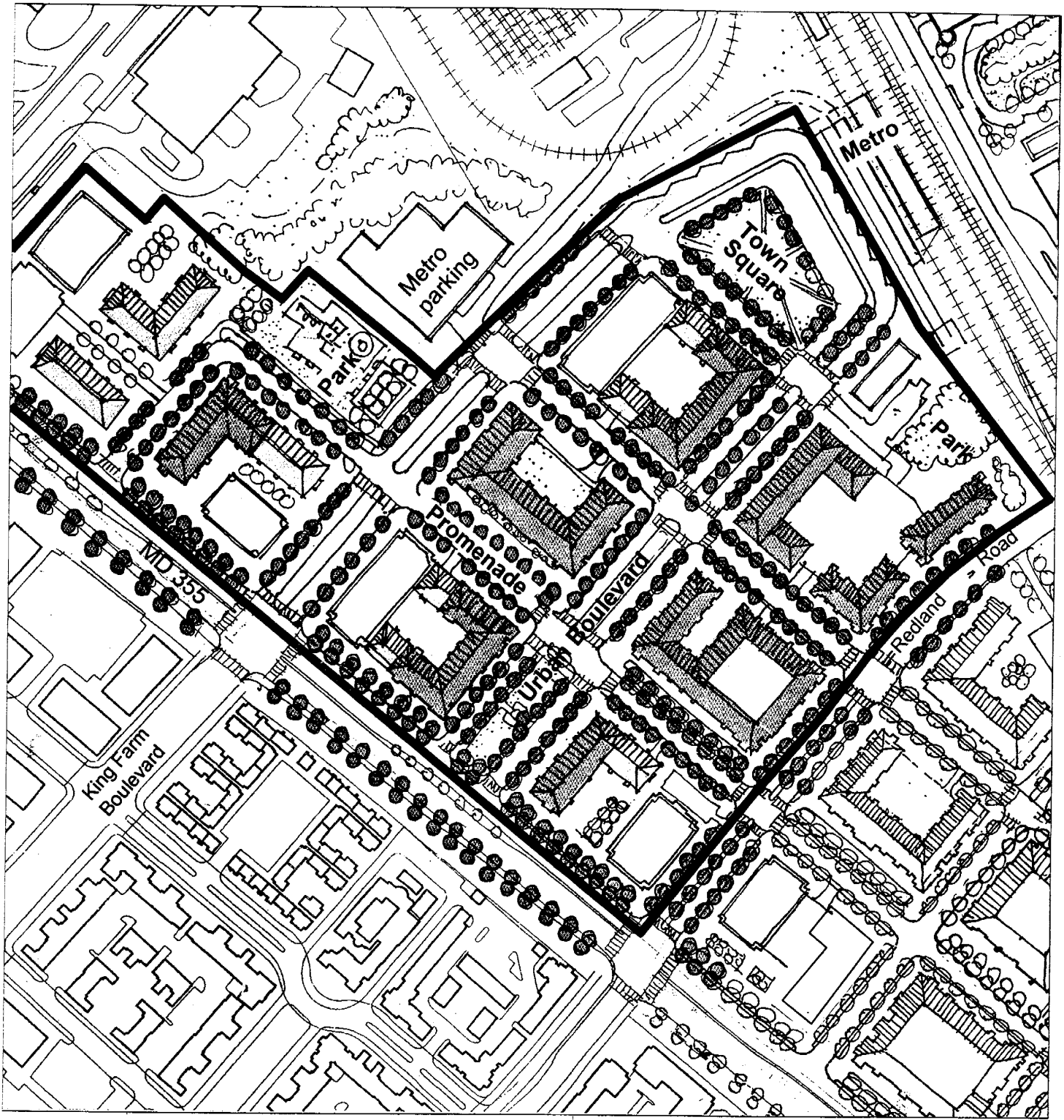





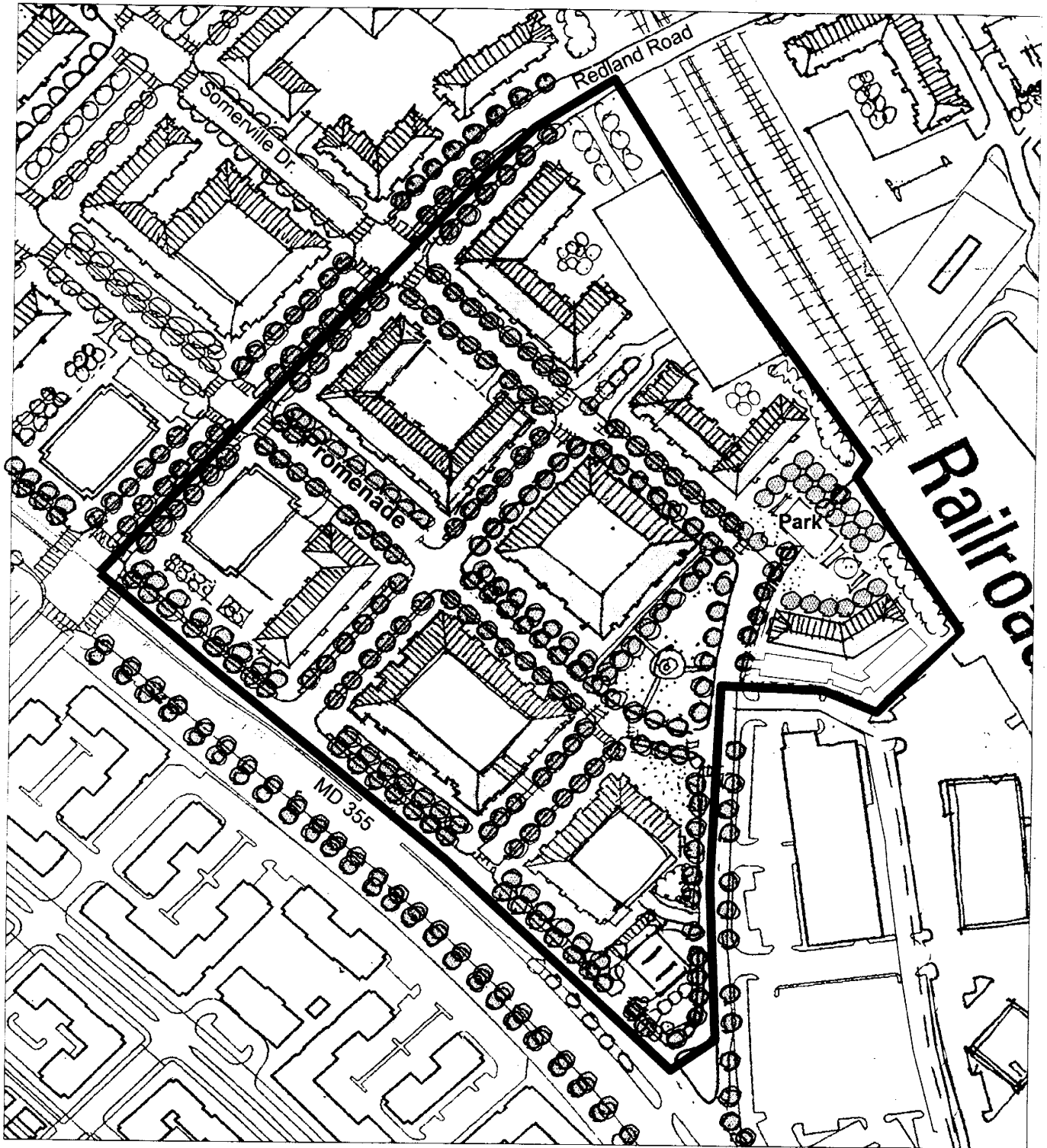
Metro West Neighborhood Illustrative






Not to Scale

-  Neighborhood Area
-  Mixed Use Residential
-  Mixed Use Commercial

Metro South Neighborhood Illustrative



Not to Scale

-  Neighborhood Area
-  Mixed Use Residential
-  Mixed Use Commercial

**Shady Grove Sector Plan
Housing and Commercial Density Table***

Metro Neighborhood	Public Hearing Draft			Worksession 6 Proposal			Worksession 7 Proposal		
	1.25 FAR			1.5 - 2FAR			1.5 - 2FAR		
	Housing		Com SF	75% housing		25% Com SF	70% housing		30% Com SF
W/out MPDU bonus	W/ MPDU bonus	W/out MPDU bonus		W/ MPDU bonus	W/out MPDU bonus		W/ MPDU bonus		
Metro West	1200	1464	600,000	1690	2060	692,470	1585	1933	830,964
Metro South	550	671	205,000	800	976	325,960	745	908	391,153
Metro East	312	380	0	318	380	0	318	380	0
WMATA	500	610	26,000	700	854	26,000	700	854	26,000
Metro North EMOC	1000	1220	40,000	1000	1220	40,000	1000	1220	40,000
Food Service	30	36	0	30	36	0	30	36	
Subtotal	3592	4381	871,000	4538	5526	1,084,430	4378	5331	1,288,117
The Buffer									
Jeremiah Park	285	348	0	640	780	0	640	780	0
The Grove	120	146	117,600	300	366	274,500	300	366	274,500
Casey Mill C.	70	70	0	70	70	0	70	70	
Subtotal	475	564	117,600	1010	1216	274,500	1010	1216	274,500
MD355 South	0	0	NA	250	305	NA	0	0	NA
SG Road Tech Corridor									
Casey 2	0	0	100,000	36	44	85,000	0	0	100,000
Casey 3	0	0	294,000	105	128	260,000	0	0	260,000
Great Indoor	0	0	294,000	105	128	260,000	0	0	260,000
PO	0	0	170,000	105	128	260,000	0	0	260,000
Dept. Liquor	0	0	326,700	225	275	0	0	0	262,000
Casey 6	0	0	326,700	0	0	326,700	0	0	326,700
Casey 7	0	0	222,000	0	0	222,000	0	0	222,000
Subtotal	0	0	1,733,400	576	703	1,413,700	0	0	1,857,400
Total	4067	4945	2,722,000	6374	7750	2,772,630	5388	6547	3,420,017

* Commercial and Non Residential SF includes existing and new development.

** Worksession 7 Proposal yields a range of 674 to 980 MPDU's if build out occurs.

*** Unit sizes are based upon 1,225 sf/du to achieve range in unit sizes.

retail capture rates. The evaluation included current and future residents, office workers, and commuters. A copy of the retail study will be presented at the Worksession.

Community serving retail uses including a specialty food store and restaurants, and a hotel are appropriate retail uses to serve the Metro Neighborhoods. A movie theater would also be welcomed. The Plan does not envision the creation of another major retail center along MD 355.

The Plan recommends that all development have some street level retail and commercial uses to ensure street life. Achieving good visibility for the retail is essential to its survival, and the Plan recommends that retail be located along major roadways such as MD 355 and Redland Road, and adjacent to the Metro station. The Plan will include a map illustrating these key locations (see Retail Uses Along Main Streets).

A variety of land uses on each block can be achieved mixing uses vertically within one building or as separate office and residential buildings with a street-level retail base. There are many examples of vertically mixed-use buildings in the District of Columbia. There are fewer suburban examples, although The Victoria, in the Rockville Town Center is a good one. This four-story, mixed-use building has first floor retail, a second floor of offices, and a two-story townhouse complex on top.

Urban open spaces are extremely important to the vitality, sociability, and enjoyment of residents and workers. The west side neighborhoods will provide a dedicated public Town Square adjacent to Metro and a promenade that runs the length of Metro West and South, linking public use spaces in each neighborhood. The new zone's optional method of development will achieve these spaces through its requirement for 20 percent public use space. Maintenance will be the responsibility of private development or the proposed Urban Services District.

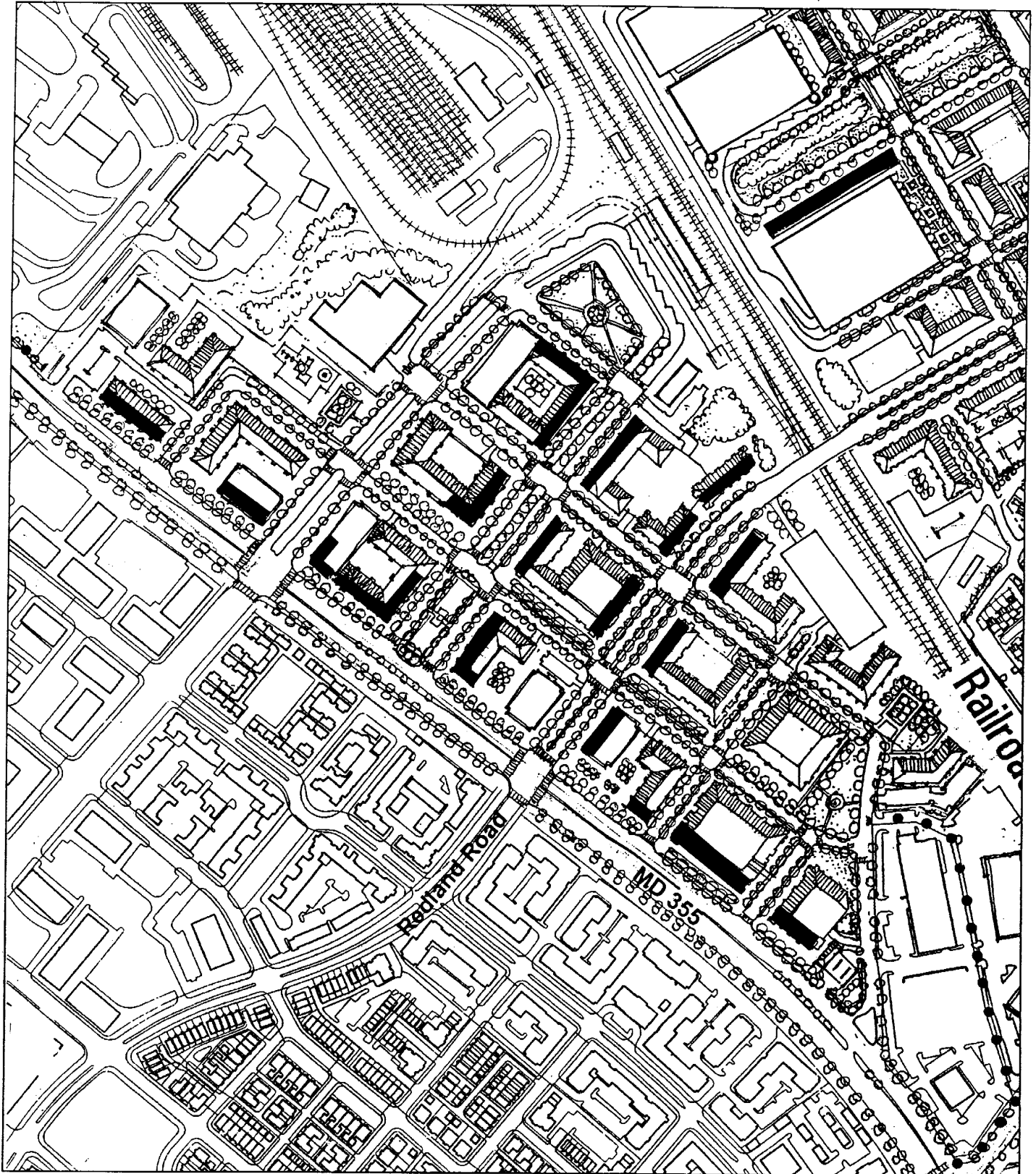
Parking policy in the mixed-use residential areas should support transit use. The Plan recommends reviewing parking ordinance requirements for Metro centers outside the CBDs to ensure that excessive parking is minimized and that Metro parking structures can be shared with adjacent development. Private parking within blocks will include structured parking internal to the block and underground parking if financially feasible.

East Side of Metro Station - Metro North

WMATA

The Planning Board has approved proposed land uses and density recommendations for this property. The size and public versus private nature of the proposed community center still needs to be determined. In Worksession 6, staff recommended that a 5,000-square foot private community center be included either in this neighborhood or on Jeremiah Park given the potential size of the residential community, a little under 10,000 future residents.

Retail Uses Along Main Streets



Retail Uses

Not To Scale

Staff Recommendation

Approve up to 700 units and 26,000 square feet of non-residential uses including the TMD and Urban Services District offices. Support a public community center if approved by the Recreation Department, or provide a 15,000-square foot private community center. Limit building heights to four stories along perimeter streets stepping up to six stories within the property. Rezone to the new transit zone.

Discussions with Recreation Department staff suggest that a public community center might be considered given the significant population increase in the proposed community combined with the surrounding areas of Upper Rock Creek and Gaithersburg Vicinity (see attached letter from Greg Bayor, Director, Department of Recreation).

The Plan should support a public community center if it is found to serve the recreation needs of the greater area. The Plan can accommodate such a public facility on the east side of the station or on Jeremiah Park co-located with the proposed library. Locating the public community center on the east side of the Metro station takes advantage of shared Metro parking spaces.

At the time of WMATA's development review, a public community center should be considered. If not determined feasible, a private community center should be provided with a minimum of 15,000 square feet including facilities such as a multi-purpose court, a small gym, showers and restrooms, meeting rooms, a kitchen, a computer center, and space for arts and crafts. The Urban Services District should manage the space with funding from the Metro Neighborhoods (see Metro North – WMATA Illustrative Plan).

County Service Park (EMOC and MCPS Food Service)

The Planning Board has previously approved the recommended densities and land use mix for this Metro North neighborhood. The Executive has requested that the Plan include language requiring that any relocation of County facilities not result in public cost or reduce public services.

Staff Recommendation

Approve up to 1,030 units and 40,000 square feet of community serving retail oriented along Crabbs Branch Way. Building heights should range from four to six stories. Rezone to the new transit zone.

This area creates a quiet residential enclave north of the Metro station with community serving retail primarily oriented along Crabbs Branch Way. The Plan envisions live/work units along the street and an overall mix of unit types to create a diverse community (see Metro North - EMOC and Food Services Illustrative Plan).