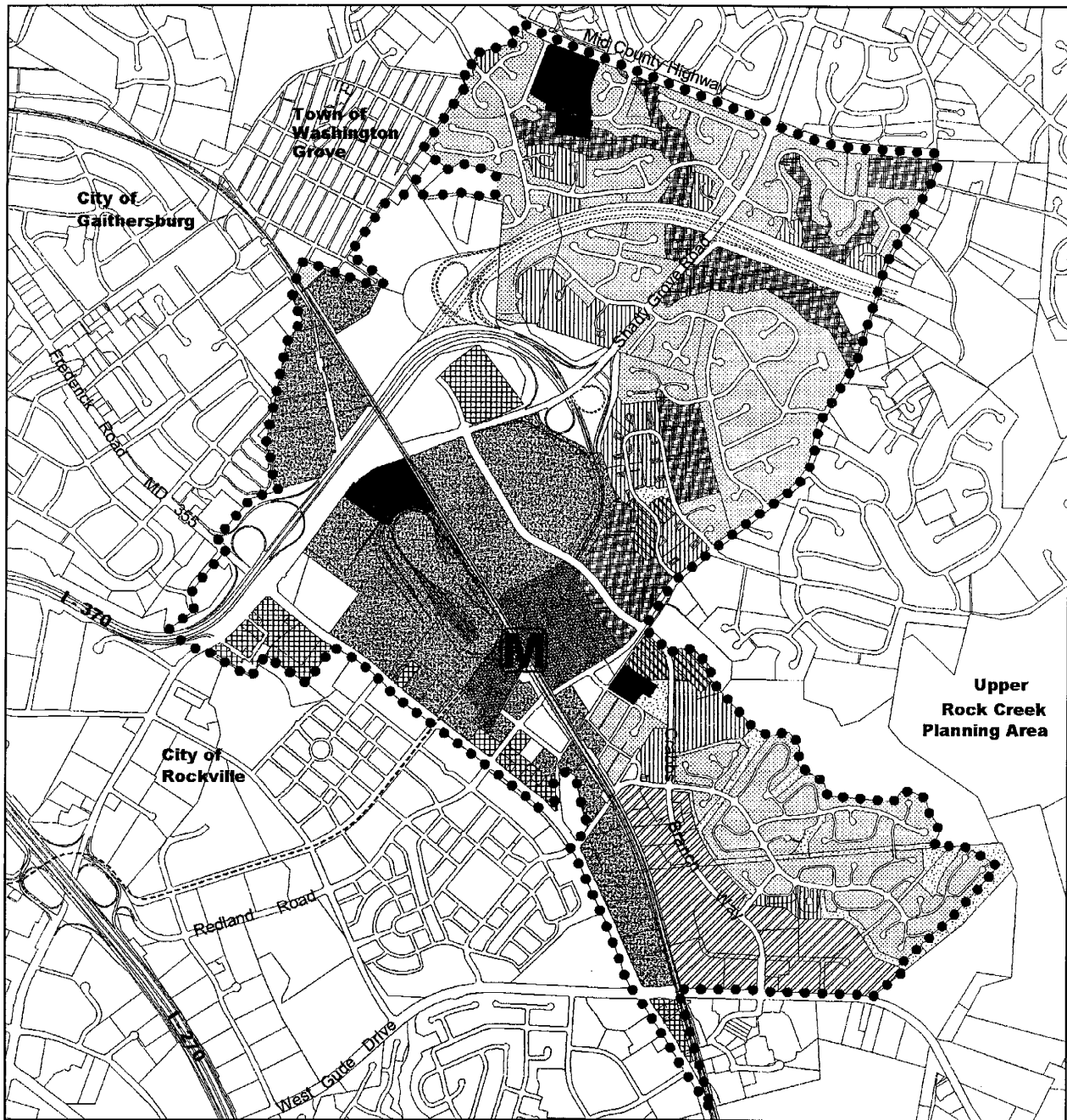















Existing Land Use



- | | | | |
|---|--|---|-----------------------------------|
|  | Residential, Single-Family |  | Institutions (Public and Private) |
|  | Residential, Townhouse |  | Public Parkland and Open Space |
|  | Residential, Multi-Family |  | Private Open Space |
|  | Commercial (Office, Retail, Service) |  | Vacant Land |
|  | Office/Industrial Park |  | Shady Grove Sector Plan Boundary |
|  | Industrial (Auto Dealership/Service, Warehousing, Building Supplies) |  | Corridor Cities Transitway |
|  | WMATA Parking | | |



0 2200'

DESCRIPTION OF THE SECTOR PLAN AREA

EXISTING LAND USE

The 2,000-acre planning area is composed of a variety of land uses arranged into distinct areas. Within a ten-minute walking distance from the Metro station, the mix includes predominately light industrial uses with commercial uses along the major road corridors. Residential areas are located beyond the Metro station area to the east along Shady Grove Road, Redland Road, and Crabbs Branch Way (see Existing Land Use map).

Industrial land uses (28 percent of the area) are located primarily around the Metro station, within the County Service Park, and along Oakmont Avenue. Originally centered on the rail line, industrial uses now have easy access to I-270 via I-370. Industrial uses include the Oakmont Industrial Park, the Solid Waste Transfer Station, the County Service Park, Metro's maintenance yard and shop, and the office/industrial park located along Crabbs Branch Way.

Commercial uses (two percent of the area) are visibly located along the major corridors of Shady Grove Road, MD 355, and along Redland Road near the Metro station. Auto-oriented uses dominate MD 355 while more retail services are found along Shady Grove Road west of MD 355 and at The Grove. These commercial uses have a significant impact upon the character and appearance of the major corridors.

Residential land uses (32 percent of the area) total 2,600 dwelling units. Single-family residences comprise 58 percent of the planning area's homes, 32 percent are townhouses, and ten percent are multi-family units. Many residential communities, such as Derwood Station, Mill Creek South, and Redland Station were developed from the late 1970s through the 1980s (see Residential Communities map). The 3,200 dwelling units of the King Farm in the City of Rockville, southwest of the planning area, represent a significant increase in new housing in the surrounding area.

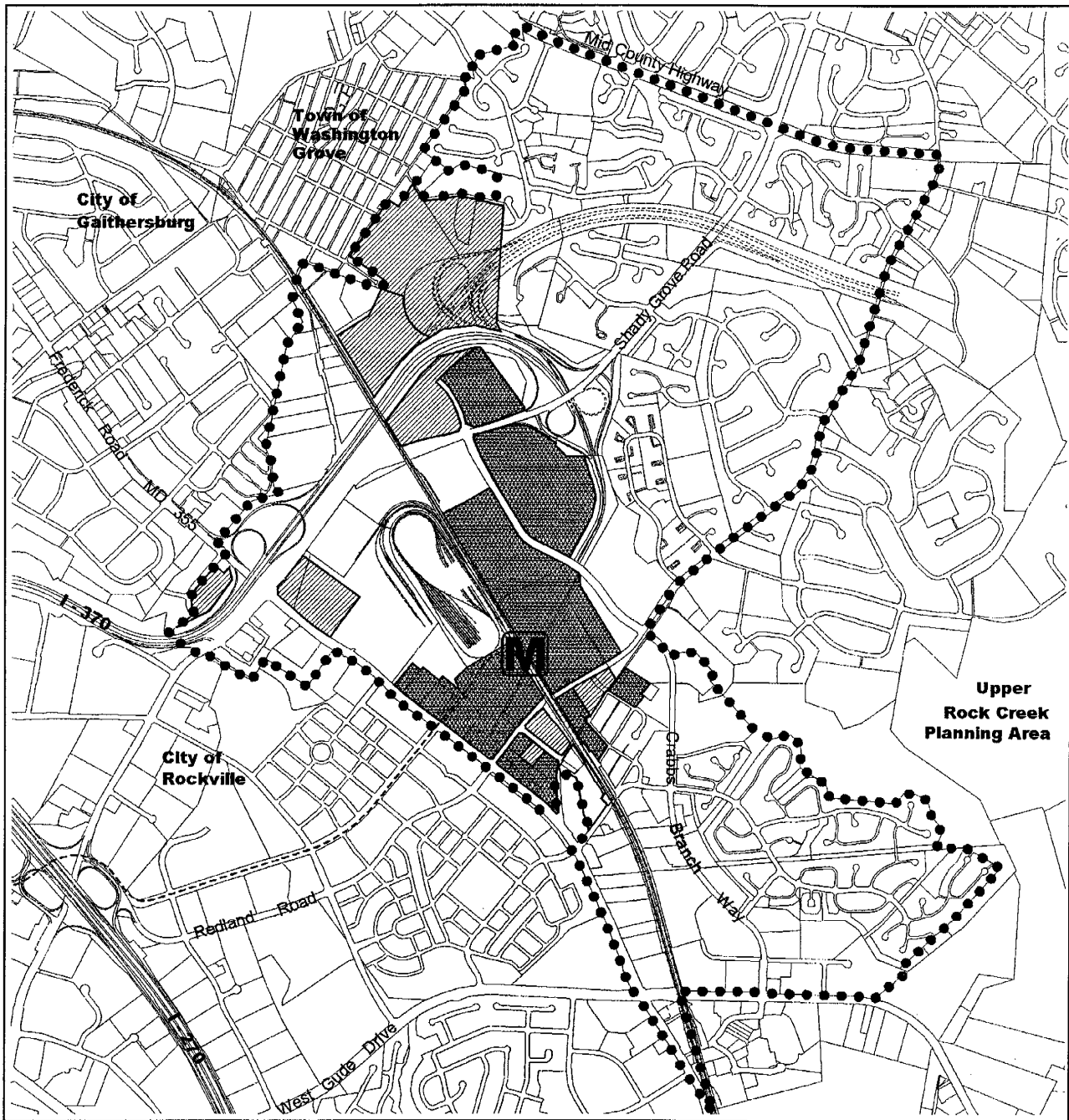
Undeveloped land and open space (over 20 percent of the area) includes local parks, stream valley parks, and recreation areas. There are approximately 70 acres of potentially developable vacant private property in the planning area, clustered along major roads and intersections. There are also potentially 195 acres of redevelopable land within the Metro station area. This land represents a substantial opportunity for changing to land uses that are more appropriate for a Metro station (see Vacant and Potentially Redevelopable Properties map).



DEMOGRAPHICS

According to the 2000 U.S. Census, whose tracts cover an area slightly smaller than the planning area, the Shady Grove area contains 7,636 residents and 2,445 households. Its residential neighborhoods are stable areas that have experienced very little population growth in the last ten years.

The area's population is a mix of ethnicity that generally mirrors the County's ethnic profile but with a slightly larger Asian population. The area is over 20 percent Asian, compared to 11 percent countywide.

Vacant and Potentially Redevelopable Properties



-  Vacant Properties
-  Potentially Redevelopable Properties
-  Shady Grove Sector Plan Boundary
-  Corridor Cities Transitway



**Shady Grove/Derwood
Population by Race and Ethnicity**

Race/Ethnicity	Shady Grove/Derwood	Montgomery County
White	60.6%	64.8%
African American	10.4%	15.1%
Asian & Pacific Islander	20.4%	11.3%
Other	4.5%	5.3%
2 or more races	4.0%	3.4%
Hispanic (may be of any race)	10.2%	11.5%

The area has a significant number of children under 18 constituting a larger share of the area's population than they do countywide. Children comprise 28.9 percent of the area's population as compared to 25.4 percent countywide. The area has a comparatively small population of persons aged 65 and older, 6.4 percent compared to 11.2 percent countywide.

Housing and Households

Households in the planning area are comparatively large, consistent with the area's high percentage of children. The average household size is 3.07 persons, compared to a countywide average of 2.66. The average renter households are also larger, averaging 2.78 persons, compared to the countywide average of 2.39 persons. Throughout the County, more school-aged children are living in multi-family housing. The data imply that Shady Grove/Derwood is also experiencing this trend.

The planning area is composed of primarily owner-occupied housing with residents who are less likely to rent their housing than households countywide. Twenty-two percent of the households rent compared to 31 percent countywide. In the Derwood area, housing is comparatively affordable with sales prices generally below the County median for each housing type. This is an area with appeal to families with young children and to recent immigrant households purchasing their first homes in the County. The 2000 Census counted only 30 vacant housing units, a low 1.2 percent, compared to the countywide vacancy rate of three percent.

Shady Grove/Derwood Multi-Family Housing

Complex	# Units	Affordable
Mallard Cove	121	
Mill Creek Garden Apartments	148	
Shady Grove Apartments	144	144
Total	413	144

The planning area has a small number of apartment units. The Shady Grove Apartments, which is owned by the Housing Opportunities Commission, provides 88 units of subsidized housing. There is no specialized housing for the elderly, such as nursing homes. There are several small group homes for the elderly or persons with disabilities.

There is a strong housing market in the planning area as evidenced by the low vacancy rates for rental units, the moderate price of existing residences, and the rapid sale of new units in the adjacent King Farm. This evidence suggests a demand for additional housing in the planning area.

EMPLOYMENT AND RETAIL USES

The planning area is an attractive place for new jobs given its proximity to Metro, major transportation routes, and the extensive number of existing technology businesses. The area includes a small concentration of advanced technology and biotechnology firms. The proximity of Celera, a leading biotechnology company located along MD 355 within the City of Rockville, and the County's Life Sciences Center located along Shady Grove Road west of I-270, make this an attractive area for advanced technology and biotechnology businesses.

Several existing retail centers currently serve the planning area. The Grove is 90,000 square feet and is located at the northeast corner of Shady Grove Road and Crabbs Branch Way. Redmill Center is 46,800 square feet located at Muncaster Mill Road and Redland Road, and the King Farm offers 201,780 square feet of neighborhood retail and restaurants. These retail centers total approximately 338,580 square feet within a five-minute drive of the Metro station. Also, a variety of highway-oriented retail businesses are located along MD 355 and just to the west of the planning area along Shady Grove Road. Major retail centers are located nearby in Rockville and along Rockville Pike.

PLANNING POLICIES

Several significant County and State policies have influenced the recommendation of this Plan resulting in its proposal to create a mixed-use residential community at the Metro station. These planning policies are as follows:

- The 1992 Maryland Planning Act and the 1997 Smart Growth Act both guide development to locations served by transit. The Smart Growth Act designates the Shady Grove Metro Station area as a Smart Growth Area, giving it priority for State transportation improvements and encouraging growth.
- The 1993 *General Plan Refinement* recommends channeling growth into the development corridors, specifically to the I-270 Corridor. It also supports the location of housing close to jobs and transit stations in order to reduce travel time and improve the quality of life in the County.
- The County Council's 2002 *Transportation Policy Report* recommends that new residential development be located within the I-270 Corridor at transit stations to improve the Corridor's jobs and housing balance and allow residents to live closer to jobs, thus reducing traffic congestion.
- The County Council's 2003 *Action Plan for Affordable Housing* recommends using underdeveloped land near Metro stations for housing and encourages a full range of housing types to meet the diverse needs for housing in the County.