



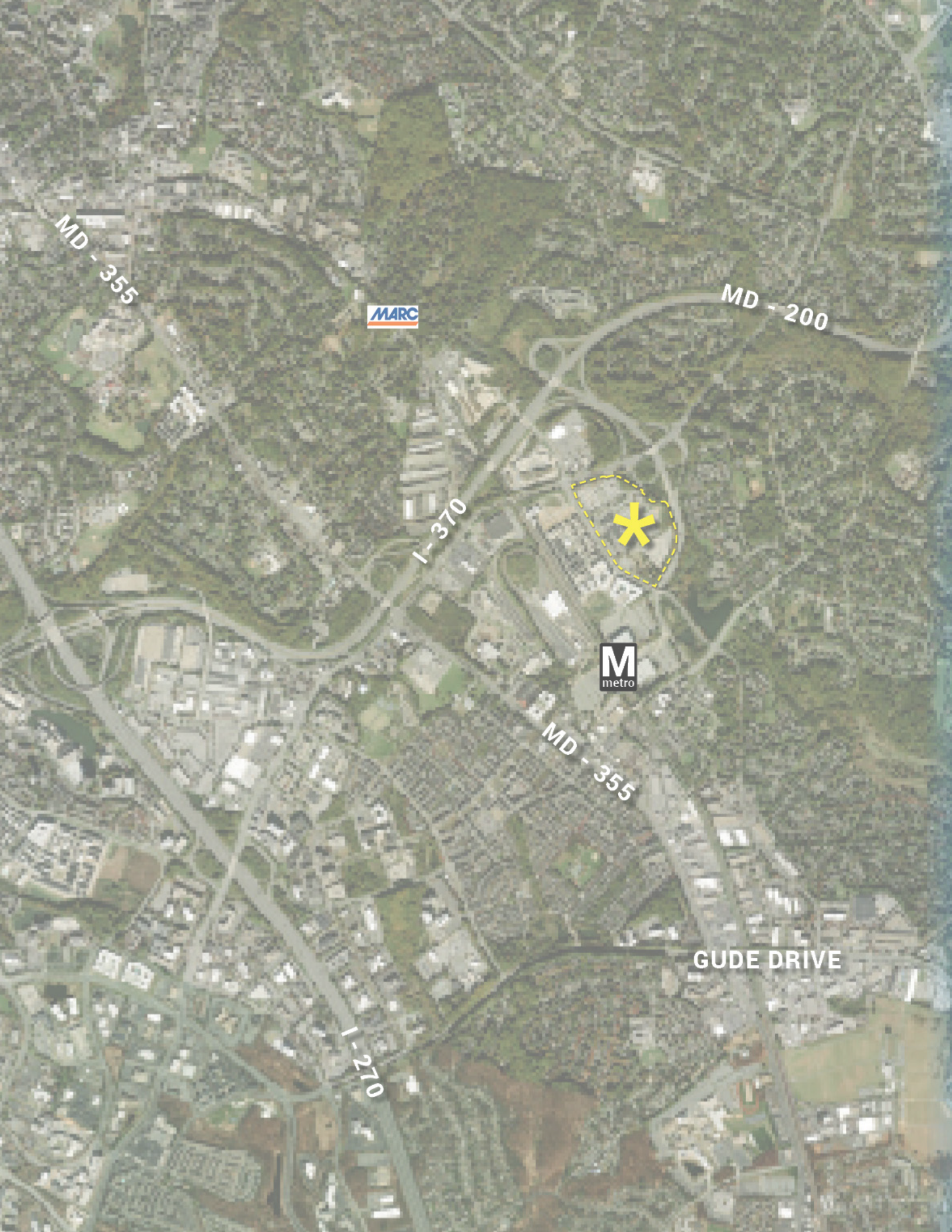
COMMUNITY ENGAGEMENT AND LAND
PLANNING FOR

JEREMIAH PARK

MONTGOMERY COUNTY

COMMUNITY VISIONING WORKSHOP
APRIL 30, 2024

Images shown for illustrative purposes only.



AGENDA

1. PROJECT TEAM
2. PROJECT INTRODUCTION
3. PROJECT SCHEDULE & SCOPE
4. PUBLIC PROCESS
5. EXISTING CONDITIONS
5. PROJECT COMPONENTS & AMENITIES
6. OPEN SPACE PRECEDENTS
7. ARCHITECTURAL PRECEDENTS
8. TABLE DISCUSSIONS



PROJECT TEAM

Overview

MEET THE TEAM



**MATT
D'AMICO**
PLA, ASLA
PRINCIPAL-IN-CHARGE



**CECILY
BEDWELL**
AICP, LEED AP BD+C
PROJECT MANAGER



**TAMMY LEIGH
DEMENT**
SENIOR COMMUNITY ENGAGEMENT
SPECIALIST



**KEVIN
KEELEY**
AICP
TRAFFIC / TRANSPORTATION



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

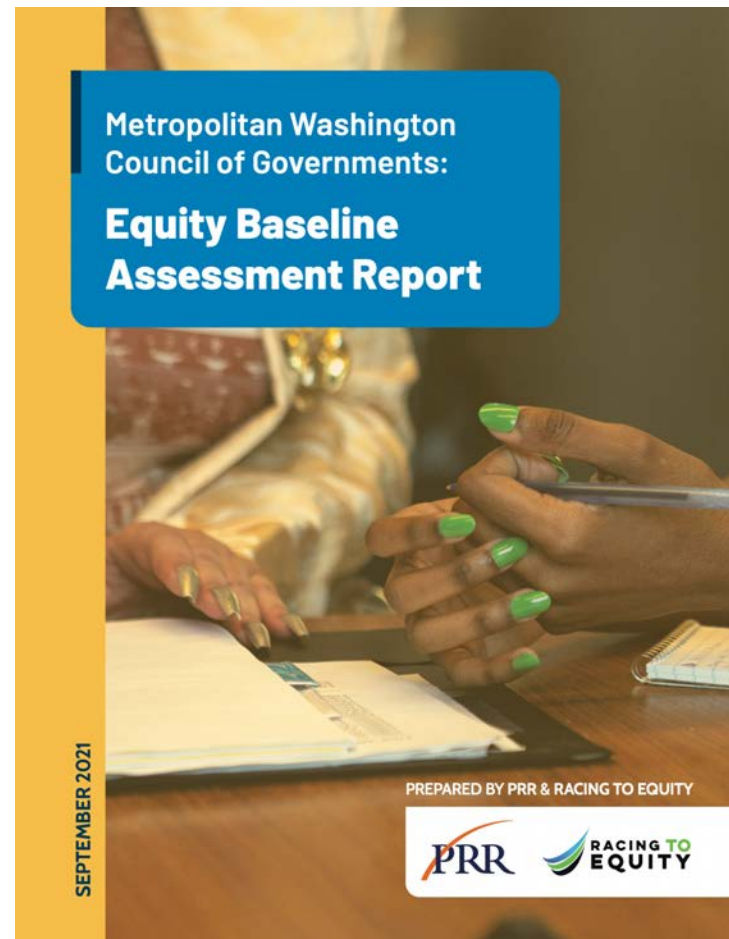
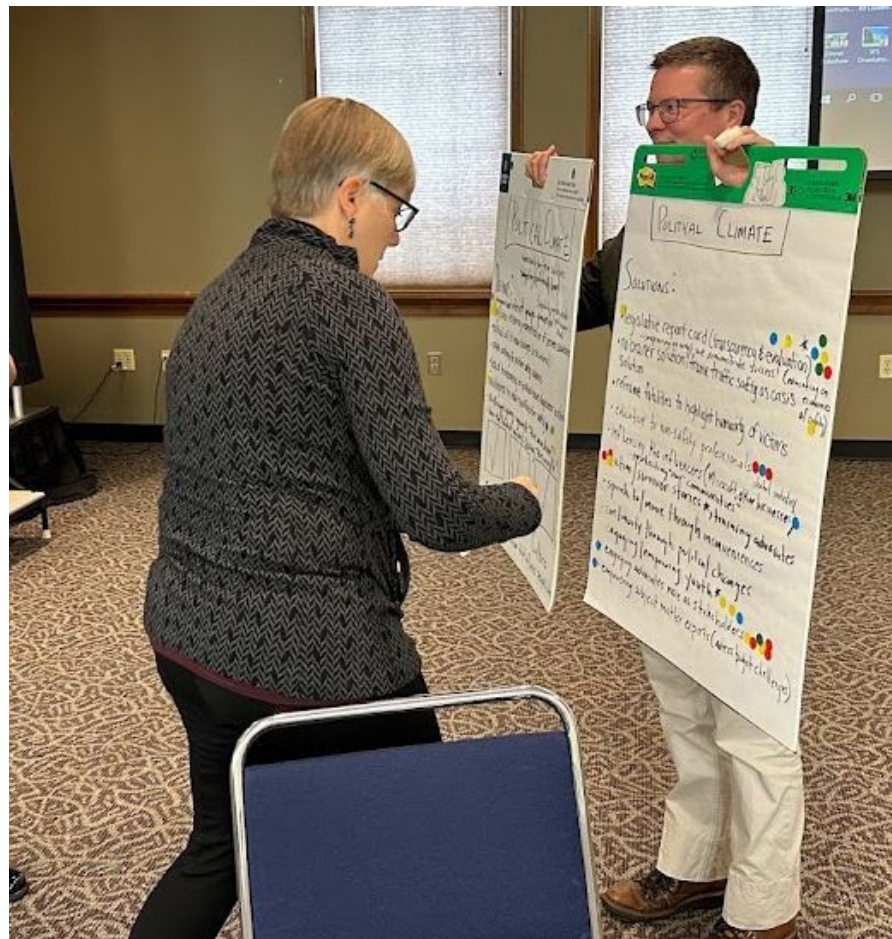


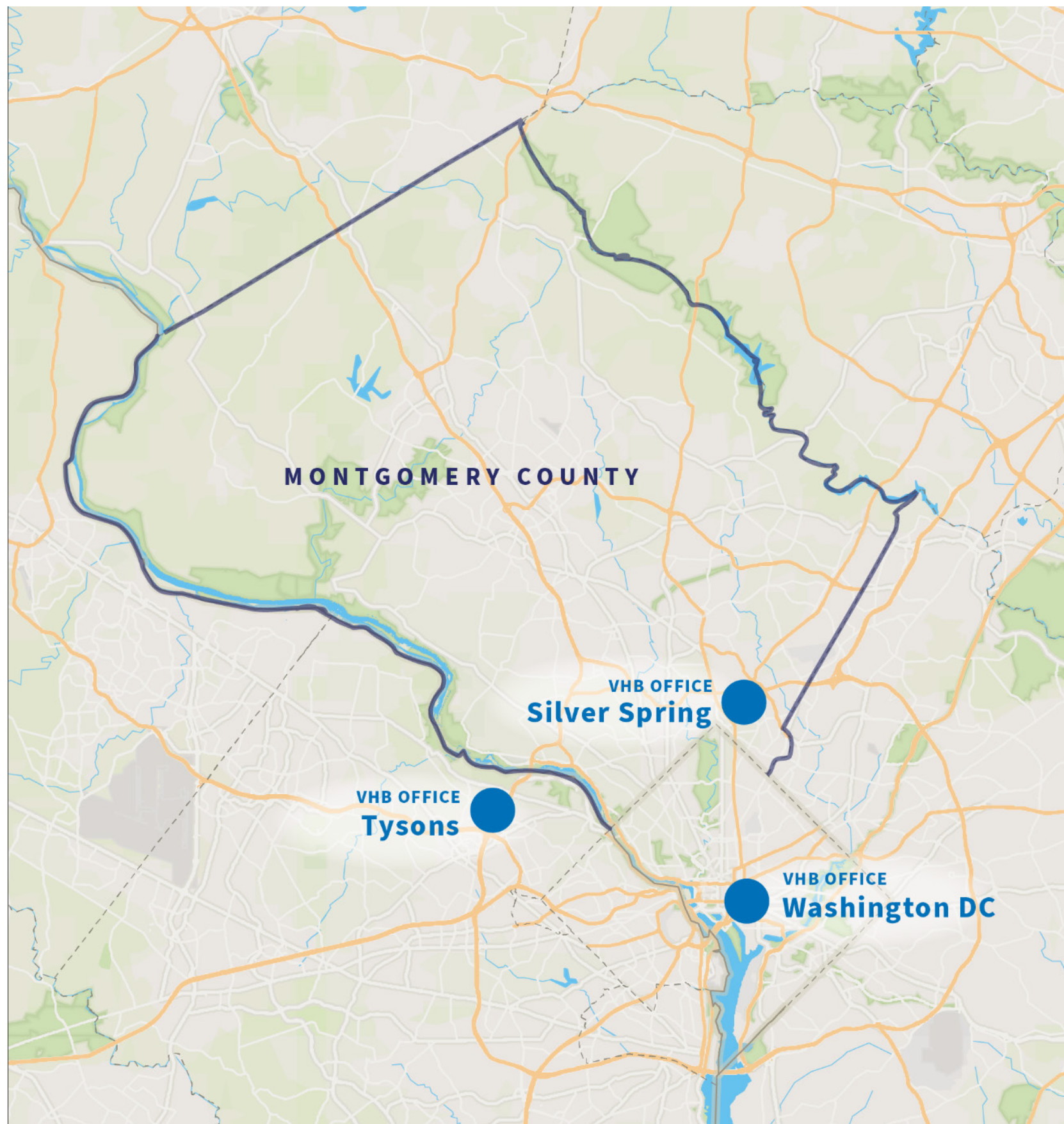


PRR

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



The background image shows a modern, multi-story building with large windows and a flat roof. In the foreground, there is a paved area, possibly a parking lot or driveway, and some greenery including trees and bushes. The entire image is overlaid with a solid blue color, which serves as a backdrop for the white text.

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

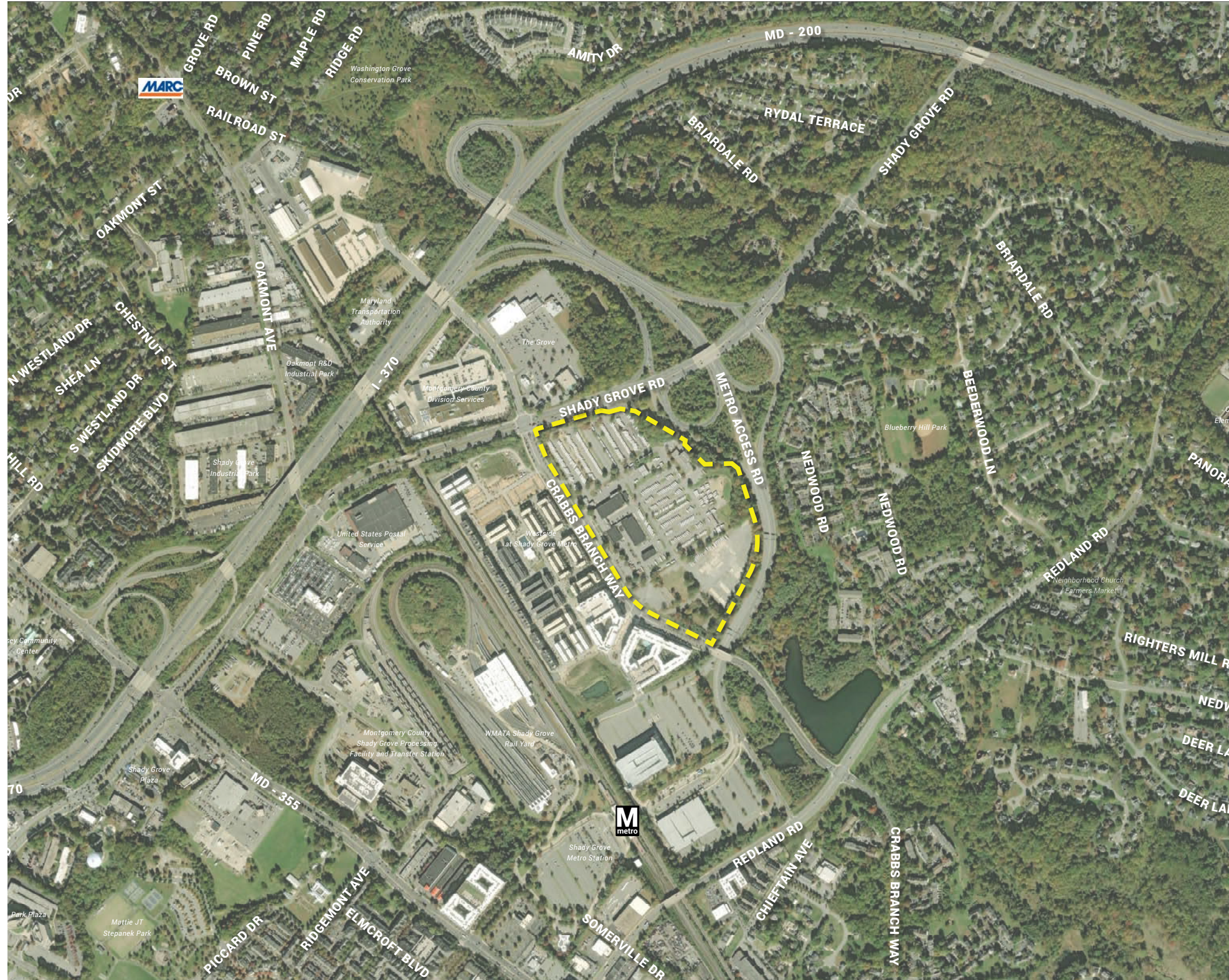
COMPLETED & CURRENT TASKS

- » 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
- » Preparing for & Conducting the Community Visioning Workshop - today!
- » Preparing and Launching the first Public Survey today!

NEXT STEPS

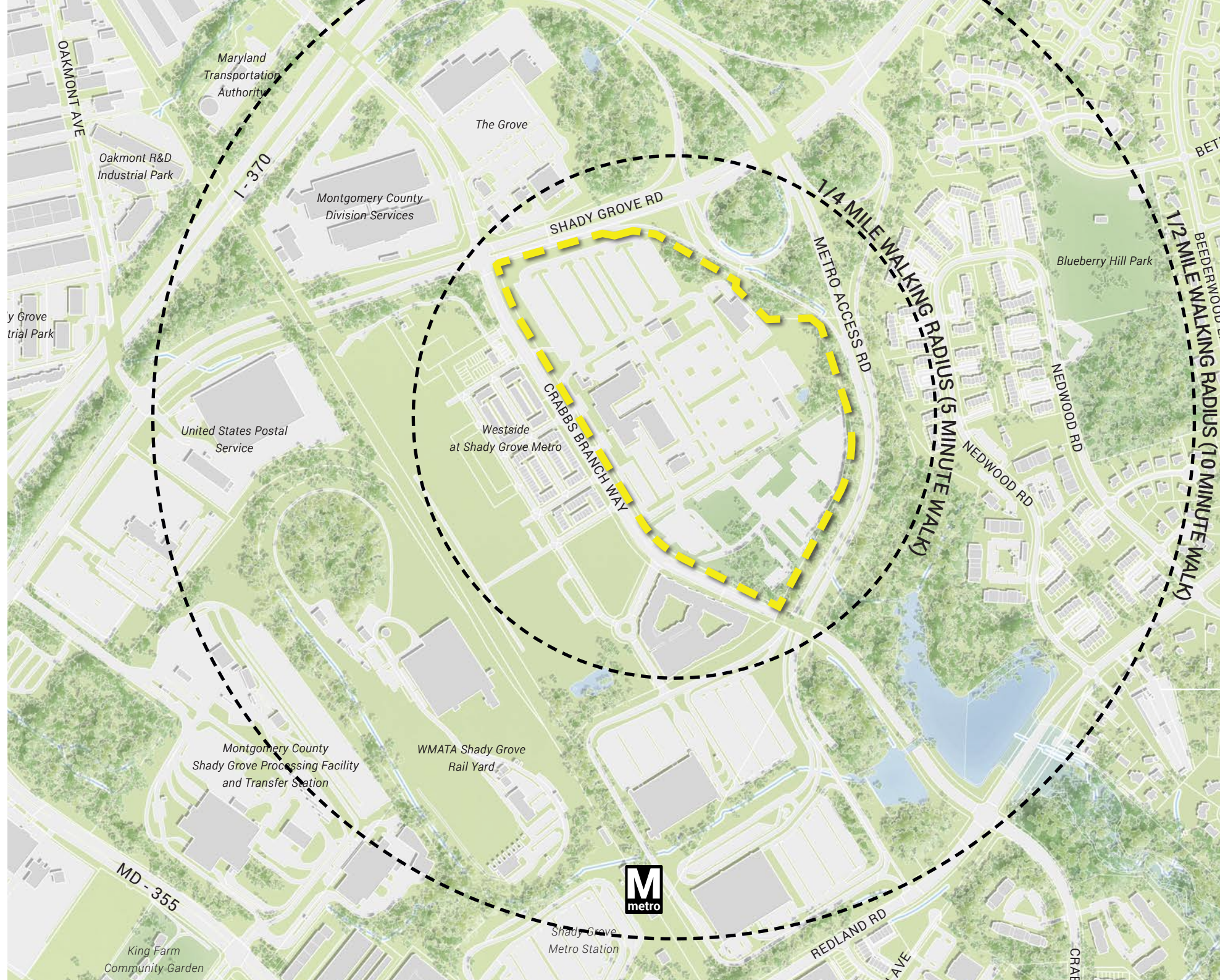
- » Continuing listening sessions
- » Reviewing and Summarizing feedback from the Community Visioning Workshop
- » Reviewing and Summarizing feedback from the first Public Survey
- » Begin developing Concept Plan options.
- » Prepare for Community Planning Workshop in mid to late June





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.



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 are not present.

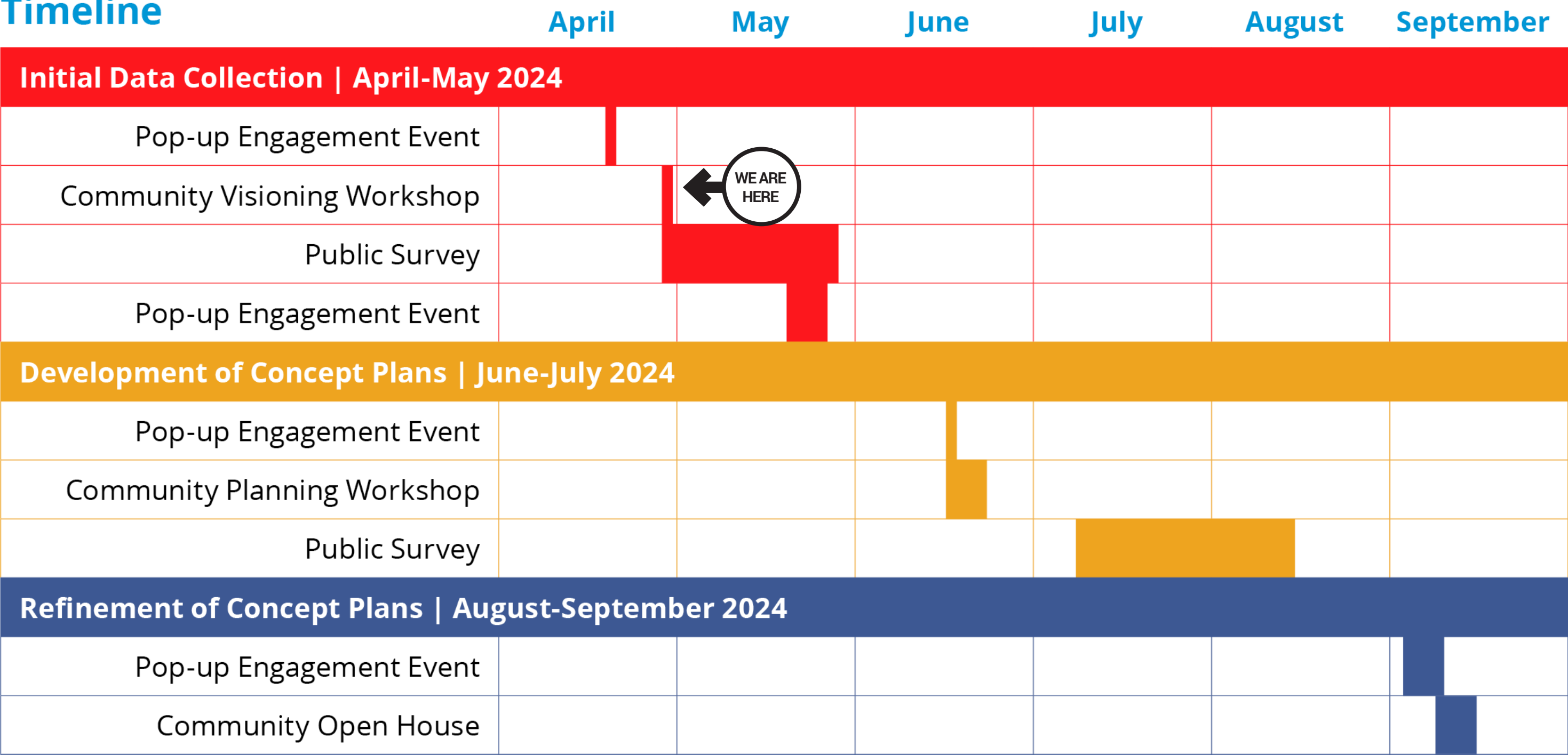
The background of the slide is a photograph of a school building with a stone base and white upper walls, surrounded by trees and a parking lot. A solid blue semi-transparent rectangle is overlaid on the image, serving as a background for the text.

PROJECT SCHEDULE + SCOPE

Overview

PROJECT SCHEDULE

Timeline

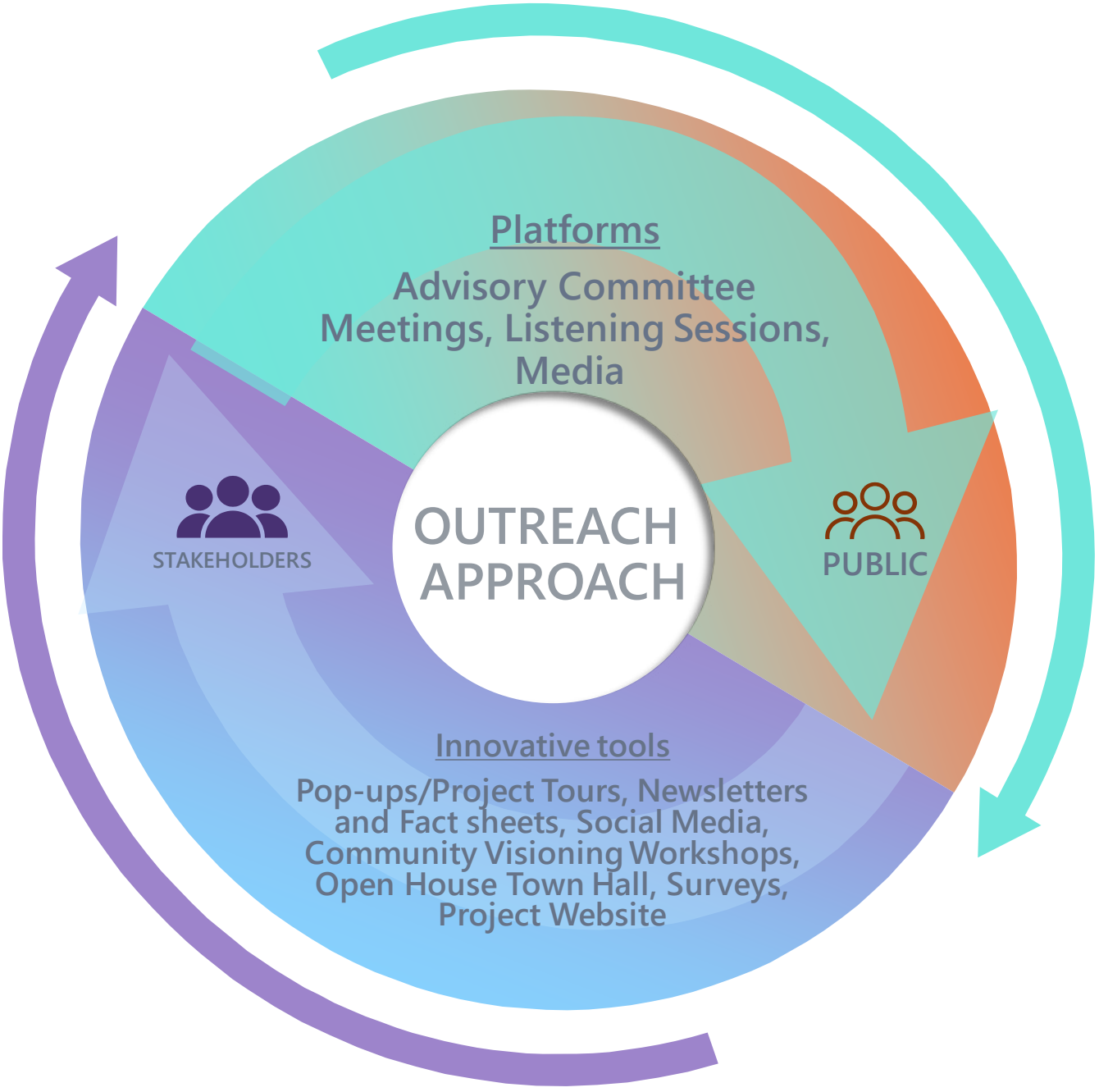




PUBLIC PROCESS

Overview

COMMUNITY ENGAGEMENT PHILOSOPHY



The background image is a composite of two photographs. The top half shows a city skyline with various buildings and a large body of water, possibly a river or bay, under a clear sky. The bottom half shows a parking lot with a semi-trailer parked in the center, surrounded by trees and other vehicles. The entire image is overlaid with a semi-transparent blue filter.

EXISTING CONDITIONS

Site Analysis

EXISTING CONDITIONS PHOTOS

Jeremiah Park - Site

BOARD
STATION



EXISTING CONDITIONS PHOTOS

Jeremiah Park - Streetscapes



Looking north on Crabbs Branch Way
Credit: Design Collective



Entry point to site from Westside at Shady Grove
Credit: Google Earth



Entry point to site from Westside at Shady Grove
Credit: Google Earth



Looking south-east at intersection of
Shady Grove Rd and Crabbs Branch Way
Credit: Google Earth



South on Metro Access Rd
Credit: Google Earth



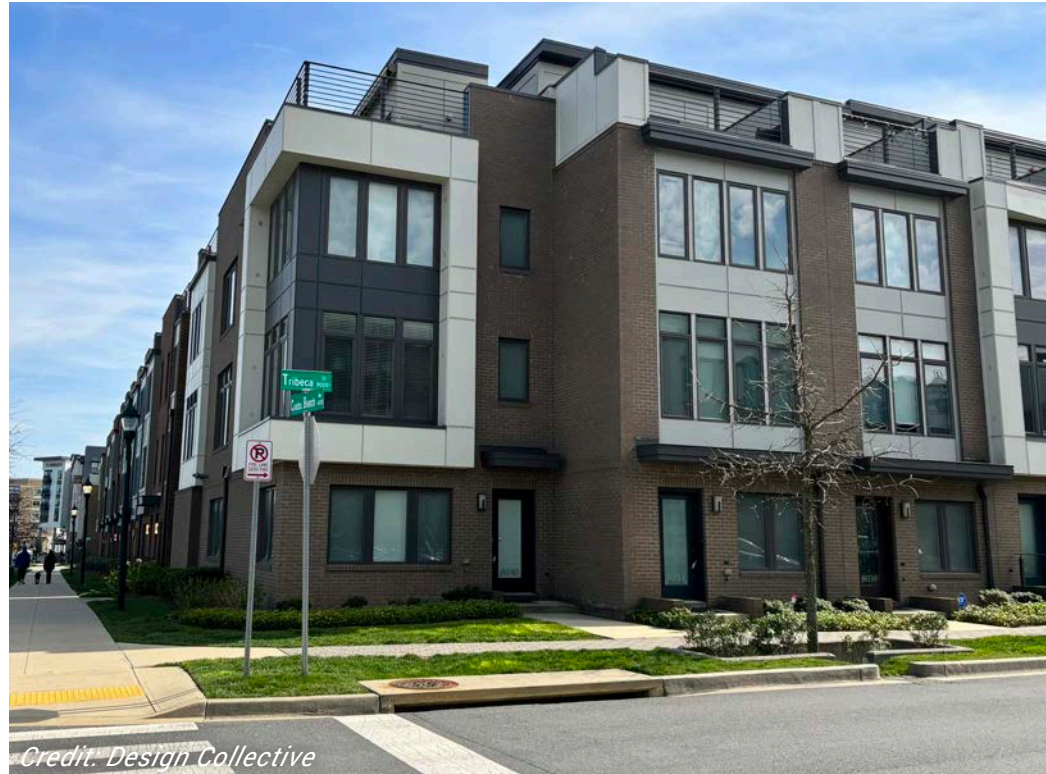
Looking south-east at intersection of
Shady Grove Rd and Crabbs Branch Way
Credit: Google Earth



EXISTING CONDITIONS PHOTOS

Westside at Shady Grove - Architecture

BOARD
STATION



EXISTING CONDITIONS PHOTOS

Westside at Shady Grove - Streetscapes

BOARD
STATION

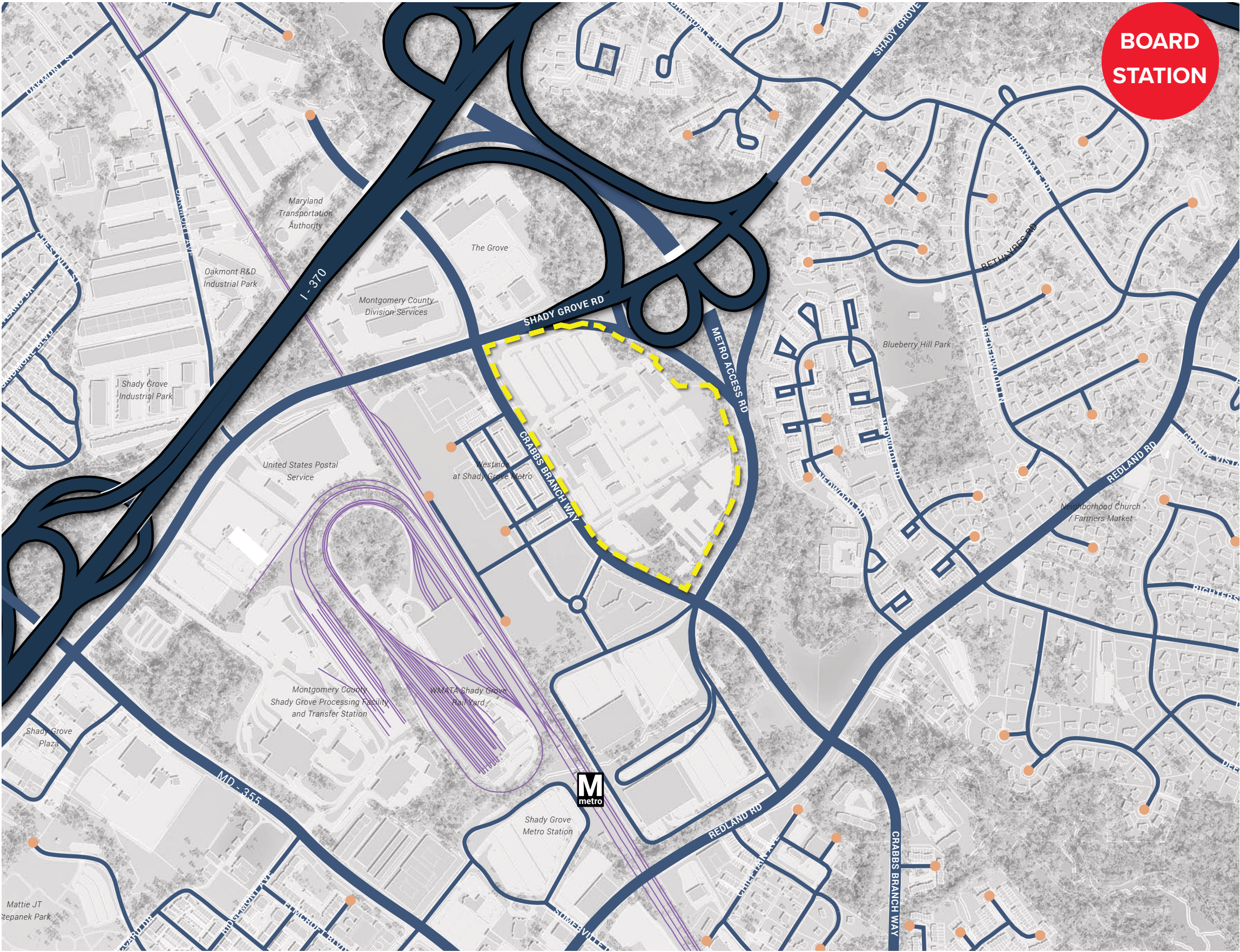


STREET NETWORK

- » The site is bounded by three commercial roads; Shady Grove Rd, Metro Access Rd, and Crabbs Branch Way.
- » The site is currently accessed only from Crabbs Branch Way.
- » Nearest highway is I-370.
- » Shady Grove Metro is south-east of the site, and is the last stop along the Metrorail Red Line.

KEY
























- PROPERTY BOUNDARY
- RAIL LINE
- INTERSTATE
- PRIMARY ROADS
- SECONDARY ROADS
- DEAD ENDS

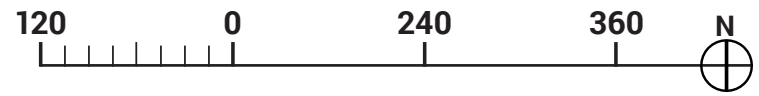
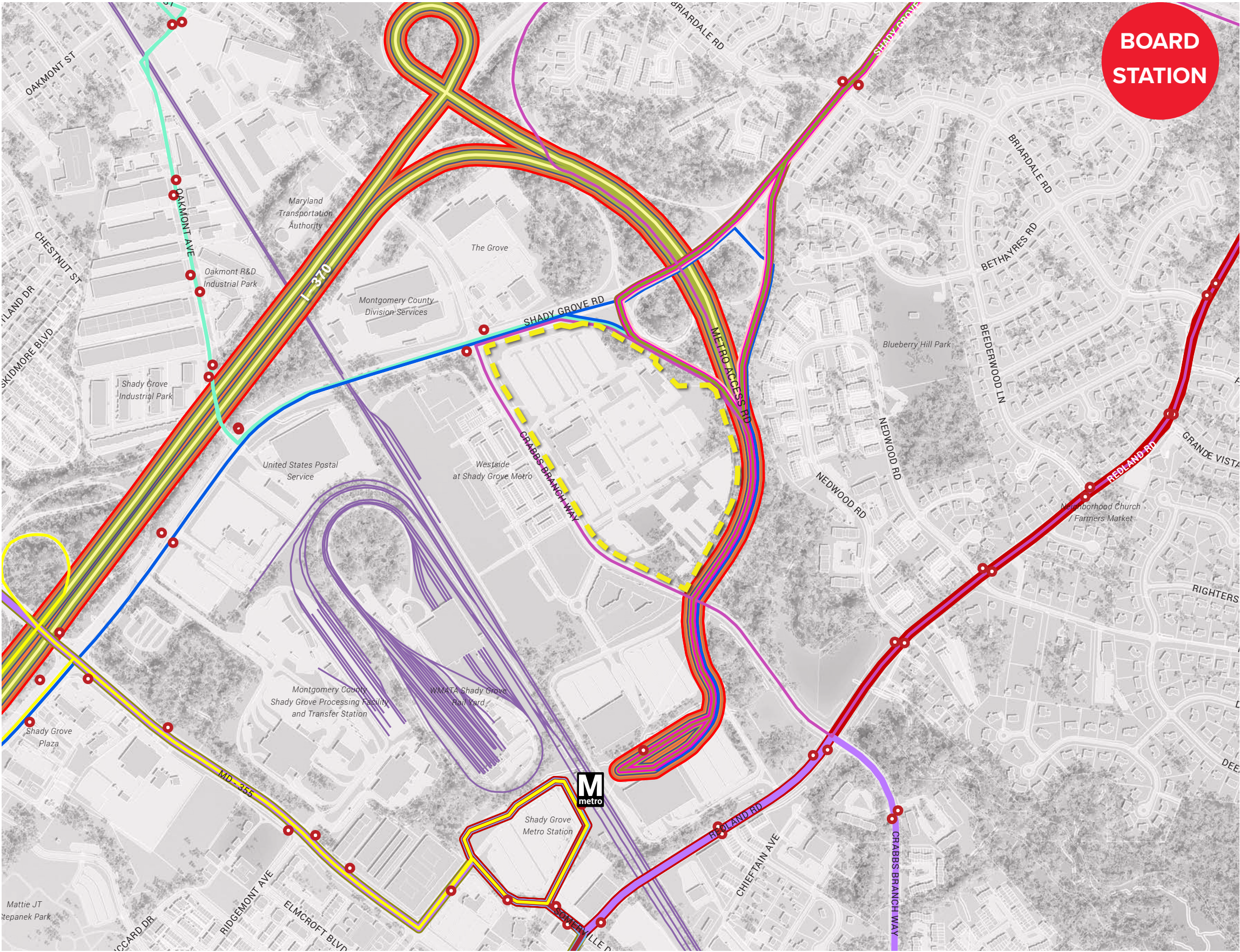


PUBLIC TRANSIT NETWORK

- » Due to the proximity of the site to the Shady Grove Metro Station, more than a dozen Ride On routes run close to the site.
- » There are two Ride On routes at the northwestern corner of the site at the intersection of Shady Grove Rd and Crabbs Branch Way.

KEY

	PROPERTY BOUNDARY
	RAIL LINE
	BUS STOP
	BUS - 43 ROUTE
	BUS - 53 ROUTE
	BUS - 55 ROUTE
	BUS - 57 ROUTE
	BUS - 58 ROUTE
	BUS - 59 ROUTE
	BUS - 60 ROUTE
	BUS - 61 ROUTE
	BUS - 63 ROUTE
	BUS - 64 ROUTE
	BUS - 65 ROUTE
	BUS - 66 ROUTE
	BUS - 67 ROUTE
	BUS - 71 ROUTE
	BUS - 74 ROUTE
	BUS - 76 ROUTE
	BUS - 78 ROUTE
	BUS - 79 ROUTE
	BUS - 90 ROUTE
	BUS - 100 ROUTE



PEDESTRIAN + BIKE NETWORK

- » Striped Bikeways and Sidepaths can be found in the surrounding area; several additional Sidepaths are shown as planned in the County's Bicycle Master Plan.
- » Sidepaths on both sides of Crabbs Branch Way connect to the Striped Bikeway along Shady Grove Rd.
- » Main Striped Bikeway is on Shady Grove Rd.
- » Fragmented Trails can be found to the east and north of the site.

KEY

- PROPERTY BOUNDARY
- EX. STRIPED BIKEWAYS
- PLANNED* STRIPED BIKEWAYS
- EX. SIDEPATHS
- PLANNED* SIDEPATHS
- PLANNED* SEPARATED BIKE LANES
- EX. TRAILS
- PLANNED* TRAILS

*PER MONTGOMERY COUNTY BICYCLE MASTERPLAN

SIDEPATHS: OFF-ROAD SHARED USE PATHS LOCATED WITHIN THE ROAD RIGHT-OF-WAY
SEPARATED BIKE LANES: COMBINES OFF-ROAD SIDEPATH WITH ON-STREET SEPARATED BIKE LANE
BIKEWAYS: ON-ROAD BIKE LANES
TRAILS: SHARED USE PATHS LOCATED OUTSIDE OF THE ROAD RIGHT-OF-WAY

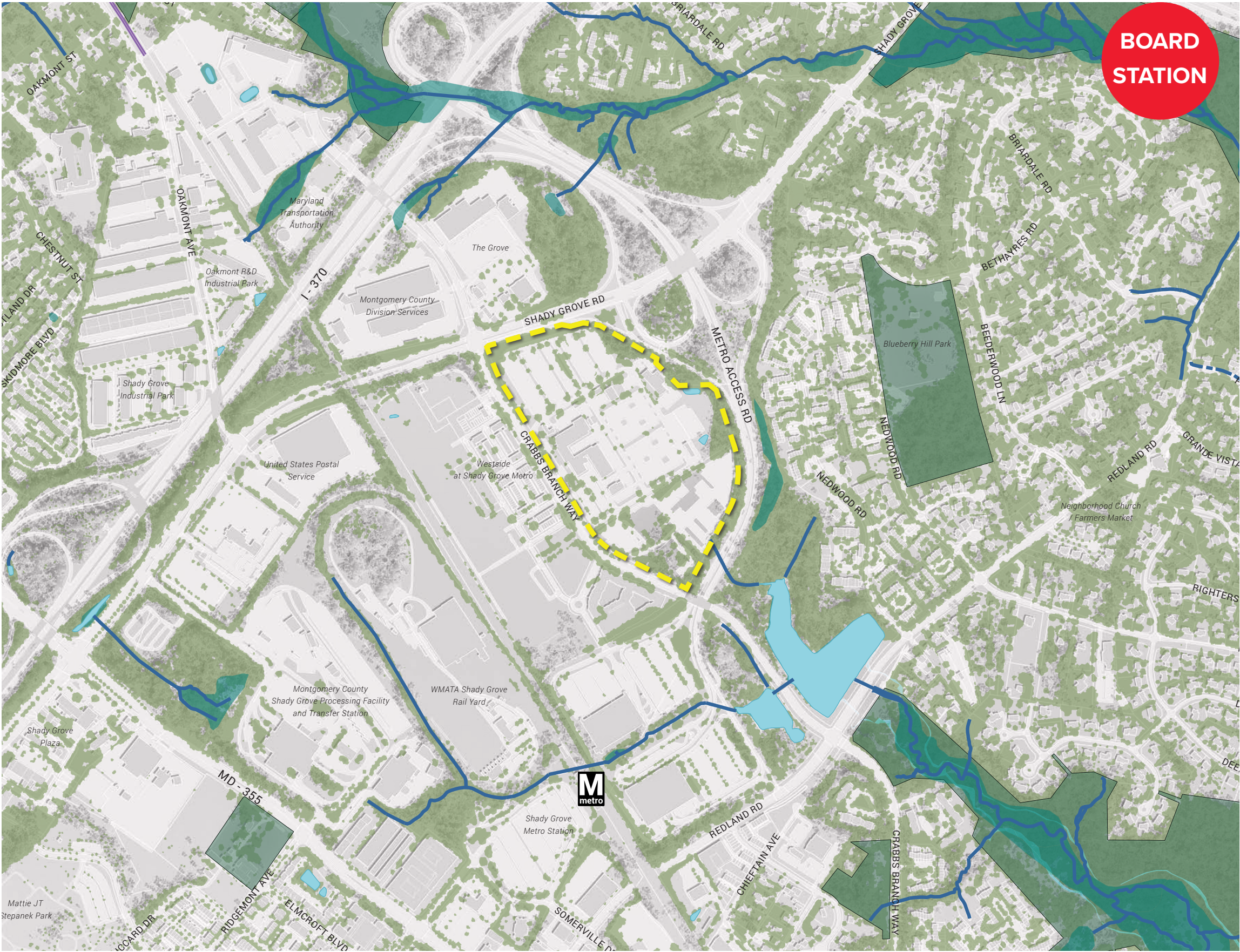


NATURAL FEATURES + OPEN SPACE

- » A majority of the existing site is impervious surface, with a narrow tree buffer along Shady Grove Rd and Crabbs Branch Way.
- » Blueberry Hill is a public park, located east of the site in a residential neighborhood.
- » The Crabbs Branch stream system is located south of the site.
- » The Mill Creek system is located north of the site.

KEY

- PROPERTY BOUNDARY
- TREE COVER
- OPEN SPACE / PARKS
- FLOODPLAIN
- WETLANDS
- BODY OF WATER
- STREAMS

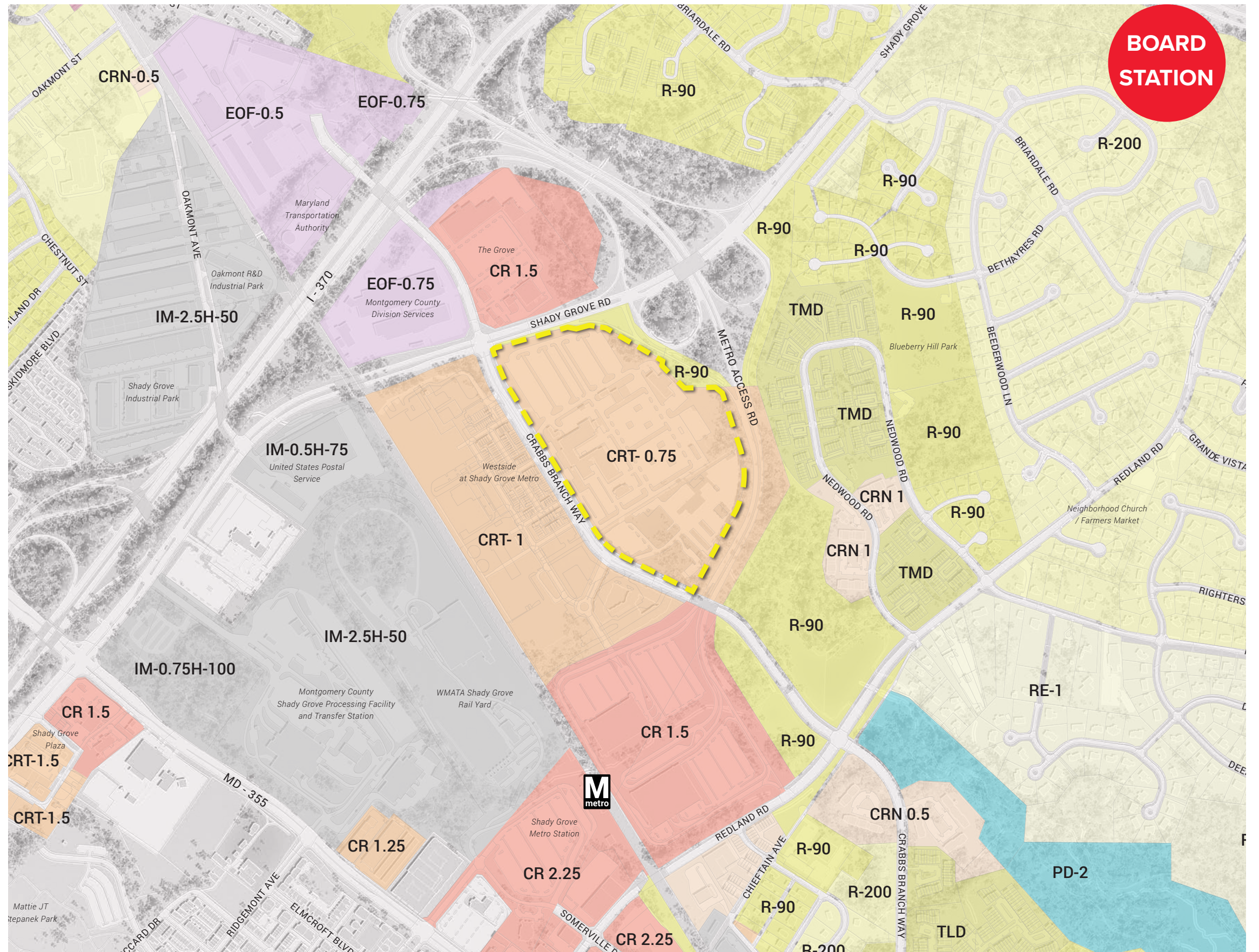


ZONING

- » Zoning: CRT 0.75 – Commercial Residential Town
- » Acres: ~ 45 acres
- » Uses: Residential and Non-residential
- » Intent: Mixed-use; live/work/recreate; housing/jobs/services
- » Base FAR: 0.75
 - Commercial: 0.25 FAR
 - Residential: 0.50 FAR
- » Base Height: 80 feet

KEY

 PROPERTY BOUNDARY

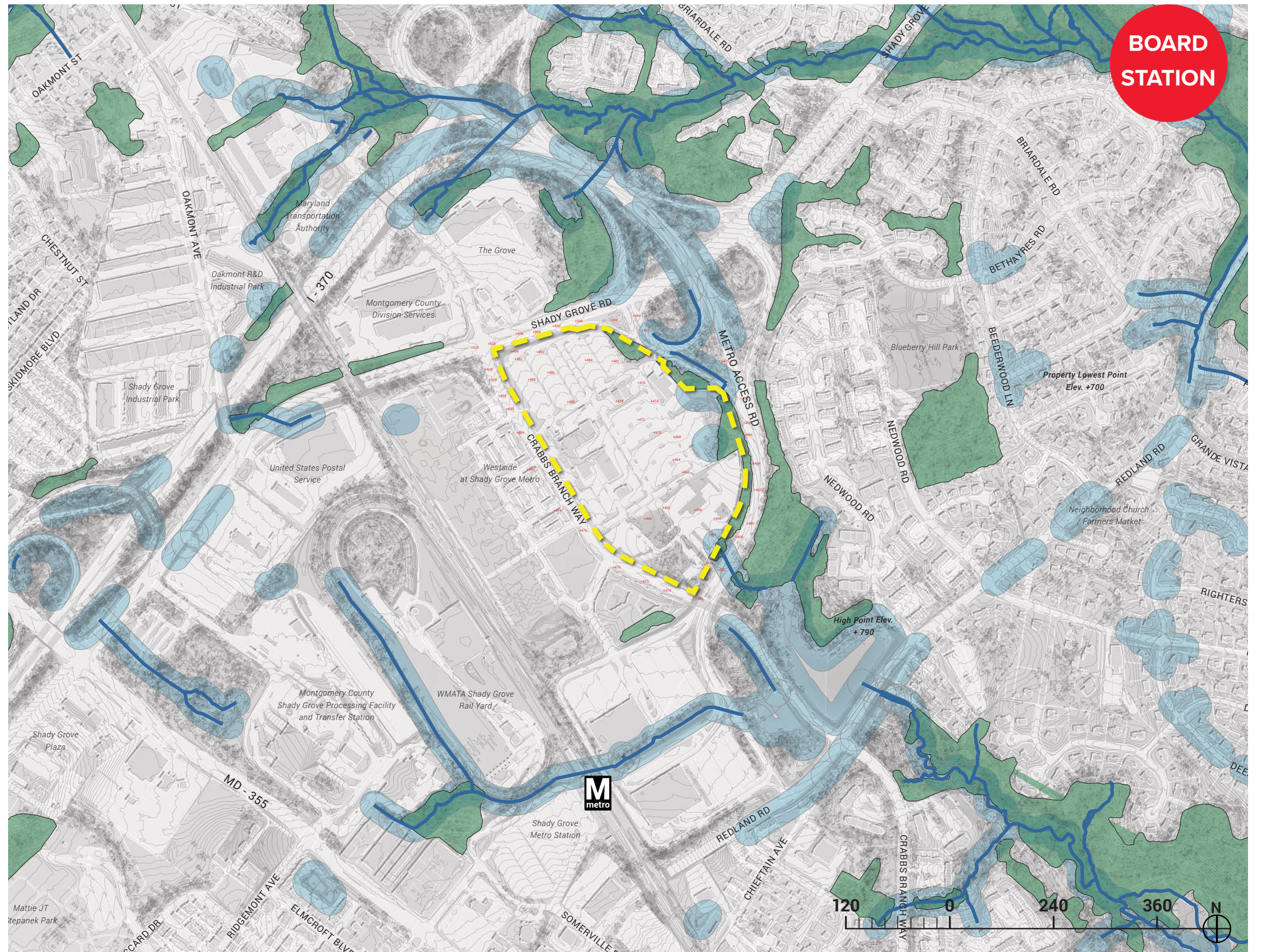


CONSTRAINTS

- » There are minimal constraints within the site boundary.
- » A majority of the existing site is impervious surface, with a narrow tree buffer along Shady Grove Rd and Crabbs Branch Way.
- » A stream buffer is located on the eastern edge of the site.
- » Site gradually slopes ~40ft, from the lowest point on the south side, to the highest point on the north side of the site.

KEY

- PROPERTY BOUNDARY
- TOPOGRAPHY
- FOREST
- STREAM BUFFER
- STREAM



The background image shows a city street intersection. In the foreground, there's a traffic light pole with multiple lights. The street has crosswalks and some cars are visible. In the background, there are multi-story buildings, likely residential or commercial. The entire image is covered with a semi-transparent blue overlay, and the text is centered in white.

PROJECT COMPONENTS & AMENITIES

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



The background image shows a paved path in a park, bordered by grass and trees. A semi-transparent blue rectangle is overlaid across the center of the image, containing the title text.

OPEN SPACE PRECEDENTS

ELLSWORTH URBAN PARK

Silver Spring, MD; ~ 3.6 acres

BOARD
STATION



Credit: Montgomery County Parks



Credit: Montgomery County Parks



CLARKSBURG NEIGHBORHOOD PARK

Clarksburg, MD; ~ 3.8 acres



KENSINGTON CABIN LOCAL PARK

Silver Spring, MD; ~ 4.3 acres





ARCHITECTURAL PRECEDENTS

MIXED-USE PRECEDENTS



TOWNHOUSES & TWO-OVER-TWOS



RETAIL & RESIDENTIAL STREETSCAPES

BOARD
STATION



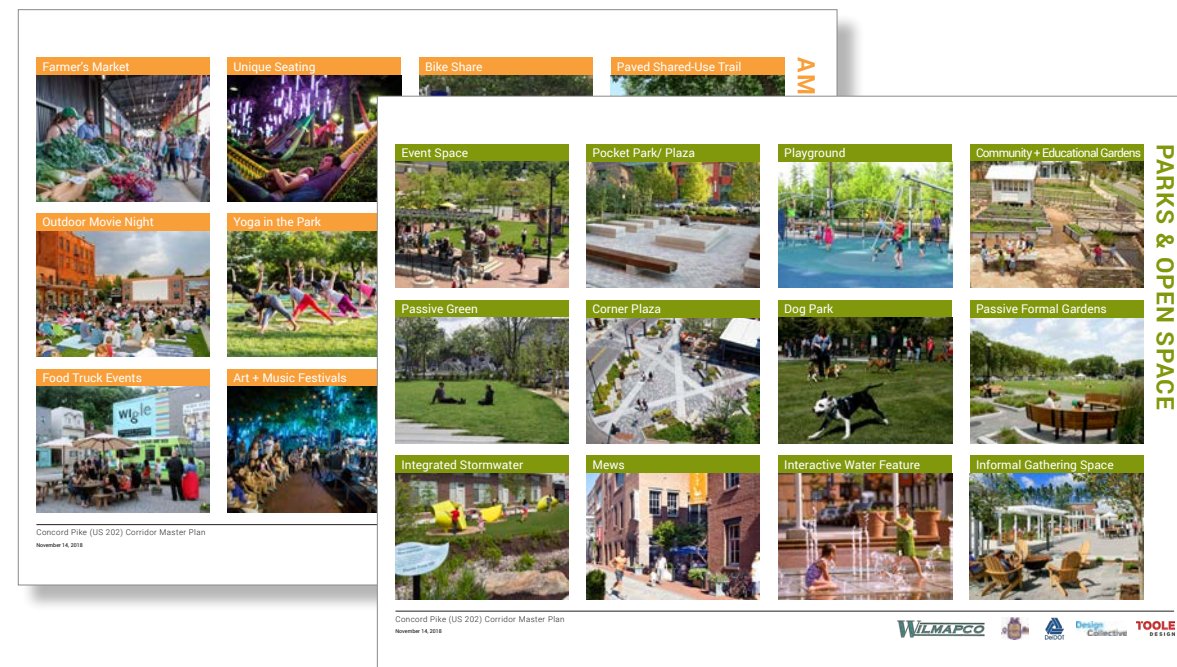
The background image shows a group of people sitting around a table, engaged in a discussion. The image is overlaid with a blue tint. The text "TABLE DISCUSSIONS" is written in a large, bold, white sans-serif font. Below it, the word "Overview" is written in a smaller, italicized, white sans-serif font.

TABLE DISCUSSIONS

Overview

TABLE DISCUSSIONS

- » 6-10 people per table
- » Facilitator at each table
- » Base map at each table
- » 40-45 minutes
- » Elect a spokesperson (cannot be a facilitator)
- » Spokesperson will report out
- » Goal: Tell us about the unique characteristics of Jeremiah Park; help us understand the concerns, opportunities, and vision.





STAY IN TOUCH



Email

jeremiahparkproject@prrbiz.com



Website

<https://jeremiahparkproject.com/>



Survey

<https://survey.alchemer.com/s3/7819496/Jeremiah-Park-Community-Survey>

PROJECT SCHEDULE

Timeline

