

From: [Dominic Puller](#)
To: [MCP-Chair](#)
Subject: Comment in Support of Shady Grove Station / Westside at Shady Grove (Block U) - Preliminary Plan Amendment Number: 12012008H
Date: Thursday, January 22, 2026 9:09:27 AM

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Dear Montgomery County Planning Board Chair Artie Harris,

I am writing today in support of the upcoming public hearing regarding the Shady Grove Station / Westside at Shady Grove (Block U) plan amendment (Preliminary Plan Amendment Number 12012008H) scheduled on January 29, 2026.

As a more recent member of the Westside community, and someone that lives a block and a half away from the Block U parcel, I want to stress my strong support for the rezoning and site plan that has been put forward at this time.

As someone who was hard pressed to find more affordable housing in a transit accessible location in Montgomery County, I welcome the addition of 40 units to our neighborhood so that others in or moving to Montgomery County have the opportunity to have a car-free or less car-dependent lifestyle like my partner and I currently live. The addition of green space, a community garden, and other amenities that the developer has proposed for the site should also enrich our community and make it a more desirable and enjoyable place to live.

While some residents have complained about adding additional members to our community could overwhelm our amenities (such as our clubhouse and gym), as someone who does frequently use the gym, I feel that I still have significant space to work out and that it really doesn't get crowded, even in more peak times like weekend mornings. While my experience is anecdotal, I just want to say that the current addition of 40 dense units in parcel U does not bother me or make me worry about overextending our communities amenities.

I think adding the additional 40 units will help make this neighborhood more of a focus for businesses to move back into our community and help make our environment more walkable and mixed use instead of mostly residential as it currently is. We have lost numerous businesses during the tough economic environment of the past year, and having additional density in our neighborhood is one step towards helping us get businesses back.

I hope that the addition of block U, the Sage multi-family building that is being built, as well as the Eastside at Shady Grove development can all contribute to this area becoming more dense, walkable, and livable. Thank you and enjoy your day.

Best,

Dom Puller



From: [Alexander Collich](#)
To: [MCP-Chair](#)
Cc: [Phillip Hummel](#); [Adam Hayes](#)
Subject: Westside Shady Grove Block U: Planning Board Presentation
Date: Tuesday, January 27, 2026 11:47:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[20260129_Planning Board Hearing Presentation_Final.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Good Morning to Whom this Concerns,

I hope you're doing well and enjoying the winter weather.

Attached please find the presentation for Westside Shady Grove Block U that we would like to present during the Planning Board hearing this Thursday 1/29. Please confirm receipt at your earliest convenience, and please reach out if you need anything else from us.

Thank you for your help, and we look forward to the hearing.

Many Thanks,

Alexander Collich | Director of Multifamily Development
C 301-785-1544 E acollich@eyamultifamily.com

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Westside at Shady Grove

Block U Planning Board Hearing

January 29, 2026

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Westside at Shady Grove – Development History

County Service Park



2006 Sector Plan



2012 Preliminary Plan



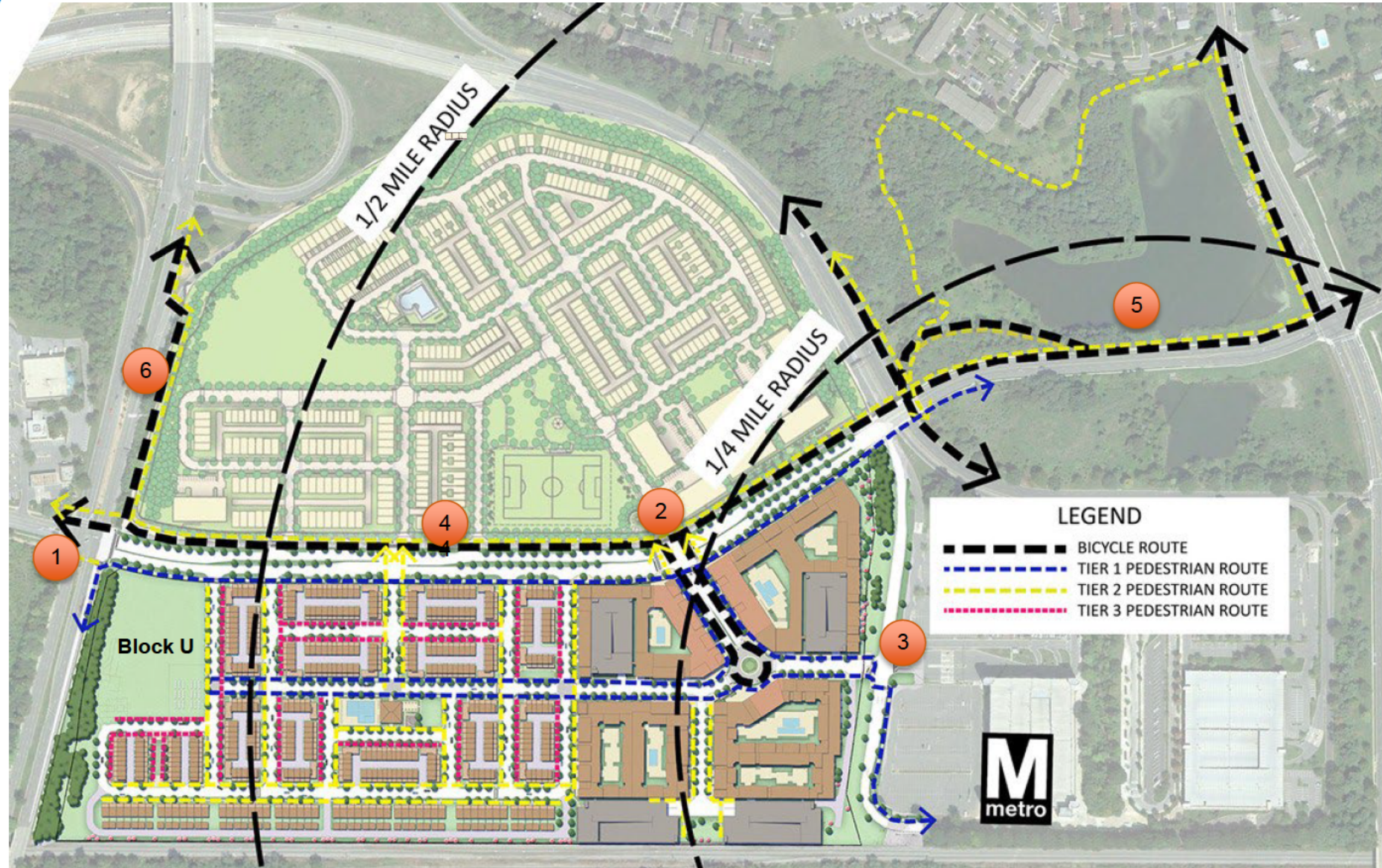
Site Plan and Implementation



Westside Shady Grove – Connections to Urban Fabric

As part of the Westside Development, EYA has constructed major public infrastructure including:

- 1 Pedestrian crossings at the intersection of Shady Grove Road and Crabbs Branch Way
- 2 Completely new intersection with pedestrian crossings at Crabbs Branch and Gramercy Blvd.
- 3 Completely new intersection with pedestrian crossings at Columbus Drive and Metro Access Road
- 4 Completely new streetscape and shared use path along Crabbs Branch Way
- 5 Installed Walking Trail and Bicycle connections to nearby trail network
- 6 Bicycle and Sidewalk improvements along Shady Grove Road



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Note: These plans are illustrative only and are subject to change as part of the ongoing development review process.

Westside at Shady Grove – Development History



2010

2015

2020

2025

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Westside at Shady Grove – Development History



2010

2015

2020

2025

Westside at Shady Grove – Development History



2010

2015

2020

2025

Westside at Shady Grove – Development History



2010

2015

2020

2025

Westside at Shady Grove – Development History



2010 2015 2020 2025

Block U – History of Development Concepts

Original Preliminary Plan From 2012

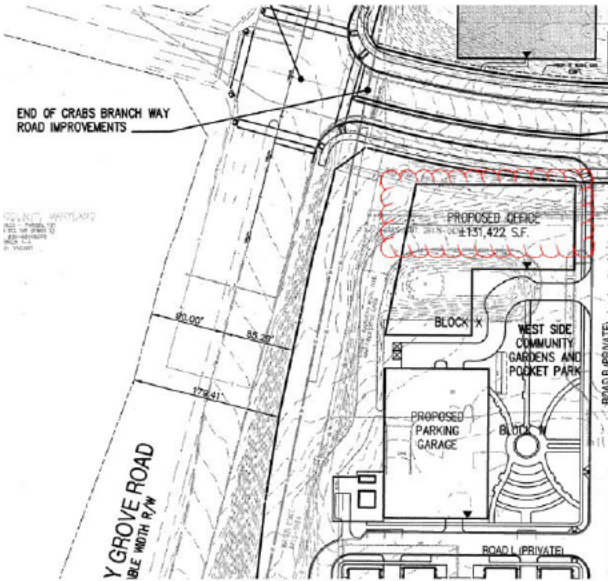
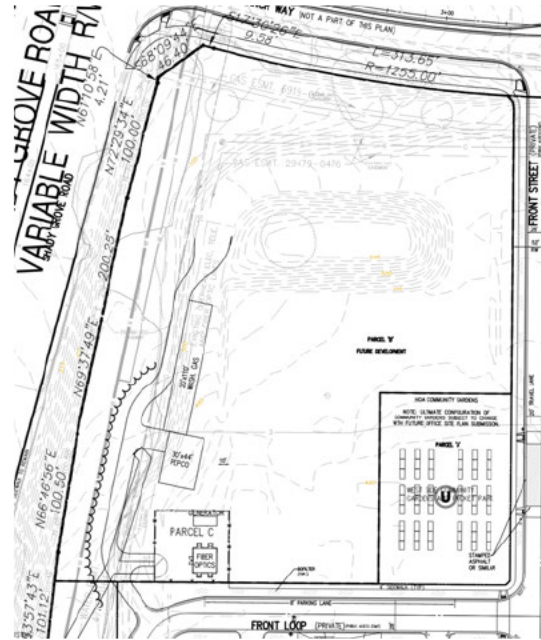


Figure 2: Previously approved 133,422 sf of office space

133k SF of Office

Prelim Plan Amendment



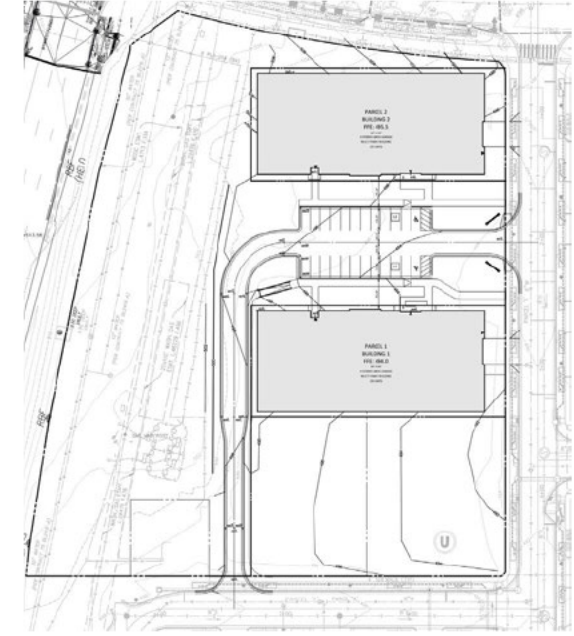
Preservation of Pocket Park with a Conversion of Office Density to Retail

Retail Scheme



Engaged retail broker and sought a variety of tenants over many years. Primary concern was a lack of a full movement intersection at Front Street and Crabbs Branch Way.

Condo Scheme



In 2021 we started exploring Multifamily Plans, including a 64+ condo scheme.

Block U - Development Plan

- A collaborative plan for an urban townhome neighborhood developed in partnership with the Westside Community, DGS, and DHCA
- 35 market rate townhomes, 5 workforce townhomes, and a ½ acre park
- In addition to delivering the Sector Plan envisioned community garden, the plan prioritizes a large open lawn desired by the Westside residents
- Integration with the existing roadway network and key infrastructure minimizes disruption to existing Westside residents



1



2



3



Collaborative Process to Create Westside's Final Amenity

- ~1/2 acre neighborhood park
- Collaborative design process to prioritize key features and amenities
 - Open lawn
 - Sports court
 - Community garden
 - Entry feature
- Combination of active / passive uses

Community Engagement Process

- Multiple stakeholder meetings
- Online survey with 135 respondents
- Significant enhancements to park and program



The Sage at Westside – Status Update

Construction Officially Started January 5, 2026



Westside Shady Grove – A Model of Public/Private Partnership

- 1,565 Total Homes of *life within walking distance*
- 356 Affordable Homes
- Nine (9) Site Plan Amendments over 18 years

Partners

Montgomery County DEPARTMENT OF GENERAL SERVICES



Awards



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