



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

January 8, 2026

Mr. Logan Kelso, P.E.  
VIKA Maryland, LLC  
20251 Century Boulevard, Suite 400  
Germantown, Maryland 20874

Re: **Revision to *SITE DEVELOPMENT*  
*STORMWATER MANAGEMENT PLAN*** for  
Shady Grove Station – West  
Project Phase: West Phase  
Preliminary Plan #: 120120080  
Site Plan #: 82013022I  
SM File #: 240688 – Revision 5  
Tract Size/Zone: 44.82 Ac. / TOMX-2.0/TDR  
Total Concept Area: 44.82 Ac.  
Parcel(s): P495  
Watershed/Class: Upper Rock Creek/IV  
Redevelopment (Yes/No): Yes

Dear Mr. Kelso:

Based on a review by the Department of Permitting Services Review Staff, the **revised** Site Development Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of environmental site design practices such as micro-bioretenion facilities, permeable pavement and a bio-swale. A waiver of the required ESD volume in excess of that which is provided on-site is requested and hereby granted based on the stormwater management provided by the downstream Crabbs Branch Regional stormwater management pond.

**The revised Stormwater Management concept specifically addresses the inclusion of the undeveloped section of the West development described as “Block U”, its associated stormwater management practices provided, and the removal of 4 Micro-Bioretenion planter boxes from Section C, for which a Pe of 1.17” was approved and met during final design. This stormwater management approval constitutes the “site development stormwater management concept” for Shady Grove Station – West as required by the first stormwater concept approval letter, dated June 12, 2012. This approval applies only to the 44.82 acre portion of the project known as Shady Grove Station – West.**

The following items will need to be addressed during the final stormwater management design plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.



2425 Reedy Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

3. Written permission from the owners all easement owners impacted by the proposed placement of permanent structures and impervious surfaces, I.E. the "Community Garden" must be obtained at time of final design.
4. Further Geotechnical testing must be performed to support feasibility of in-situ Micro-Bioretenction 7.
5. Micro-Bioretenction planter boxes must reside fully within HOA or publicly owned property.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Alex Weintraub at 240-777-6356.

Sincerely,



Mark Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: AAW

cc: N. Braunstein  
SM File # 240688

Revision 5 Block U

ESD: Required/Provided 10671 cf / 6269 cf  
PE: 1.8"/1.06"  
STRUCTURAL: 0 cf  
WAIVED: 3390 cf



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

December 11, 2025

Mr. Phillip Estes, Planner III  
Upcounty Planning Division  
The Maryland-National Capital  
Park & Planning Commission (MNCPPC)  
2425 Reddie Drive, 14th Floor,  
Wheaton, MD 20902

RE: Preliminary Plan Letter  
Preliminary Plan No. 12012008H  
Shady Grove Station

Dear Mr. Estes:

We have completed our review of the revised Preliminary Plan, which was uploaded to eplans on November 5, 2025. This plan was reviewed by the Development Review Committee at its meeting on October 21, 2025. Based on our review, we recommend approval of the plan, subject to the following comments:

1. There do not appear to be any significant changes that affect the Montgomery County Department of Transportation's (MCDOT) prior comments. Therefore, the comments in our June 13, 2012, Preliminary Plan letter #120120080, and the Preliminary Plan amendment letters dated July 20, 2012, August 4, 2017, and September 13, 2018, remain applicable unless superseded by changes approved at the Site Plan or permit stages.
2. **Shady Grove Road:** The applicant must install a 4-foot-wide landscape buffer and a 5-foot-wide sidewalk along the property's frontage as shown on the plan submitted via email dated December 10, 2025. The certified plans must reflect these improvements. The transition of the proposed sidewalk to the existing sidewalk must be addressed during the ROW permit stage.
3. The applicant must submit streetlight plans that comply with MCDOT Streetlight Design Requirements (<https://www.montgomerycountymd.gov/DOT-Traffic/Resources/Files/PDF/SLspecs/NewInstalls/Montgomery%20County%20Streetlighting%20Design%20Requirements.pdf>) at the time the right-of-way (ROW) permit application is submitted to Montgomery County Department of Permitting Services (MCDPS). Installation must be completed in accordance with the approved plans at the time of the ROW permit. MCDPS will review and approve the streetlight locations and types as part of the ROW permitting process. Failure to meet these requirements will result in denial of the ROW permit.

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

4. We recommend that the proposed alley's intersection with Front Street, which is closer to Crabbs Branch Way, should be at least 100 feet tangent from the intersection of Front Street and Crabbs Branch Way. As Front Street is privately maintained, we defer to MNCPPC staff for final determination.
5. We recommend that the applicant provide additional visitor parking within the site and defer to MNCPPC staff for detailed review and comments.
6. The applicant must ensure that the existing bus stop on Shady Grove Road remains operational at all times during construction. Any potential impacts must be coordinated with Mr. Wayne Miller. He can be reached at [wayne.miller2@montgomerycountymd.gov](mailto:wayne.miller2@montgomerycountymd.gov) or at 240-777-5836.
7. **Transportation Demand Management (TDM) Comments:**

The applicant, EYA/CSP Associates, entered into a Traffic Mitigation Agreement (TMAg) with the MCDOT and the Montgomery County Planning Board on August 14, 2015, which was subsequently recorded in the Land Records of Montgomery County on August 18, 2015. This agreement outlined the applicant's intent to redevelop the west side of the Shady Grove Metro area through a multi-phase, mixed-use project. The original TMAg included provisions for commercial development, specifically office buildings.

On September 20, 2019, the TMAg was amended, made, and executed. This amendment proposed modifications to the approved development, including the replacement of previously planned office space with general retail uses, among other changes.

In the current preliminary plan amendment application, the applicant is requesting to revise the use of Block U from 43,000 square feet of previously approved but unbuilt general retail space to residential use.

Given that the overall project already includes commercial components, primarily retail, and that the provisions and conditions outlined in both the original and amended Traffic Mitigation Agreements (TMAg) regarding commercial uses, particularly retail, remain applicable, the proposed elimination of the previously approved but unbuilt retail space is not anticipated to have a significant impact. Therefore, it is our recommendation that no further amendments to the provisions of the amended TMAg are necessary at this time.

However, should any substantial changes or new evidence arise that materially affect the scope of the project and the stated provisions, then the applicant shall coordinate with MCDOT to pursue any necessary revisions to the TMAg to ensure consistency with the proposed amendment and the overall development project.

The Applicant shall coordinate with MCDOT Commuter Services Section (CSS) staff: Mr. Samuel Damesa at [samuel.damesa@montgomerycountymd.gov](mailto:samuel.damesa@montgomerycountymd.gov) or (240) 777-8384 to implement the requirements of the TDM plan for the new development project.

**STANDARD COMMENTS:**

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans, or site plans should be submitted to the MCDPS in the package for record plans, storm drains, grading or paving plans, or applications for access permits. Include this letter and all other correspondence from this department.
2. Design all access points and alleys to be at-grade with the sidewalk, dropping down to street level between the sidewalk/sidepath and roadway.
3. The applicant shall be responsible for relocating utilities, including streetlights and guardrails along existing roads, to accommodate the applicant's required roadway improvements.
4. Forest Conservation Easements are NOT ALLOWED to overlap any MCDOT easement.
5. The owner will be required to submit a recorded covenant for the operation and maintenance of any private storm drain systems, and/or open space areas, prior to MCDPS approval of the record plat. The deed reference for this document must be provided on the recorded plat.
6. Tree spacing and species in County ROW must comply with the applicable MCDOT standards. Tree planting within the public ROW must be coordinated with the MCDPS ROW Plan Review Section.
7. The Developer shall provide erosion and sediment control measures as required by Chapter 19 and on-site stormwater management where applicable (at no cost to the County) at locations deemed necessary by the MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built before the construction of streets, houses, and/or site grading. They are to remain in operation (including maintenance) as long as the MCDPS deems them necessary.
8. If the proposed development will alter any existing streetlights, replacement of signage, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper execution procedures. All costs associated with such relocations shall be the responsibility of the applicant.
9. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County ROW and all drainage easements.
10. Posting of the ROW permit bond is a prerequisite to MCDPS approval of the record plat. The ROW permit will include, but not necessarily be limited to, the following improvements:
  1. Sidewalks, handicap ramps (if any), storm drainage and appurtenances, streetlights, guard rails and street trees along Shady Grove Road Street frontage.
  2. Permanent monuments and property line markers, as Section 50.4.3(G) of the Subdivision Regulations requires.
  3. The developer shall ensure the final and proper completion and installation of all utility lines underground for all new road construction.

4. The developer shall provide streetlights according to the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-7170.

Sincerely,

Deepak Somarajan, Engineer III  
Development Review  
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\Shady Grove Station\Amended Plan - 12012008H\Letter\ 12012008H Shady Grove Station Prel Plan Letter

#### SharePoint-Preliminary Plan

cc-e:	McLean Quinn	EYA / CSP Associates
	James Buchheister	VIKA Maryland LLC
	Phillip Hummel	Shulman Rogers
	Greg Ossont	MCDGS
	Ronnie Warner	MCDGS
	Florence Dwyer	M-NCPPC
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCDPS Fire Dept. Access
	Sandra Brecher	MCDOT OTP
	Samuel Damesa	MCDOT CSS
	Wayne Miller	MCDOT DTS
	Dan Sanayi	MCDOT DTEO
	Rebecca Torma	MCDOT OTP



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
*County Executive*

Scott Bruton  
*Director*

January 13, 2026

Mr. Phillip Estes AICP  
Planner III - Regulatory Review Coordinator  
Montgomery County Planning Department  
2425 Reddie Drive, 13th Floor  
Wheaton, MD 20902

Re: Westside at Shadygrove (Block U)  
Site Plan # 820260010

Dear Mr. Estes:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to forty (40) townhouses including up to five (5) (12.5%) Workforce Housing townhouse units. The forty (40) townhouses were approved for Shady Grove Station East and are to be transferred to Westside at Shady Grove (Block U) in Rockville, Maryland.

The overall Shady Grove Station project must provide ten (10) percent of the total number of residential units excluding Moderately Priced Dwelling Units (**MPDUs**) or resulting MPDU bonus density units as Workforce Housing (**WFH**) units, and fifteen (15) percent of the total number of residential units, excluding Workforce Housing units, must be MPDUs.

An Agreement to Build must be submitted, reviewed, and executed by DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final Workforce Housing layouts will need to be approved by DHCA at the Agreement to Build stage.

Sincerely,

Adrian Hopson, Planning Specialist III  
Affordable Housing Programs Section





**820260010 Westside at Shady Grove (Block U)**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

**“07-SITE-820260010-04.pdf V3”** uploaded on/ dated **“11/5/2025”** and

The following needs to be a condition of the certified site plan:

1. A ROW permit for the proposed work within the County ROW is required.