Darnestown Road.

Figure 3.1, page 16, identifies the locations of all parcels in the Study Area by these three categories: committed, undeveloped, and redevelopable.

Development Profile as of November 1988

Figure 3.1



Shady Grove Study Area Development Profile

(As of November 1988)

Table 3.1

	<u>Acreage</u>	<u>Dwelling Units</u>	<u>Square Feet</u>
Existing/Committed Area			
1. Washingtonian Center and Washingtonian Towers	220	1,613	4,500,000
2. Washingtonian Industrial Park Area	163		1,700,000
3. Shady Grove Executive Office Center & BNA	68		1,300,000
4. Decoverly Office Park	50		832,000
5. Decoverly-Adventure Residential Development	100	900	
6. Life Sciences Center	220		2,700,000
6a. University of Maryland	50		(Part of Life Sciences Center)
6b. Public Service Training Academy	52		Not Applicable
7. Key West Corporate Center	12		280,000
8. Traville Shopping Plaza	7		35,000
9. Zetts Office/Commercial Area	17		278,000
10. Residential lots south of MD 28 Scattered dwellings	35	32 32	
	<hr/> 994	2,577	11,625,000
Undeveloped Areas			
11. Bureau of National Affairs (BNA)	6		
12. Thomas Farm	270		
13. Traville	197		
14. Banks Farm (Johns Hopkins University)	150		
15. Danac	36		
16. Crown Farm	180		
17. King Farm	440		
18. Shady Grove Road Parcels	18		
	<hr/> 1,297		
Potentially Redevelopable Areas			
19. Private land near PSTA	23		
20. Metro Area	40		
21. King Pontiac	10		
22. Bechtel Property	19		
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