

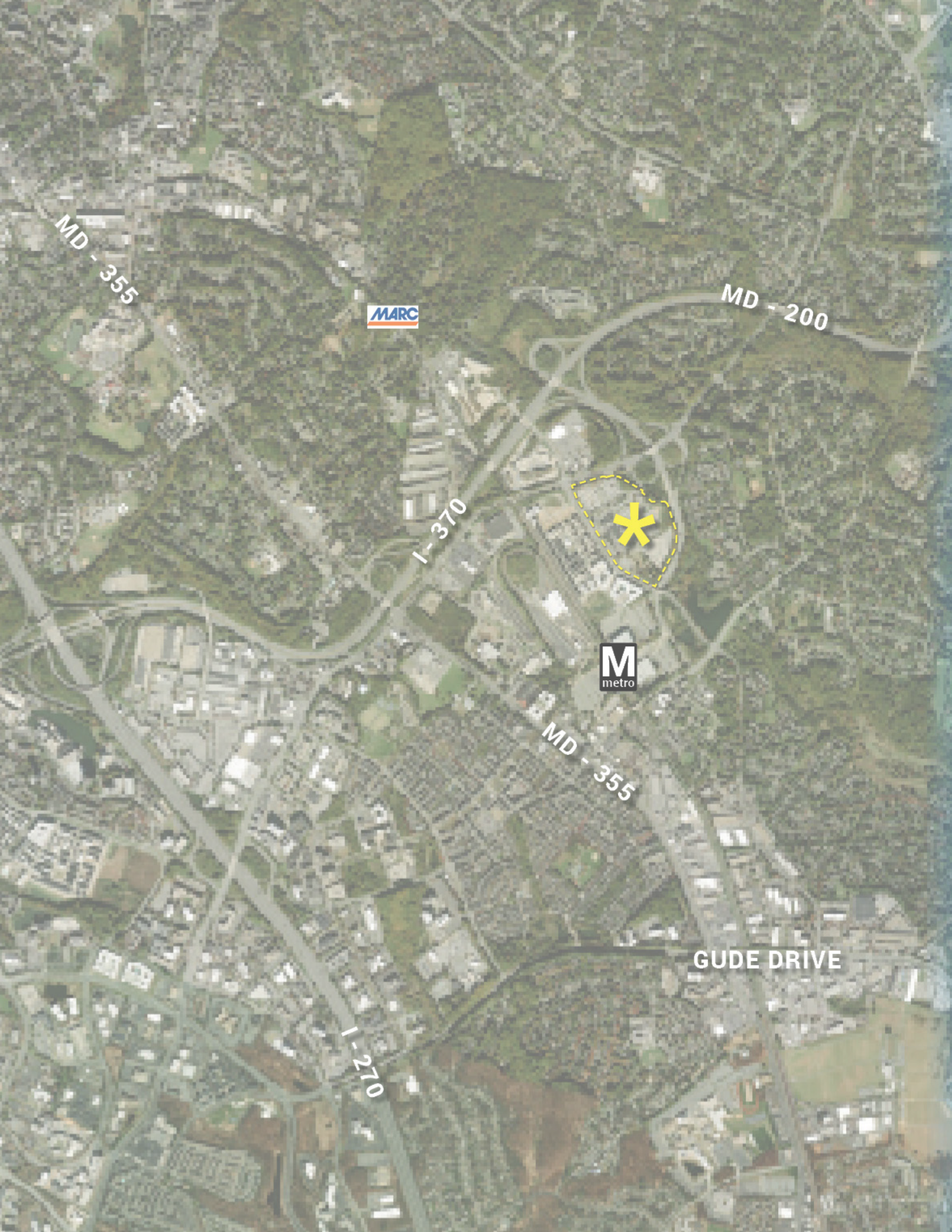


COMMUNITY ENGAGEMENT AND LAND  
PLANNING FOR

# JEREMIAH PARK MONTGOMERY COUNTY

COMMUNITY PLANNING WORKSHOP  
JUNE 18, 2024

*Images shown for illustrative purposes only.*



# AGENDA

---

1. *PROJECT TEAM*
2. *PROJECT INTRODUCTION*
3. *EXISTING CONDITIONS*
4. *COMMUNITY ENGAGEMENT*
5. *CONCEPT PLANS*
6. *BOARD STATIONS*



# PROJECT TEAM

*Overview*



## Design Collective

### *FIRM OVERVIEW*

- » Firm Overview: 80+ person firm
- » Planning & Urban Design: 50+ Master Plans
- » Parks, Civic Amenities & Community Centers
- » Community Engagement: 100+ Events
- » Architecture: \$1B Built Work
- » Montgomery County Experience





# PRR

## FIRM OVERVIEW

- » Woman-Owned
- » 43 Years in Business
- » 120 Employees
- » 5 Office Locations
- » 3 Sectors: Transportation, Environment and Health
- » Under One Roof:
  - Social Marketing
  - Media Planning & Buying
  - Community Engagement
  - Public Affairs
  - Facilitation
  - Design & Video
- » Research
- » Diversity, Equity & Inclusion
- » Language Services



# VHB TRANSPORTATION

## FIRM OVERVIEW

- » 2,000 passionate professionals
- » Founded in 1979
- » 30+ locations on the east coast
- » 3 Metro DC offices: Downtown DC, Silver Spring, Tysons
- » Core Services
  - Transportation Planning & Engineering
  - Land Development
  - Planning & Design
  - Environmental
  - Applied Technologies



# PROJECT INTRODUCTION

*Overview*

## GOALS AND OBJECTIVES

- » Community engagement and land planning initiative to explore opportunity for the redevelopment of Jeremiah Park.
- » The Shady Grove Sector Plan envisions the property as an inclusive, walkable community with a mix of uses.
- » Replace on-site bus depot with a new modern depot to support Montgomery County Public Schools and Montgomery County Department of Transportation.
- » Transition to zero emissions vehicles, along with mixed-use development.



# COMPLETED & CURRENT TASKS, NEXT STEPS

---

## *COMPLETED & CURRENT TASKS*

- » Project Kick-off on 3/20 and Site Visit on 4/8
- » Initial listening sessions with internal County stakeholders, including DGS, MCPS, DOT, and Planning
- » Initial listening sessions with community stakeholders, to understand concerns, challenges, and opportunities
- » Collected and reviewed previous and current plans, including the Shady Grove Sector Plan
- » Documented existing conditions, including topography, environmental constraints, and zoning
- » Developed a Public Engagement Plan, including a project website, flyers, pop-ups, workshops, and surveys
- » Launched the project website; live on 4/12
- » Conducted the Community Visioning Workshop on 4/30
- » Summarized feedback from the Community Visioning Workshop; posted to website, along with FAQ
- » Prepared, Launched, and Analyzed the first public survey (4/30 - 5/28)
- » Developed Concept Plan options
- » Conduct the Community Planning Workshop - today!

## *NEXT STEPS*

- » Review and summarize feedback from the Community Planning Workshop
- » Launch the second public survey
- » Continue to meet with stakeholders
- » Refine the Concept Plan options, based on feedback
- » Prepare for Community Open House in mid September



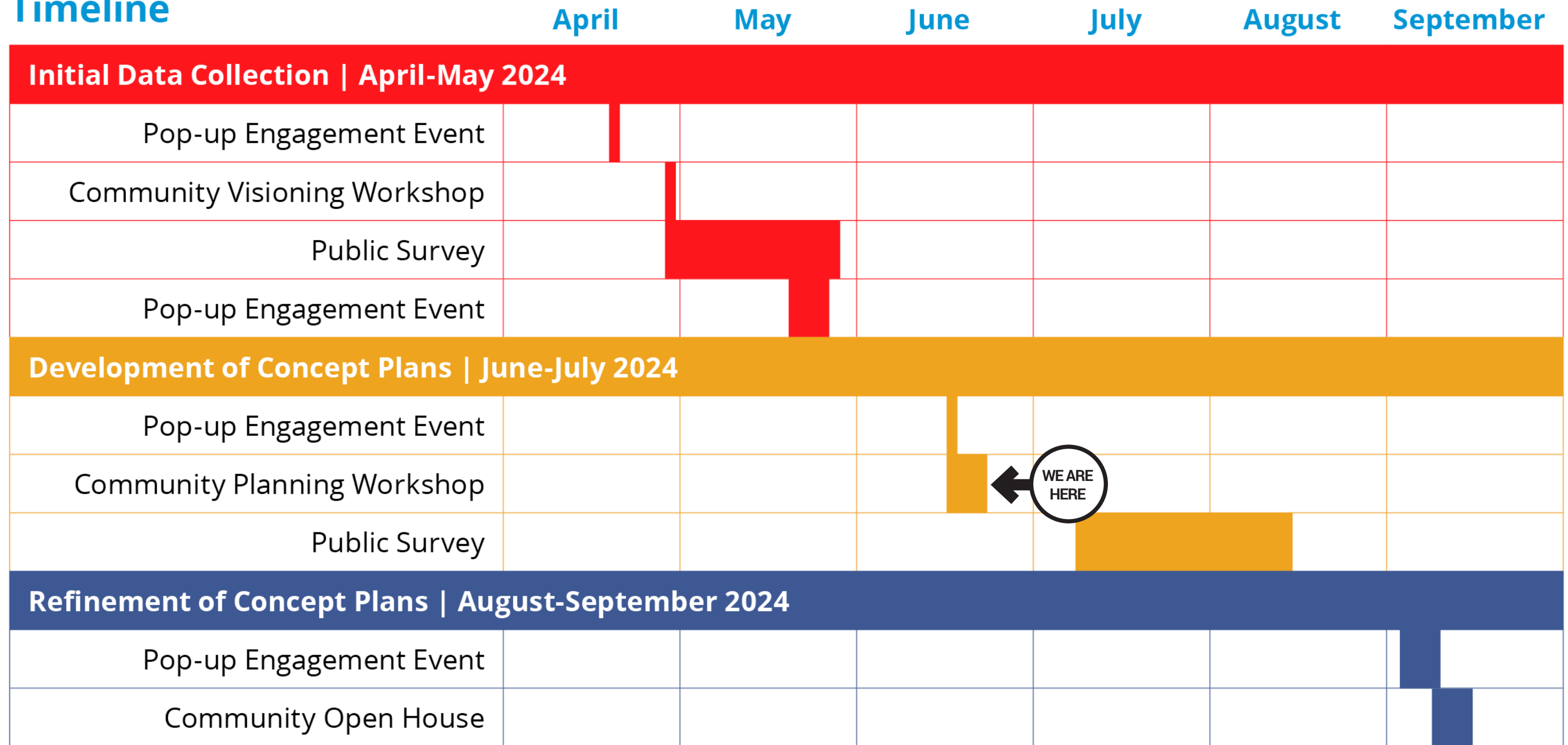
**JEREMIAH PARK**



**Design  
Collective**

# PROJECT SCHEDULE

## Timeline



JEREMIAH PARK





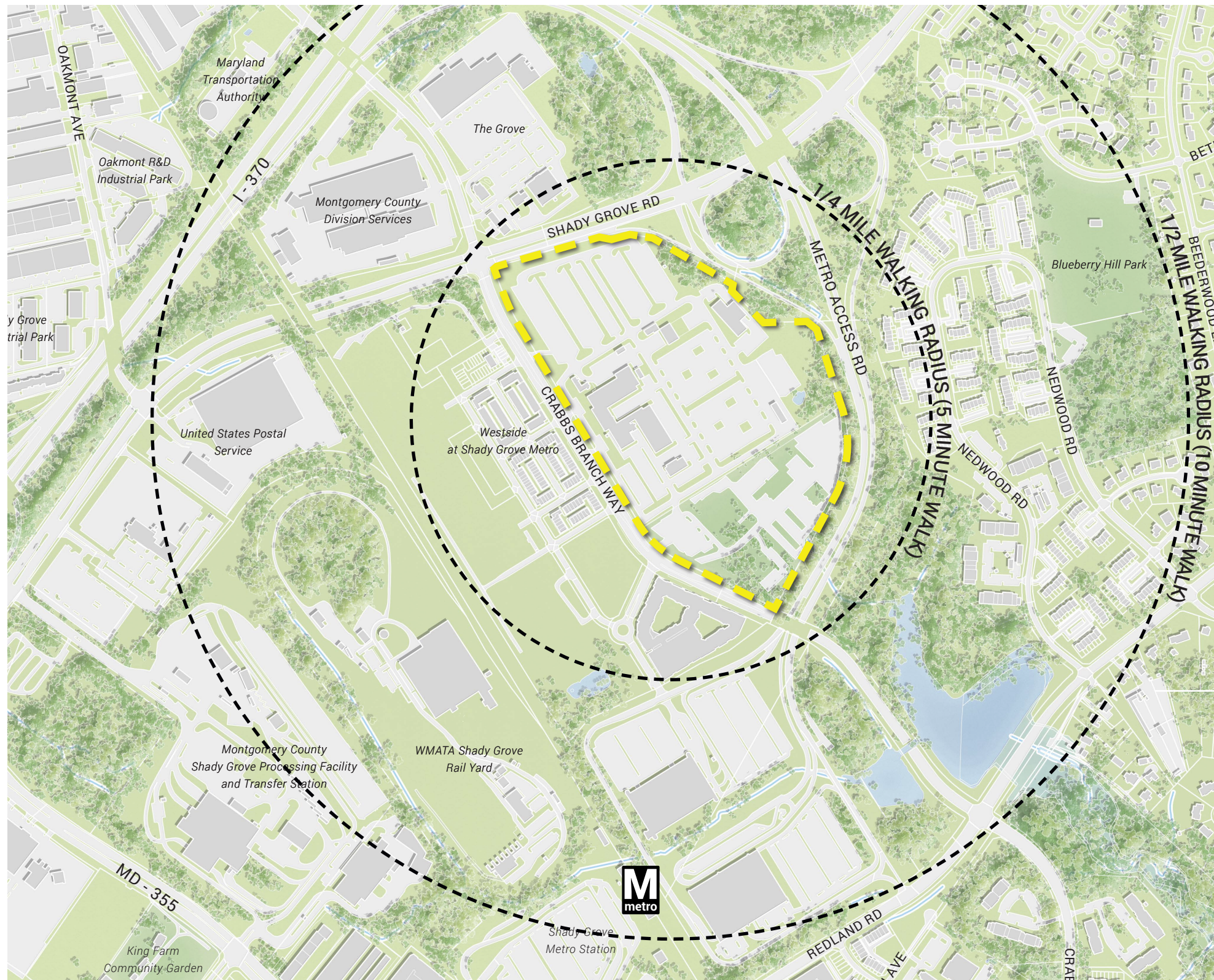
## STUDY AREA CHARACTERISTICS

- » Approximately 45-acre site
- » Bounded by three major roads
  - Shady Grove Rd
  - Metro Access Rd
  - Crabbs Branch Way
- » Currently used as Montgomery County Public Schools - Shady Grove North and South Bus Depot and contains Montgomery County Radio Shop
- » Southern area of site was the former location of M-NCPPC Parks Maintenance Facility
- » Study boundary sits near Gaithersburg City border
- » Adjacent to Westside at Shady Grove mixed-use community.



JEREMIAH PARK





## LOCATION

- » Jeremiah Park is located approximately a half-mile from the Shady Grove Metro Station
- » While within a half-mile of the Shady Grove Metro, direct pedestrian and bicycle connections from the site to the station are not present.



# JEREMIAH PARK



# PROJECT COMPONENTS & AMENITIES

---

## *COMPONENTS*

- » New modern facility to support Montgomery County Public Schools (MCPS) and Montgomery County Department of Transportation (DOT)
- » Mixed-use development, potentially including;
  - Residential
  - Neighborhood-serving Retail
  - Professional Offices
  - Grocery Store
  - Open space

## *AMENITIES*

- » Park
- » Public School Site
- » Enhanced streetscapes and crosswalks
- » Pedestrian and Bicycle facilities and connections
- » Residential amenities, potentially including community clubhouse, neighborhood greens and plazas, etc.
- » Innovative Stormwater Management with localized Environmental Site Design (ESD) strategies



JEREMIAH PARK



**Design**  
Collective

A blue-tinted photograph of a community meeting. In the foreground, a person is kneeling on a white sheet of paper laid out on the grass, looking at a map or document. In the background, several other people are gathered around a table, engaged in conversation. The scene is outdoors, with a building and a van visible in the distance.

# COMMUNITY ENGAGEMENT

*Overview*

# COMMUNITY ENGAGEMENT

---

**Public input and feedback are critical to creating a community-supported vision for Jeremiah Park**

**Public participation helps ensure:**

- An inclusive and transparent planning process
- Identification of key opportunities and priorities
- The proposed concept plan incorporates community feedback



JEREMIAH PARK



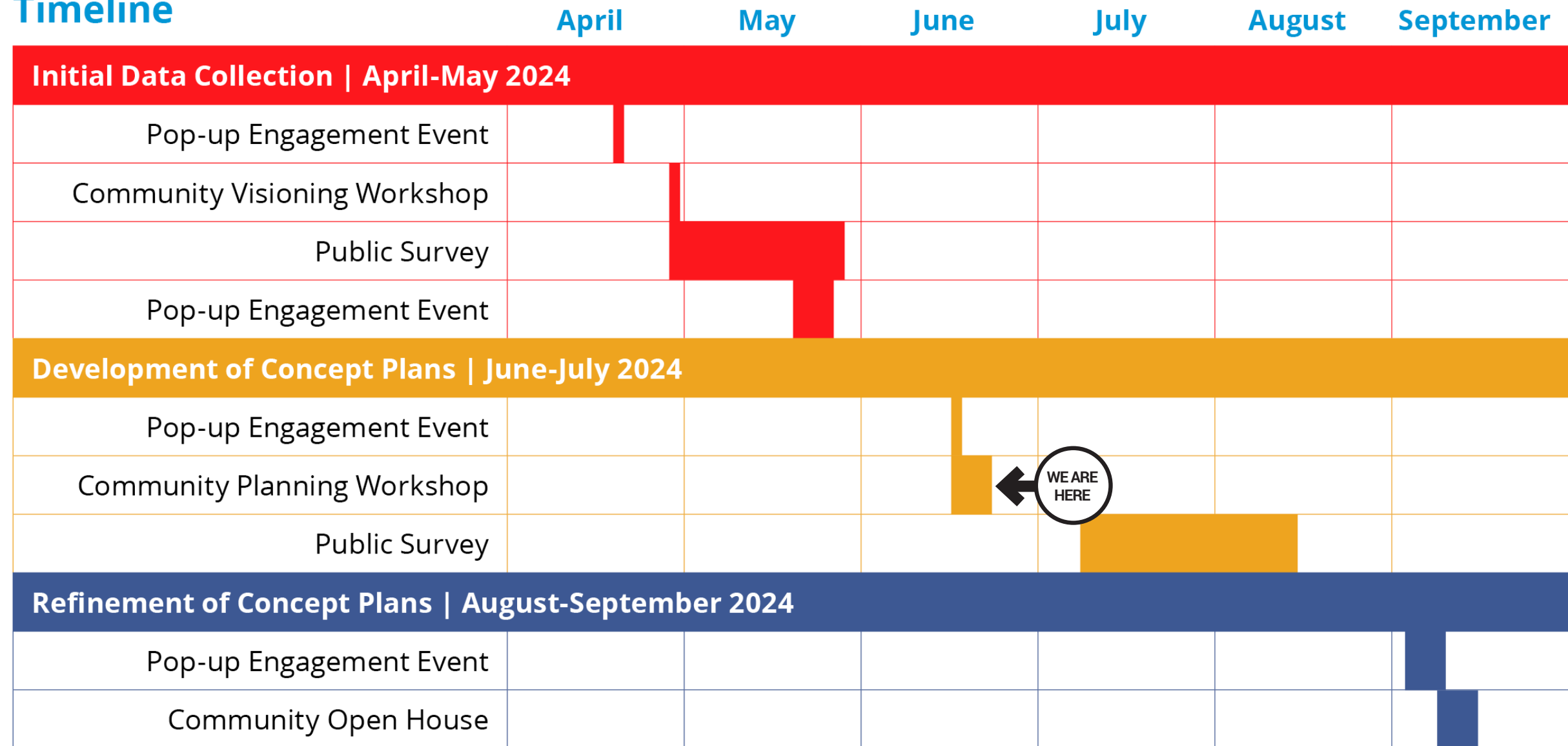
**Design**  
Collective

# COMMUNITY ENGAGEMENT



- April 20 – Pop-up at CVS
- April 30 – Community Visioning Workshop
- April 30-May 28 – Survey 1
- May 18 – Pop-up at Derwood Farmers Market
- June 8 – Pop-up at Derwood Farmers Market
- June 18 – Community Planning Workshop

## Timeline



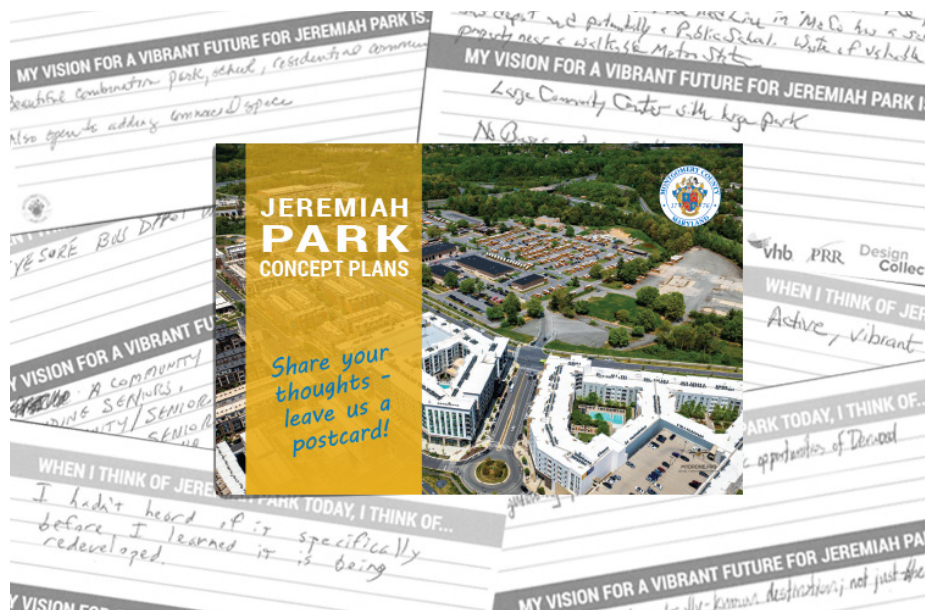
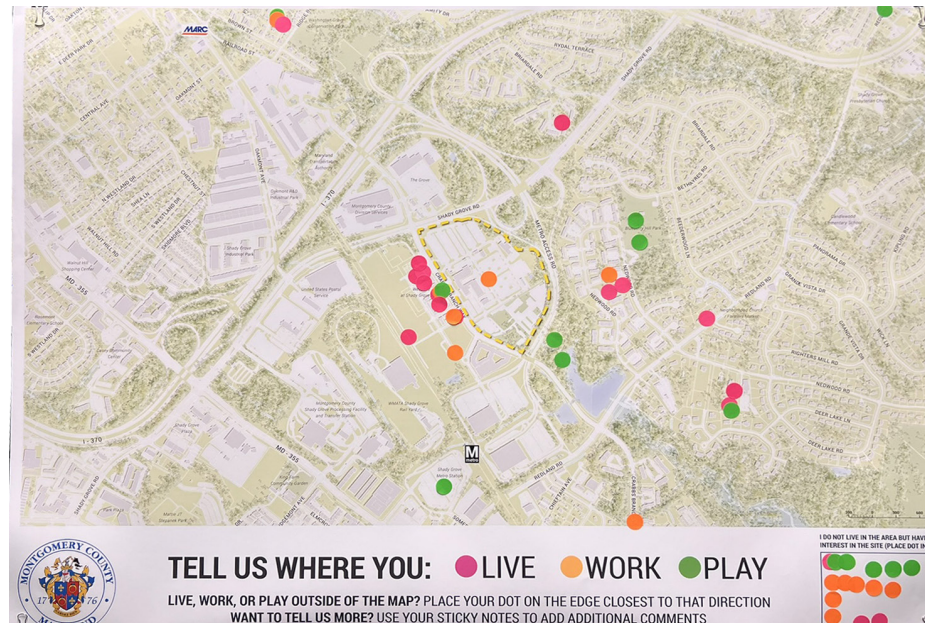
JEREMIAH PARK



# COMMUNITY VISIONING WORKSHOP

## OVERVIEW

- Approximately 35 community members attended the Community Visioning Workshop held on April 30
- The majority of participants live within a mile of the Jeremiah Park site, but work more than a mile away
- Following an overview presentation, project team members facilitated Table Discussions
- Facilitators asked a variety of questions that allowed participants to share their thoughts in a collaborative discussion
- A spokesperson from each table was selected to report out and share the collective ideas from their table



## A vibrant future for Jeremiah Park



The County is kicking off a community engagement and land planning initiative to explore opportunities for the redevelopment of Jeremiah Park, a County-owned site located at 16651 Crabbs Branch Way, Derwood, 20855.



The Shady Grove Sector Plan envisions the property as an inclusive, walkable community with a mix of uses. The County is exploring replacing the bus depot currently on-site with a new, modern, co-located bus depot that will support both Montgomery County Public Schools and the Montgomery County Department of Transportation as they transition to zero emissions vehicles, along with mixed-use development highlighted by amenities and open space.

The community's input is crucial to creating a vibrant and welcoming neighborhood.

### Learn more

Visit the project website for updates and to learn about other opportunities to stay involved: [jeremiahparkproject.com](http://jeremiahparkproject.com)



### Timeline

	April	May	June	July	August	September
<b>Initial Data Collection   April-May 2024</b>						
Pop-up Engagement Event						
Community Visioning Workshop						
Public Survey						
Pop-up Engagement Event						
<b>Development of Concept Plans   June-July 2024</b>						
Pop-up Engagement Event						
Community Planning Workshop						
Public Survey						
<b>Refinement of Concept Plans   August-September 2024</b>						
Pop-up Engagement Event						
Community Open House						

Connect with the project team at [JeremiahParkProject@prrbiz.com](mailto:JeremiahParkProject@prrbiz.com).



## JEREMIAH PARK



# COMMUNITY VISIONING WORKSHOP

BOARD  
STATION

## TABLE DISCUSSIONS: Strengths and Challenges

**What are the main current strengths and assets of the area surrounding Jeremiah Park? What features make it a desirable place to live/work/play/attend school/ etc.?**

- Proximity to Metro
- Multi-modal public transit options
- Proximity to major roads and highways
- Walk/bike/roll to surrounding neighborhoods
- Opportunity for growth
- Connections to surrounding neighborhoods
- Some senior housing is available



JEREMIAH PARK



Design  
Collective



# COMMUNITY VISIONING WORKSHOP

BOARD  
STATION

## TABLE DISCUSSIONS: Opportunity and Vision

**What is your vision for the future of Jeremiah Park? What features will make it a desirable place to be/ visit and a benefit to the community?**

- A place for people to come together
- Create destinations for all ages
- Community and family-oriented retail/shops
- Boutique grocery store
- Restaurant(s) with outdoor dining
- Mixed-use development with integrated open space; medium density; 4-6 story buildings including multi-family building(s) with ground floor retail
- Development similar to Rio Lakefront in Gaithersburg, MD
- Less dense housing than Westside
- Improve parking; provide more parking
- Multi-level bus garage, instead of surface parking
- Walking and biking paths
- Tennis and pickleball courts
- Pedestrian/bicycle connection between Derwood
- Shared use path and connection to Blueberry Hill Park
- Passive and active open space with soccer field, community garden, outdoor learning space, mixed-use fields, dog run, playgrounds
- Multi-purpose field with small pavilion, food truck parking, fountain to play in



**JEREMIAH PARK**



# COMMUNITY SURVEY

BOARD  
STATION

APRIL 30 - MAY 28, 2024

358 valid responses

95% of respondents live within 2 miles

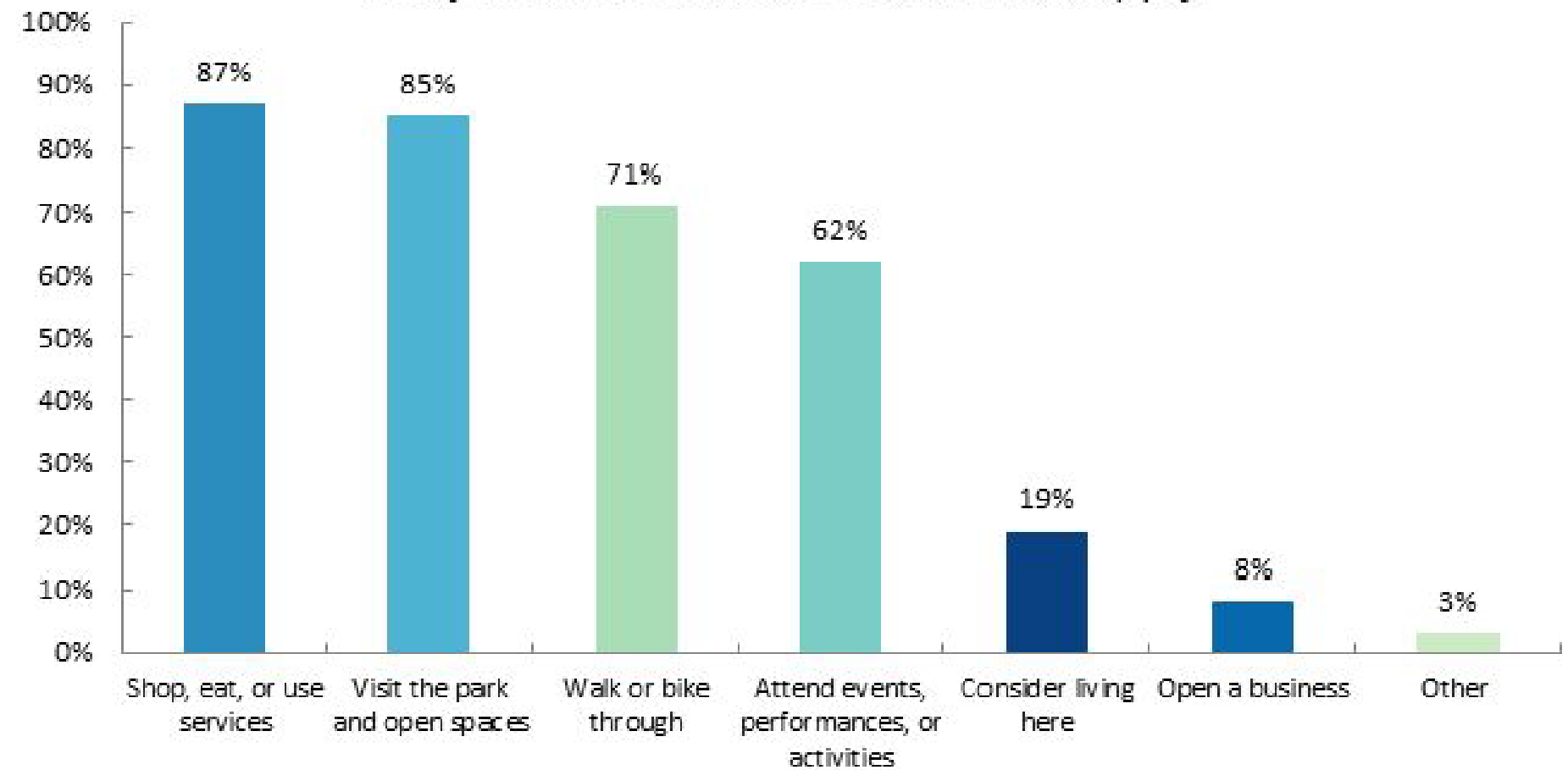
## Key Priorities

- Shops and restaurants
- Parks and open space
- Walk/Bike/Roll access
- Entertainment

## Key Findings

- Respondents are supportive of the development and hope the project brings benefits to the community
- There is frustration that the project hasn't already happened
- There is opposition to and questions about the bus depot
  - some people desire the bus depot to be located elsewhere
  - design to mitigate impacts

When the project is complete, which of these would you be likely to do in the area? Select all that apply.



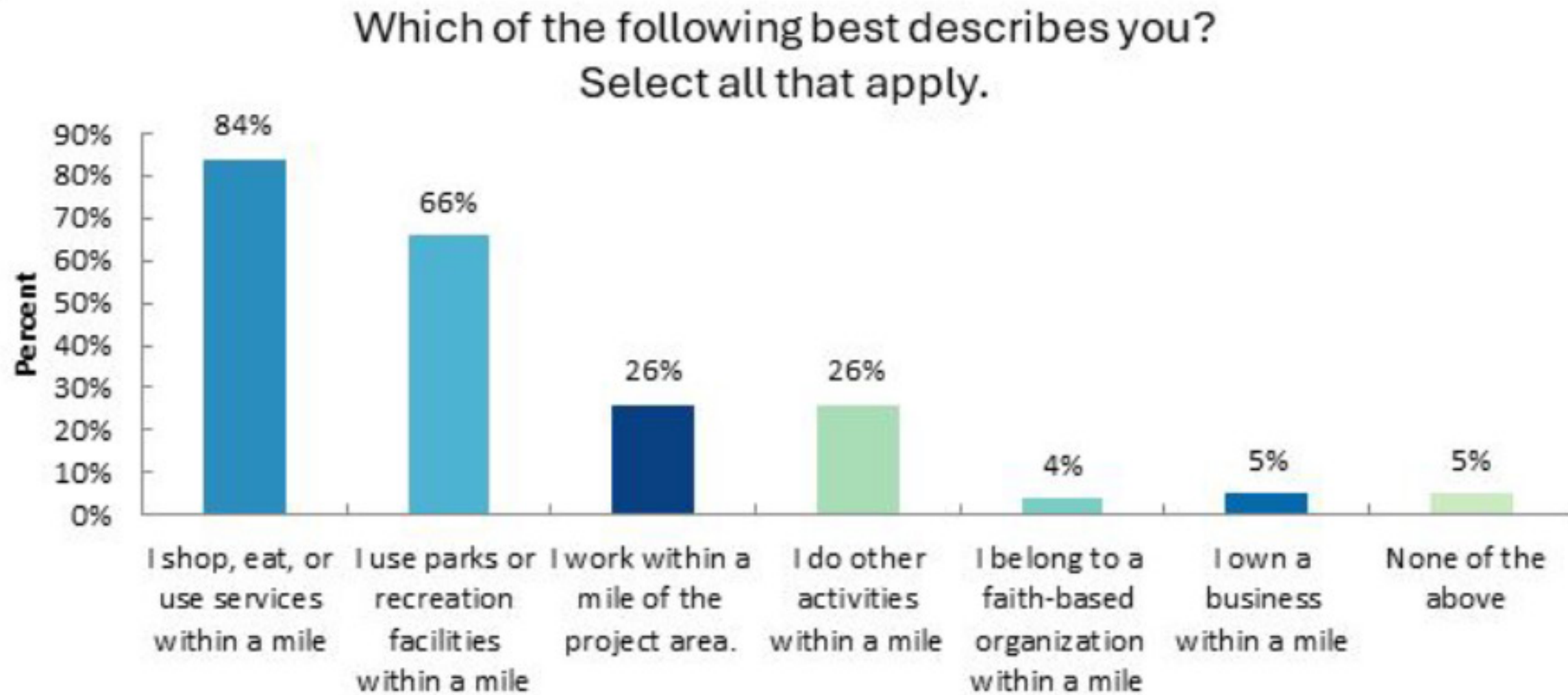
JEREMIAH PARK



Design  
Collective

# COMMUNITY SURVEY

84% of respondents shop, eat, or use services within one mile of the project  
66% of respondents use parks or recreation within one mile of the project



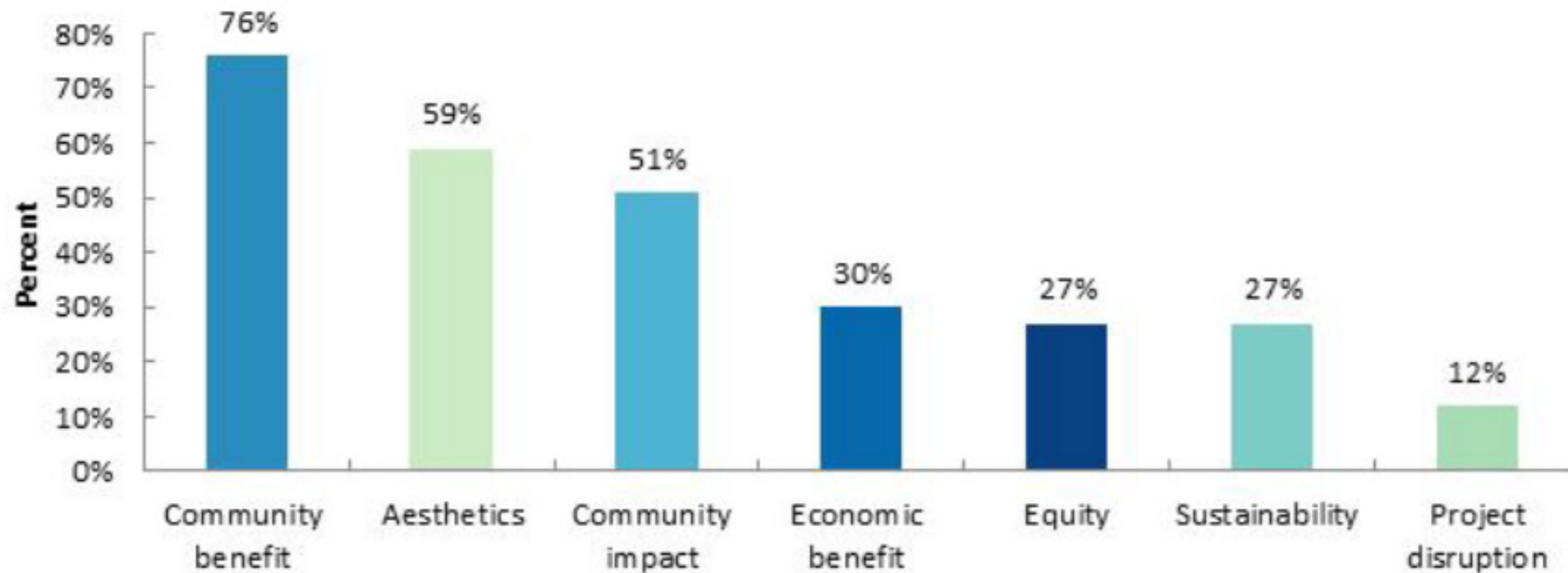
JEREMIAH PARK



## KEY CONSIDERATIONS

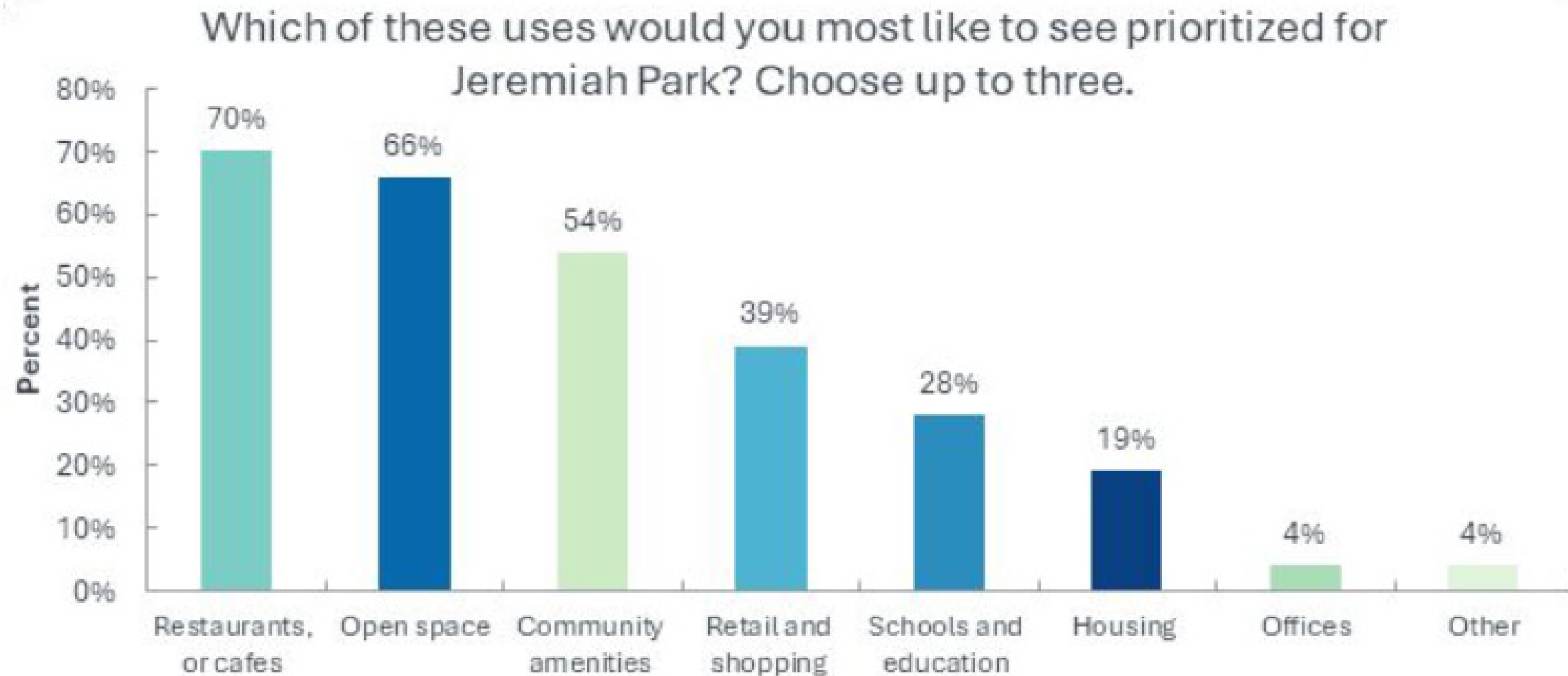
- Improve vibrancy and public amenities
- Welcoming and beautiful aesthetics of buildings and landscaping
- Minimize traffic and noise
- Bring opportunities for all

Which of these broad project considerations are most important to you? Choose up to three.



## PREFERRED PROJECT ELEMENTS

- Restaurants and cafes
- Open space
- Community amenities



# COMMUNITY SURVEY

BOARD  
STATION

## IMPORTANT FEATURES

- Walkable and accessible
- Green and sustainable

## HOUSING PREFERENCES

- Homes to buy or rent (equal preference)
- Townhomes or duplexes, small to mid-rise apartment buildings or condos

## PARKS AND OPEN SPACE

- Leisure space - open space and paths
- Active space – playgrounds and courts
- Natural space - trees, gardens
- Environmental features

## RETAIL AND COMMUNITY FEATURES

- Food and drink
- Shopping
- Arts or entertainment
- Wellness services

## GREEN FEATURES AND SUSTAINABILITY

- Green roofs or shade tree canopy
- Green-powered lighting or equipment
- Storm water features
- Green buildings



JEREMIAH PARK



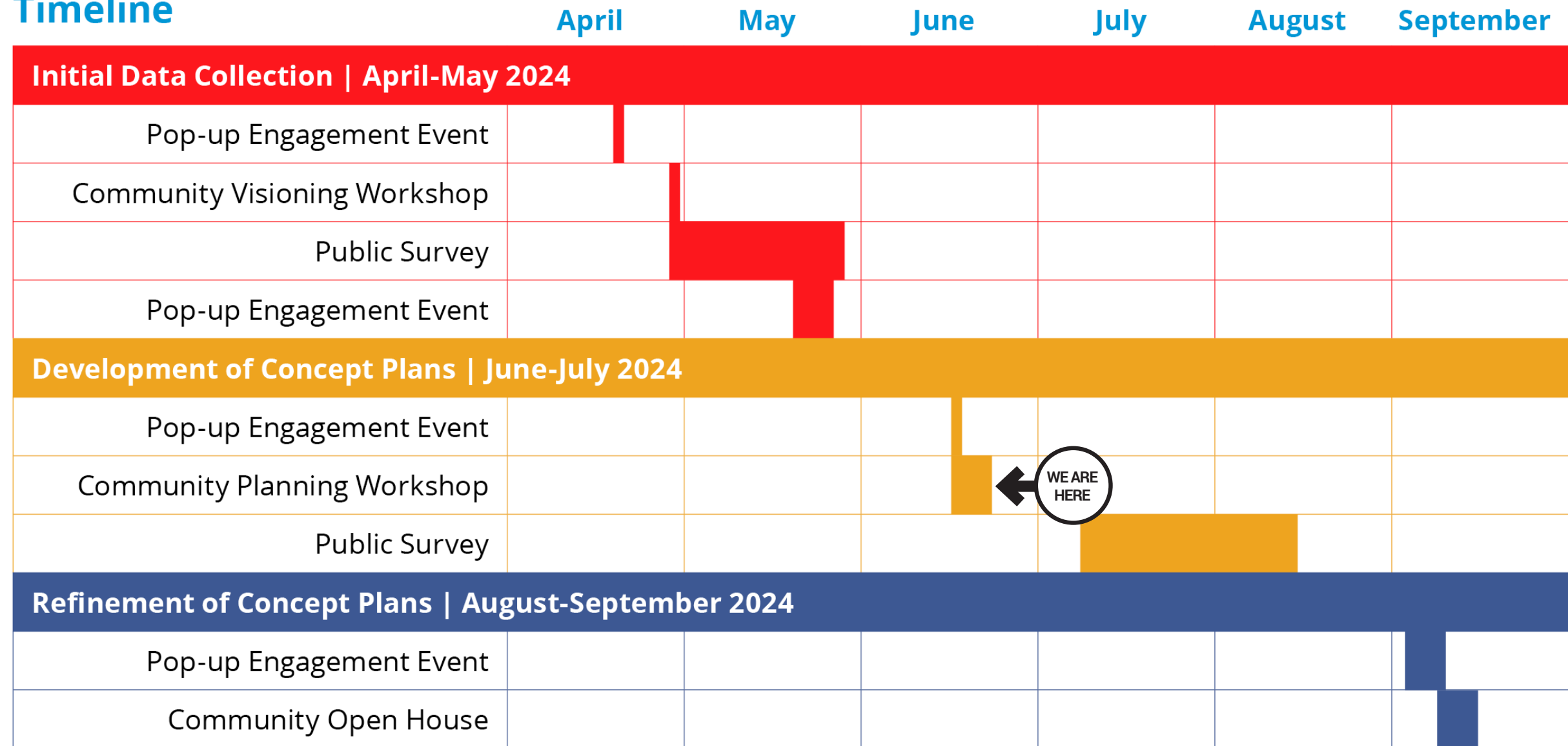
Design  
Collective

# COMMUNITY SURVEY

## SURVEY 2

- COMING SOON!
- Focus on design options and preferences

### Timeline



JEREMIAH PARK



# CONCEPT PLANS

*Options*

# CONCEPT PLAN - OPTION 1

## Overview



All plans and renderings are conceptual only and subject to change.



JEREMIAH PARK



# CONCEPT PLAN - OPTION 1

## Detail

BOARD  
STATION



All plans and renderings are conceptual only and subject to change.



JEREMIAH PARK



Design  
Collective

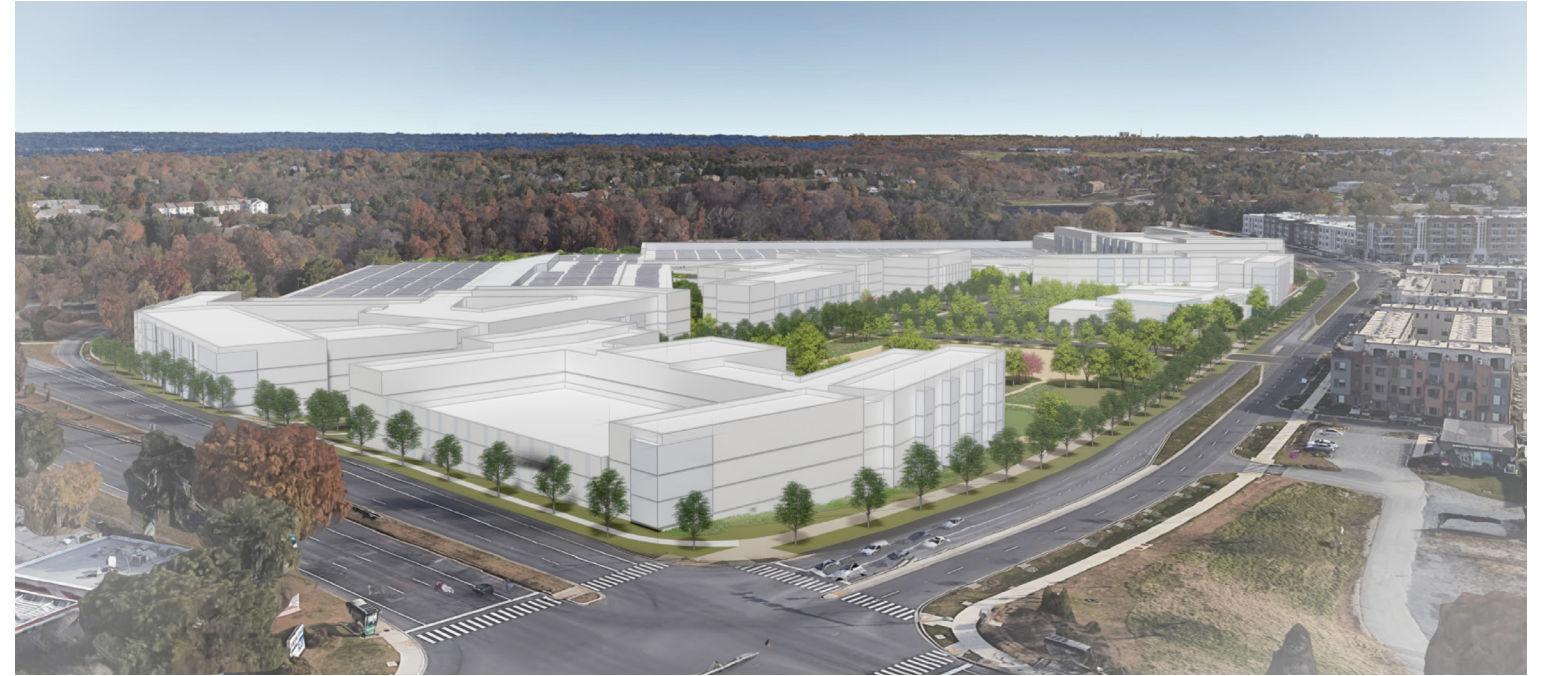
# CONCEPT PLAN - OPTION 1

## Renderings

BOARD  
STATION



VIEW LOOKING NORTHEAST, OVER WESTSIDE MULTI-FAMILY AND GRAMERCY BLVD.



VIEW LOOKING EAST, FROM SHADY GROVE ROAD



VIEW LOOKING SOUTHEAST, OVER WESTSIDE TOWNHOUSES AND TRIBECA STREET



VIEW LOOKING SOUTH, FROM PROPOSED SHARED-USE PATH ALONG CRABBS BRANCH WAY

All plans and renderings are conceptual only and subject to change.



JEREMIAH PARK



# CONCEPT PLAN - OPTION 2

## Overview



**KEY**

- PROPERTY BOUNDARY
- COLLOCATED BUS DEPOTS
- SCHOOL
- TOWNHOMES
- MULTI-FAMILY
- GROUND LEVEL RETAIL
- OPEN SPACE
- GARAGE

**PROPOSED DEVELOPMENT**

- A**  
34 RL TOWNHOMES
- B**  
326 MULTI-FAMILY UNITS
- C**  
60 RL TOWNHOMES
- D**  
~ 4 AC SCHOOL SITE
- E**  
~ 4 AC PARK SITE
- F**  
97 MULTI-FAMILY UNITS  
~ 11.2K SF RETAIL
- G**  
302 MULTI-FAMILY UNITS  
~ 50K SF GROCER
- DEPOT**  
~ 20 AC SITE
- TOTAL**  
725 MULTI-FAMILY UNITS, 94 RL TOWNHOMES  
~ 61.2K SF RETAIL

All plans and renderings are conceptual only and subject to change.



JEREMIAH PARK



# CONCEPT PLAN - OPTION 2

## Detail



All plans and renderings are conceptual only and subject to change.



### JEREMIAH PARK



# CONCEPT PLAN - OPTION 2

## Renderings



VIEW LOOKING NORTHEAST, OVER WESTSIDE MULTI-FAMILY AND GRAMERCY BLVD.



VIEW LOOKING EAST, FROM SHADY GROVE ROAD



VIEW LOOKING SOUTHEAST, OVER WESTSIDE TOWNHOUSES AND TRIBECA STREET



VIEW LOOKING SOUTH, FROM PROPOSED SHARED-USE PATH ALONG CRABBS BRANCH WAY

All plans and renderings are conceptual only and subject to change.



### JEREMIAH PARK



# CONCEPT PLAN - OPTION 3

## Overview



All plans and renderings are conceptual only and subject to change.



JEREMIAH PARK



# CONCEPT PLAN - OPTION 3

## Detail



All plans and renderings are conceptual only and subject to change.



### JEREMIAH PARK

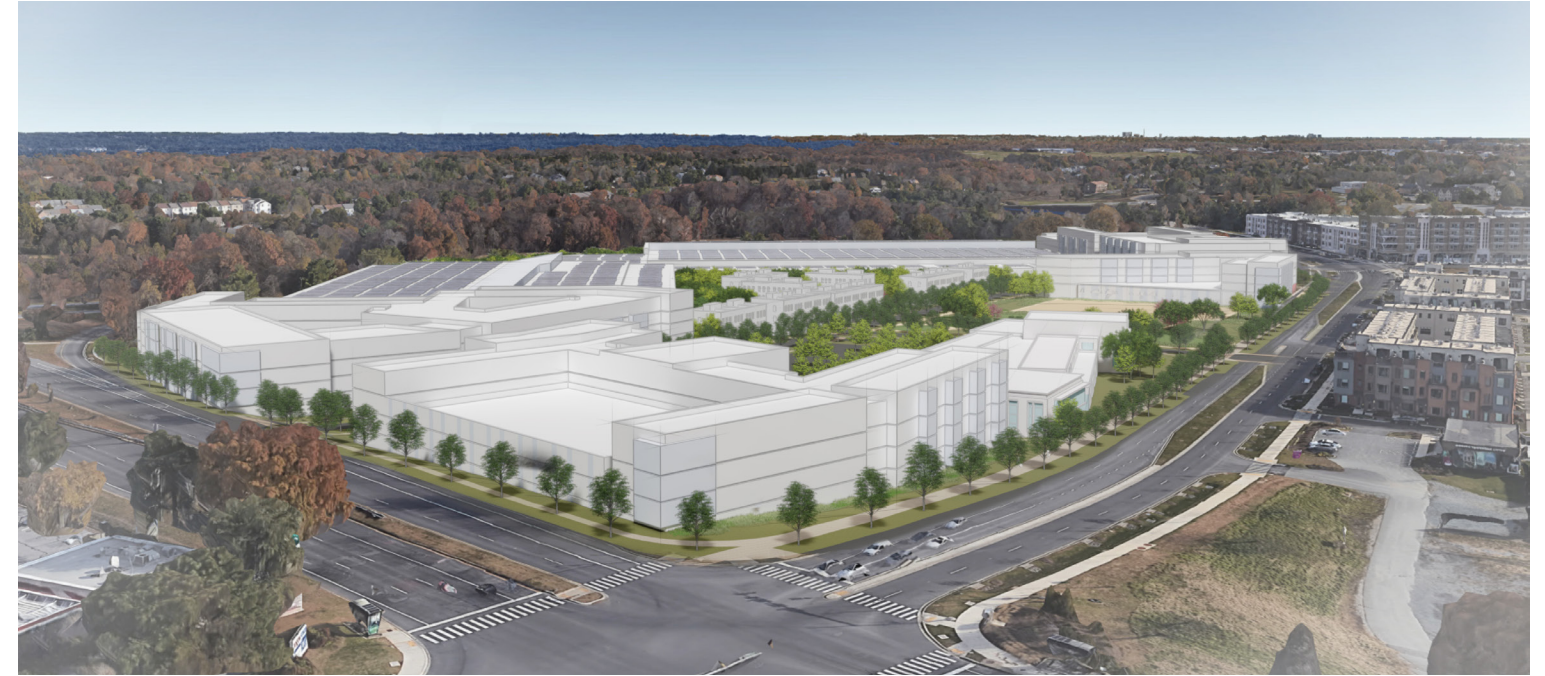


# CONCEPT PLAN - OPTION 3

## Renderings



VIEW LOOKING NORTHEAST, OVER WESTSIDE MULTI-FAMILY AND GRAMERCY BLVD.



VIEW LOOKING EAST, FROM SHADY GROVE ROAD



VIEW LOOKING SOUTHEAST, OVER WESTSIDE TOWNHOUSES AND TRIBECA STREET



VIEW LOOKING SOUTH, FROM PROPOSED SHARED-USE PATH ALONG CRABBS BRANCH WAY

All plans and renderings are conceptual only and subject to change.



### JEREMIAH PARK



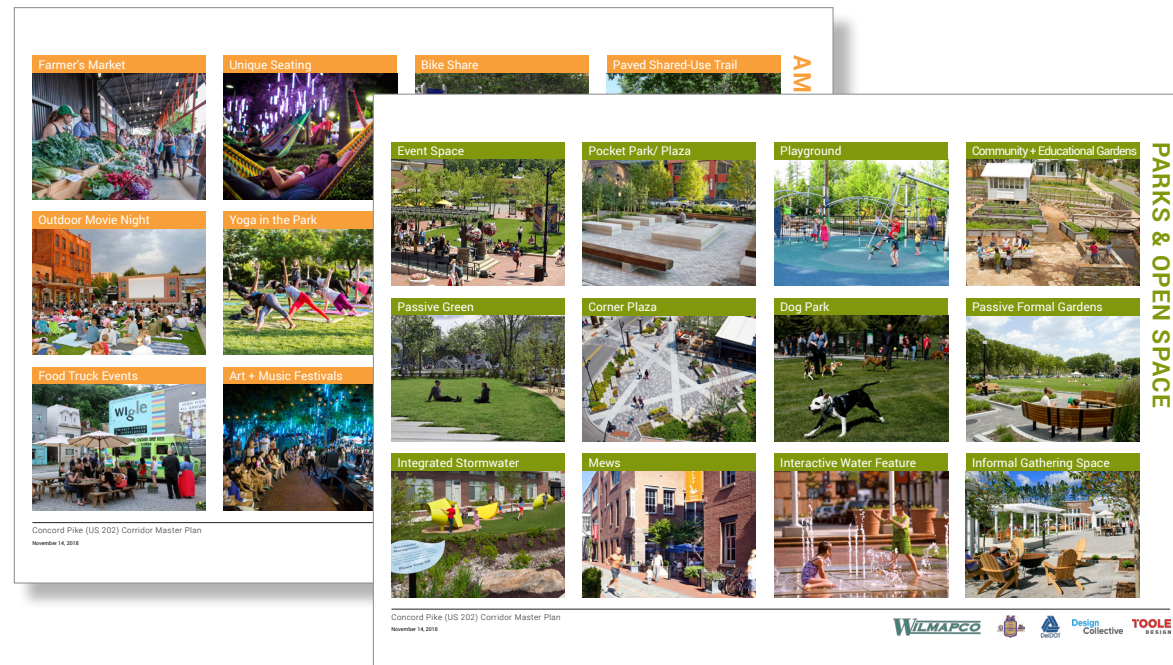


# BOARD STATIONS

*Engagement Activity*

# BOARD STATIONS

- » Topic-Based Stations:
  - Community Engagement with Summary of Visioning Workshop & Survey 1 Results
  - Concept Plan 1
  - Concept Plan 2
  - Concept Plan 3
- » Facilitator at each Station
- » Ask questions & Leave comments
- » Facilitator for Concept Plans will report out, summarizing feedback
- » Goal: Tell us your feedback on the Concept Plans for Jeremiah Park; which plan do you prefer and why

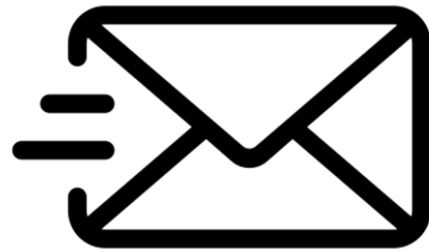


JEREMIAH PARK





**STAY IN TOUCH**



Email

[jeremiahparkproject@prrbiz.com](mailto:jeremiahparkproject@prrbiz.com)



Website

<https://jeremiahparkproject.com/>



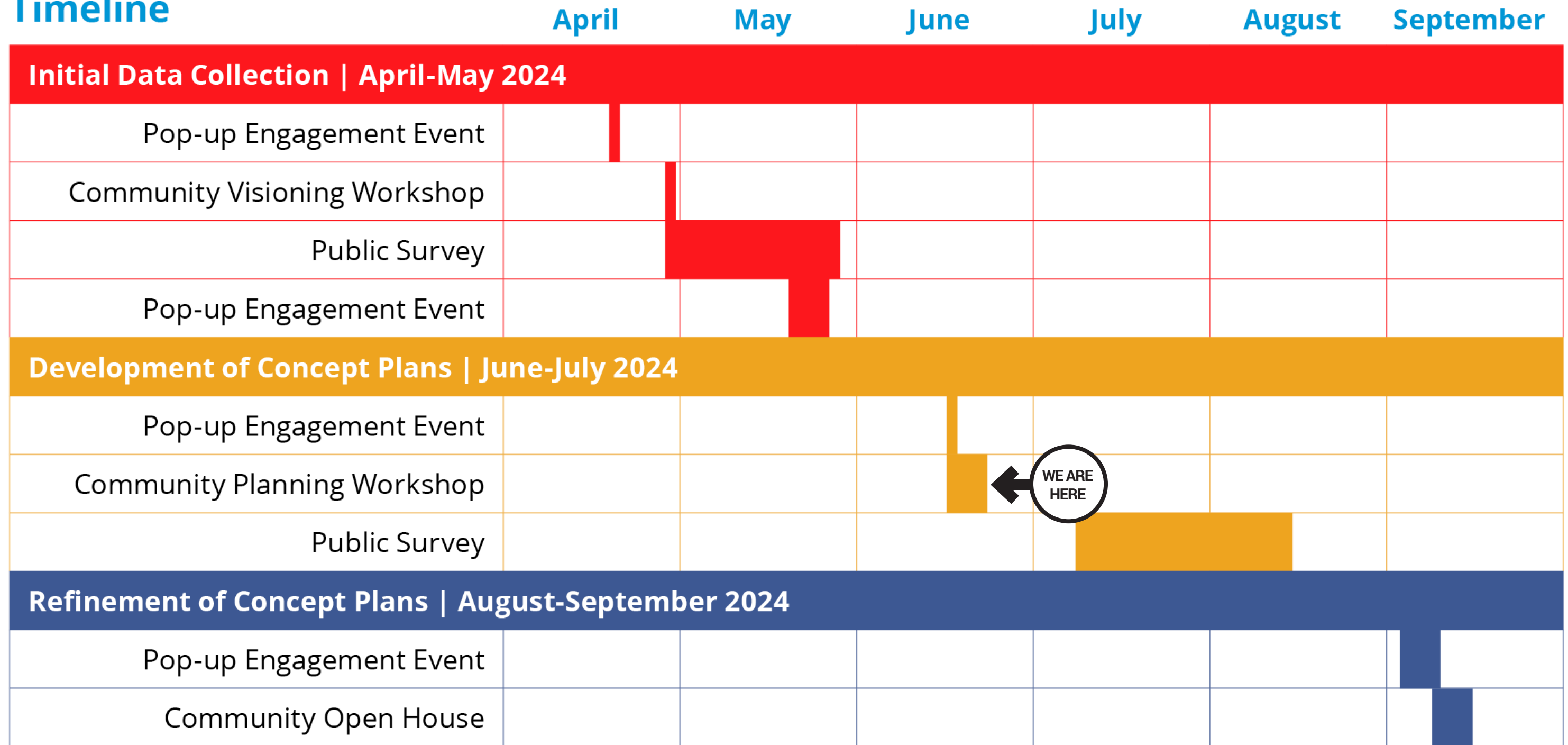
JEREMIAH PARK



**Design**  
Collective

# PROJECT SCHEDULE

## Timeline



JEREMIAH PARK

