Shady Grove Station:
West Side Site Plan
Pre-Submission Meeting
February 13, 2013
EYA and the County have partnered to implement the 2006 Shady Grove Sector Plan in accordance with the County’s Smart Growth Initiative.

In September 2012, Montgomery County approved the preliminary plan application for the entire CSP.

EYA has is the contract purchaser of the CSP Metro North (“West Side”) of the property, planned for:

- 1,114 multifamily units
- 407 townhomes
- ~40k square feet of retail
- ~131k square feet of office

EYA anticipates filing a Site Plan for the West Side (excluding the office building) within the next 30 days.
Rendered Site Plan

SHADY GROVE STATION: WEST SIDE SITE PLAN
EYA is submitting a site plan for the entire West Side neighborhood (excluding the office building on Shady Grove Road)

This plan includes:

- 1,114 multifamily units
- 407 townhomes
- ~40k sf of retail
- Library space
Village Center
Village Center
Multifamily Architecture

SHADY GROVE STATION: WEST SIDE SITE PLAN
Townhomes
Townhomes

SHADY GROVE STATION: WEST SIDE SITE PLAN
Townhome Architecture

SHADY GROVE STATION: WEST SIDE SITE PLAN
Changes from Preliminary Plan

- Turned Units to Front on Park
- Five Stories Stepping to Four in Village Center
- Direct Entry Multifamily Units Facing Townhomes
- Refined Community Center (Pool, Club House, Tot Lot, Park)
## Estimated Project Timeline

- **Submit Site Plan:** February 2013
- **Site Plan Approval:** Spring 2014
- **Initial Permits Issued:** Fall 2014
- **County Completes Demolition:** Fall 2014
- **First Land Closing:** Early 2015
- **First Resident Move-in:** Early 2016
- **Complete Final Phase:** ~2027
## Estimated Phasing Plan

<table>
<thead>
<tr>
<th>Phase</th>
<th>Townhouse Units</th>
<th>Multifamily Units</th>
<th>Retail/Com. (SF)</th>
<th>Est. Start</th>
<th>Est. Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I (A’s, TH-B, M-1)</td>
<td>136</td>
<td>345</td>
<td>~20,000</td>
<td>2015</td>
<td>2018</td>
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<td>Phase II (TH-C)</td>
<td>144</td>
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<td>2017</td>
<td>2020</td>
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<td>Phase III (M-2)</td>
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<td>206</td>
<td>~20,000</td>
<td>2018</td>
<td>2021</td>
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<td>Phase IV (TH-D)</td>
<td>127</td>
<td>301</td>
<td>~130,000</td>
<td>2019</td>
<td>2022</td>
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<td>Phase V (M-3,E)</td>
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<td></td>
<td>2021</td>
<td>2024</td>
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<tr>
<td>Phase VI (M-4)</td>
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<td>2024</td>
<td>2027</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>407</strong></td>
<td><strong>1114</strong></td>
<td>~170,000</td>
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</tbody>
</table>
Public / Offsite Improvements

- SideWalk
- Crabbs Branch Right-of-Way Improvements
- Intersection Improvements & Signalization
- Walking Trail Around Pond
- Pedestrian, Intersection, & Signalization Improvements
Open Space Plan

➢ “Provide a variety of open spaces that preserve existing open space and expand recreational opportunities.”
Pedestrian Circulation

- “Create a grid system of walkable streets with short block lengths and improved Metro access.”
Shady Grove Station will incorporate state-of-the-art stormwater management (SWM) techniques within the site:

- Micro-Bioretenion Areas, Landscape Infiltration, Pervious Paving