



Board Document

OVERVIEW			
PRESENTATION NAME	Shady Grove Access Road	DOCUMENT NO.	300140
ACTION OR INFORMATION	Action		
STRATEGIC TRANSFORMATION PLAN GOAL	Financial and Organizational Efficiency;		
RESOLUTION	Yes		
EXECUTIVE OWNER			
EXECUTIVE TEAM OWNER	Webster, Thomas J.;		
ORGANIZATION	Planning and Performance		
DOCUMENT INITIATOR	Kathryn P. Angleton		
OTHER INFORMATION			
COMMITTEE	Board Meeting (Consent)	COMMITTEE DATE	7/23/2026
PURPOSE/KEY HIGHLIGHTS	Requests authorization for WMATA to convey the East Side Metro Access Road between Shady Grove Road and Redland Road to Montgomery County. The transfer facilitates and supports the use of the road as a public right-of-way for recent and planned development in the area, which benefits Metro ridership. While technically a “private road” it has increasingly functioned more like a public road, and this transfer aligns the ownership with its use. The transfer relieves Metro from ownership responsibilities including ongoing maintenance, rehabilitation, and improvement responsibilities.		
DISCUSSION	Consistent with the Shady Grove Sector Plan, Montgomery County is preparing to sell real property to a developer for the Jeremiah		



Board Document

	Park Project, which will result in the redevelopment of the area surrounding the Shady Grove Metro Station. The Jeremiah Park Project aims to redevelop the existing Montgomery County Public School bus depot into a newly reconfigured bus depot while also adding mixed-use development to the 45-acre site. Based on the Preliminary Plan approved by the Montgomery Planning Board, the future development could generate over 50,000 rides on Metro each year. Montgomery County is seeking to acquire the parcels associated with the Metro Access Road to improve accessibility and efficiency of the redevelopment. The Shady Grove Sector Plan and Jeremiah Park Project will result in increased traffic on, and maintenance costs for, the East Side Metro Access Road. Transferring the Shady Grove Access Road relieves Metro of ownership and maintenance costs, estimated at approximately \$60,000 per year, not including more substantial costs related to future repaving. This realignment of responsibilities better reflects Metro and the County's relationship on other roads, with the County as the traditional owner and maintainer. This will allow Metro to devote more attention to core transit-related functions and facilities.
INTERESTED PARTIES	Montgomery County, MD
RECOMMENDATION/NEXT STEPS	Metro recommends authorization to execute a fee simple transfer of the Shady Grove East Side Metro Access Road to Montgomery County, Maryland, for a price of \$1, subject to a continuing right of use held by Metro.
FUNDING IMPACT	No direct impact on funding

PRESENTED AND ADOPTED: July 23, 2026

SUBJECT: APPROVAL OF TRANSFER OF SHADY GROVE EAST SIDE ACCESS ROAD
TO MONTGOMERY COUNTY, MARYLAND

2026-22

RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

WHEREAS, Resolution 2011-30 requires Board of Directors approval for the transfer of property valued over \$1 million; and

WHEREAS, As part of the Metro expansion to Shady Grove, Maryland, between 1979 and 1988, WMATA acquired the property located in Gaithersburg, Maryland that comprises the east side access road to the Shady Grove Metro station (the "Shady Grove East Side Access Road"); and

WHEREAS, The County wishes to acquire the Shady Grove East Side Access Road, and intends to make a cutout in the roadway to accommodate a planned development project in the surrounding area; and

WHEREAS, Since the Shady Grove Metro Station opened, the surrounding area has experienced significant development, transforming the Shady Grove East Side Access Road from a roadway serving primarily station-related traffic into one that is increasingly used by the general public for traffic unrelated to station access; and

WHEREAS, Staff recommends transferring the Shady Grove East Side Access Road, as well as the responsibility for its on-going maintenance and operation, to Montgomery County, Maryland; and

WHEREAS, Pursuant to a third-party appraisal, the fair market value of the Shady Grove East Side Access Road exceeds \$1 million;

WHEREAS, Staff has negotiated a Deed with the County for the transfer of the Shady Grove East Side Access Road;

NOW, THEREFORE, be it

RESOLVED, That the Board of Directors approves the transfer of the Shady Grove East Side Access Road in Gaithersburg, Maryland to Montgomery County, Maryland; and be it finally

Motioned by Mr. McAndrew, seconded by Mr. Alcorn

Ayes: 8- Mr. McAndrew, Mr. Alcorn, Dr. Hadden Loh, Mr. Flowers, Ms. Weber, Ms. Burns, Ms. Worth and Mr. Bedell

RESOLVED, That this Resolution shall be effective 30 days after adoption in accordance with Compact Section 8(b).

Reviewed as to form and legal sufficiency,



Patricia Y. Lee
Executive Vice President, Chief Legal Officer,
and General Counsel

WMATA File Structure No.:
21.3.1 Fee Simple Disposal