

Shady Grove Sector Plan Advisory Committee

April 16, 2015
Summary Notes

Members in attendance: Pat Labuda, Brian Pierce, Joe Parello, Connie McKenna, John Compton, and Pam Lindstrom (Chair)

Members absent: Michael McInerney

Guests: Chip Berman

M-NCPPC Staff: N'kosi Yearwood

Updates

Plan Implementation

- The Planning Department has received no new development proposals for the Sector Plan area.
- Brian Pierce reported that the Car Max property at Frederick Road (MD 355) and King Farm Boulevard Extended will be seeking annexation into the City of Rockville. The prospective developer, Silverwood Companies, is proposing 425 multi-family residential units.

County Service Park redevelopment

- The ground breaking for Shady Grove Station-Westside will be in May.
- NVR and LCOR received the development rights for Shady Grove Station-Eastside /Jeremiah Park.
- The Council's disposition of Shady Grove Station-Eastside /Jeremiah Park is on-going. The Declaration of No Further Need (DNFN) public hearing was held on March 13. The Council has until the end of the year to complete its review for Jeremiah Park.
 - Pat Labuda objected to any MCPS buses remaining in Derwood. A proposed interim plan by the Department of General Services (DGS) would place some MCPS buses at the David F. Bone Equipment Maintenance and Transit Operations Center (EMTOC), which is located at the northwestern quadrant of Shady Grove Road and Crabbs Branch Way.

Draft Monitoring Report

- The Committee received a draft copy of the Monitoring Report. Joe Parello noted that the Sector Plan's staging limits may be contributing towards more annexations.
 - There are 174 residential units and 940 jobs are remaining in Stage one. Stage one is limited to 2,540 residential units and 1,570 jobs.

Plan Amendment

- The Planning Department has proposed an amendment to the 2006 Shady Grove Plan. This Amendment would address the prospective arena/event center and create one staging plan.
 - Pat Labuda and Pam Lindstrom both indicated that the arena/event center goes against the County's policy to development Metro Station areas with housing and the goals of the current Sector Plan. Pam also questioned who are the proponents for the arena.
 - John Compton stated that an amendment would allow for intersections to be examined.
 - Committee members also discussed the potential traffic impact from the arena/event center and the logic of only looking at one property rather than a larger area.
 - Joe Parello stated that amendment could have a positive impact of adjust the staging plan in order to discourage annexations.
- The Chair of Committee will write a letter to Council President that will object to the proposed Planning Department's work program item for Shady Grove.

Bus Rapid Transit

- The MD 355 North Corridor-Rockville Metro Station to Clarksburg is under study by SHA and MCDOT. Three stops are proposed for the Plan area, including King Farm Boulevard and MD 355 and Shady Grove Road and MD 355.
www.montgomerycountymd.gov/RTS
- MTA's Corridor Cities Transitway www.cctmaryland.com/ continues to move forward. The current project schedule is the following:
 - May 2015: Environmental Assessment for public comment
 - June 2015: Public hearing on environmental assessment
 - Fall 2015: Final Environmental document