

Montgomery County Life Sciences Center

Loop Trail



Advisory Committee Meeting #1
February 10, 2015

Agenda

1. Project Background
2. Existing Conditions Analysis
3. Examples from Elsewhere
4. Discussion

Project Goals

1. Prepare a 15% Concept Design for the LSC Loop Trail
2. Develop an implementation and funding strategy for the trail
3. Work toward satisfying a key GSSC Master Plan staging requirement:

Prior to Stage 2, “fund the LSC Loop trail in the County’s six-year CIP and/or through developer contributions as part of plan approvals”

Project Scope

PHASE 1: PROJECT INITIATION / EXISTING CONDITIONS ASSESSMENT

PHASE 2: 15% CONCEPT DESIGN

PHASE 3: IMPLEMENTATION & FUNDING STRATEGY

1. Kickoff Meeting
2. Background data review and existing conditions assessment
3. Advisory Committee Meeting #1

1. Alternative Trail Concepts
2. Advisory Committee Meeting #2
3. Draft 15% Concept Design
4. Advisory Committee Meeting #3
5. Final 15% Concept Design

1. Draft Implementation and Funding Strategy
2. Advisory Committee Meeting #4
3. Final Implementation and Funding Strategy

December - February

March/April/May

April/May/June

Advisory Committee Meetings

- Meeting #1 (Tonight): Vision, Goals, Criteria
- Meeting #2: Alternative Concepts
- Meeting #3: Draft Concept Design / Implementation and Funding
- Meeting #4: Implementation and Funding Strategy

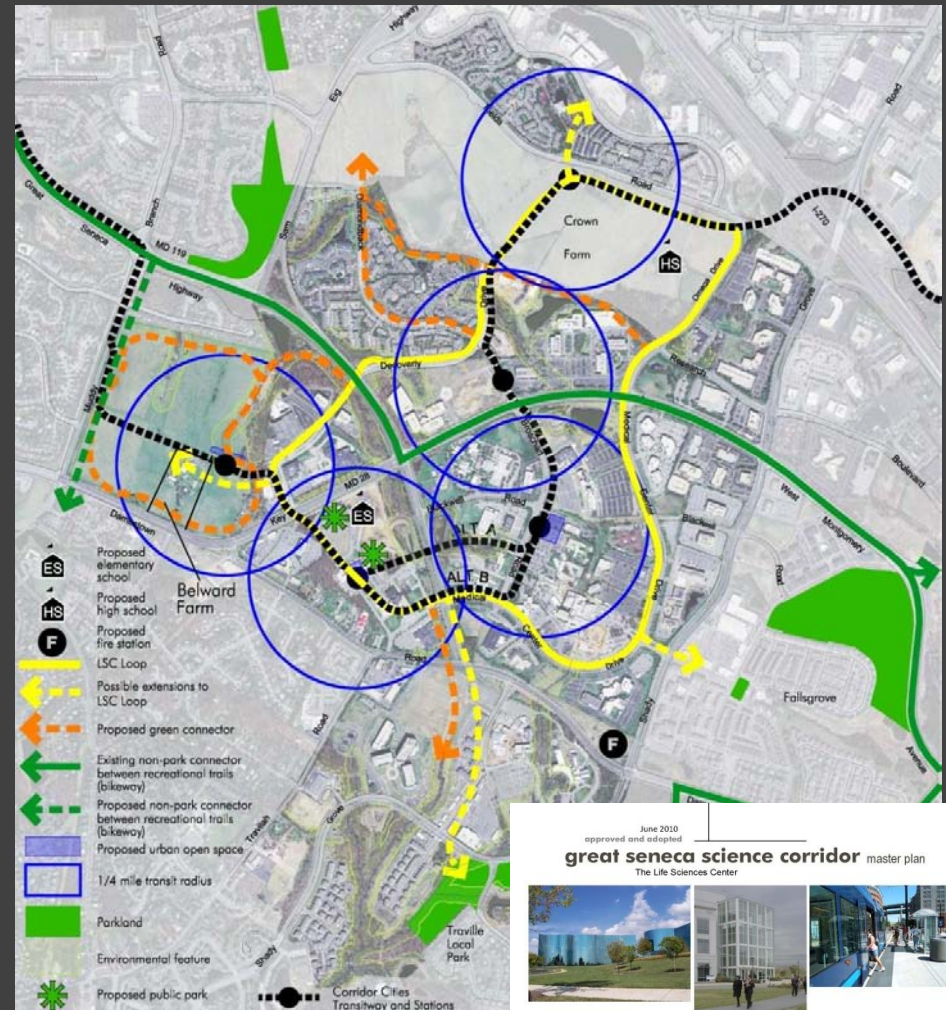
GSSC MASTER PLAN VISION

GSSC Master Plan & Urban Design Guidelines

“Create the LSC Loop as the organizing element of the open space plan to connect districts and destinations, incorporate natural features, and provide opportunities for recreation and non-motorized transportation”

The LSC Loop will:

- Run alongside existing streets
- Incorporate proposed multi-use path along CCT
- Connect with other destinations, activities and neighborhoods in the surrounding area
- Be the primary amenity requested of property owners



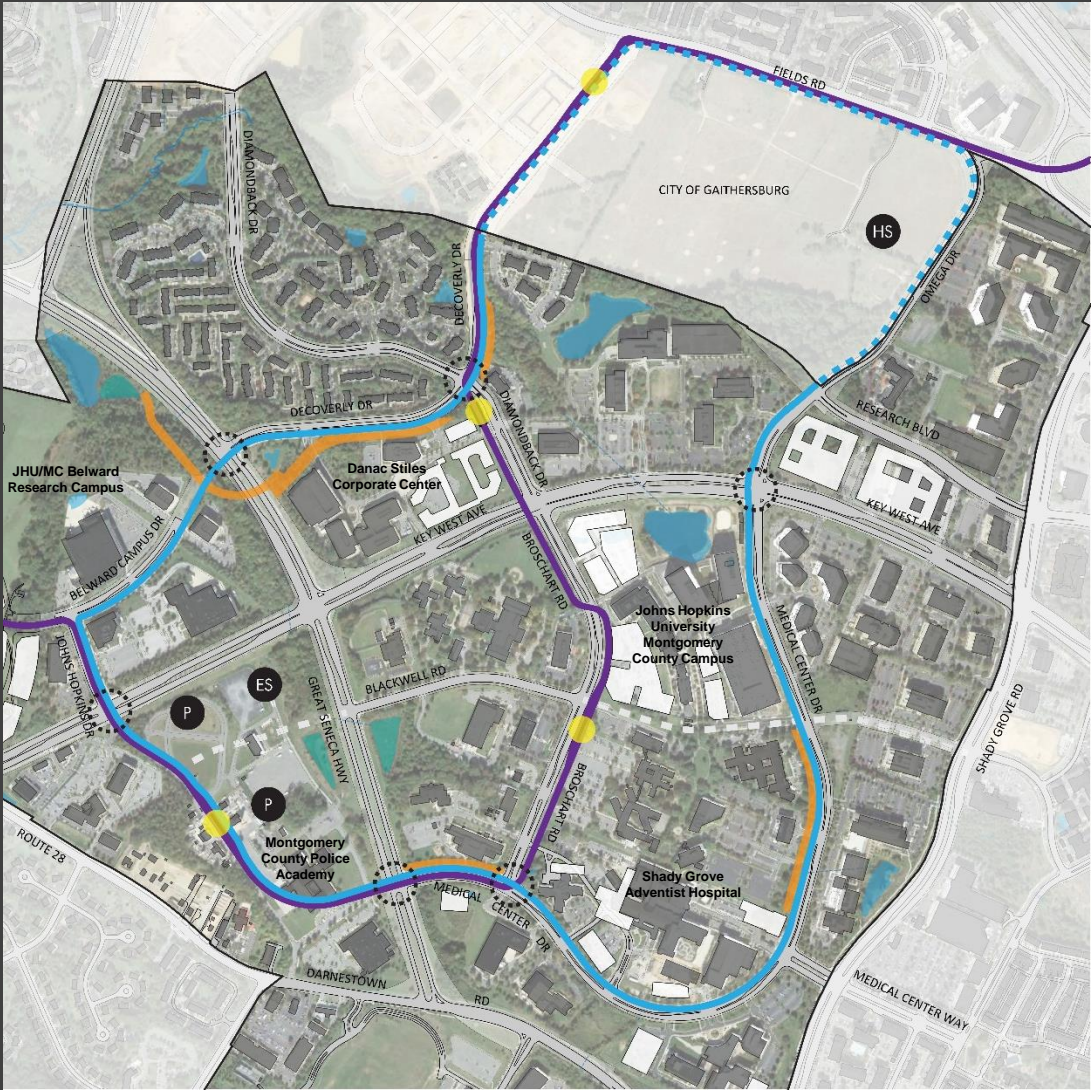
GSSC Master Plan & Urban Design Guidelines











- Identifiable placemaking feature
- Marked road crossings
- Signage and special paving to distinguish from sidewalk
- Creative use of materials
- Street furniture accessible to trail



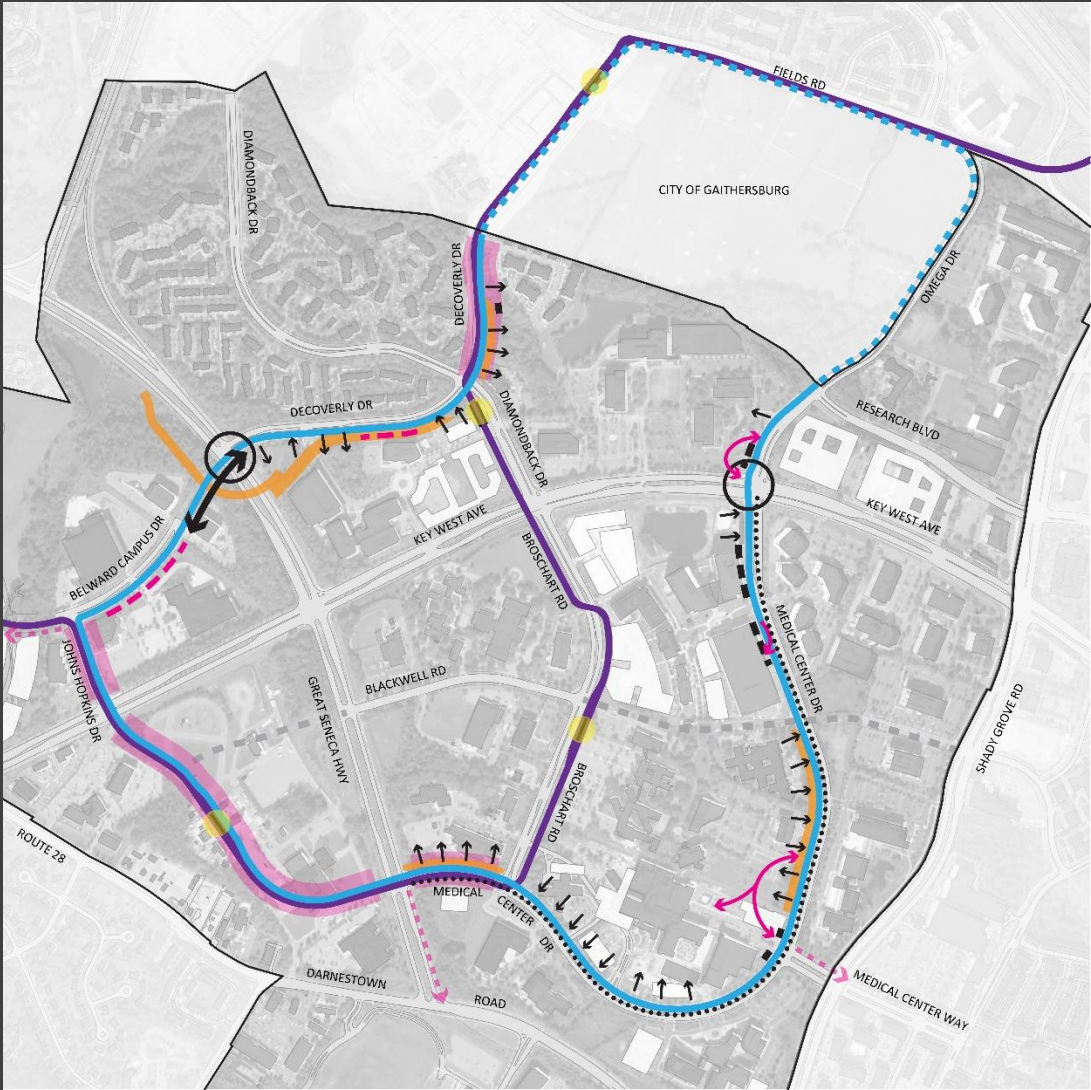
EXISTING CONDITIONS ANALYSIS














Loop Trail Overview



-  Potential Loop Trail
-  Proposed CCT
-  Transit easement
-  Proposed CCT Station
-  Proposed road
-  Approved development
-  Road crossing
-  Proposed elementary school
-  Proposed high school
-  Proposed park/open space

Challenges & Opportunities



-  Potential Loop Trail
-  Proposed CCT
-  Transit easement
-  Proposed CCT Station
-  Slope on inner edge of sidewalk
-  Mature trees
-  Structural barrier
-  Missing connection
-  Major road crossing
-  Possible loop spur
-  Space for wider trail
-  CCT/Roadway reconstruction
-  Possible loop trail extension

LSC Districts



LSC BELWARD:
Science & Research
Community



LSC WEST:
Residential Community



LSC NORTH:
Residential & Office



LSC CENTRAL:
Medical & Biotech
Community

LSC LOOP TRAIL WALKING TOUR

Loop Trail Walking Tour



Loop Trail Walking Tour

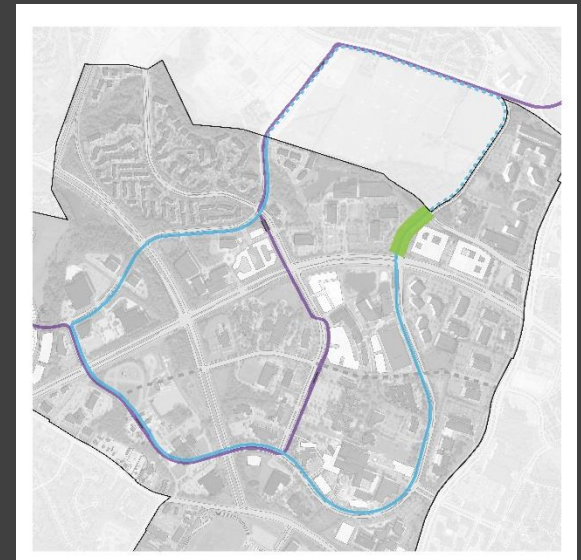
LSC NORTH

Omega Drive



Challenge:

- Existing planting buffer between inner edge of sidewalk and parking lot



Loop Trail Walking Tour

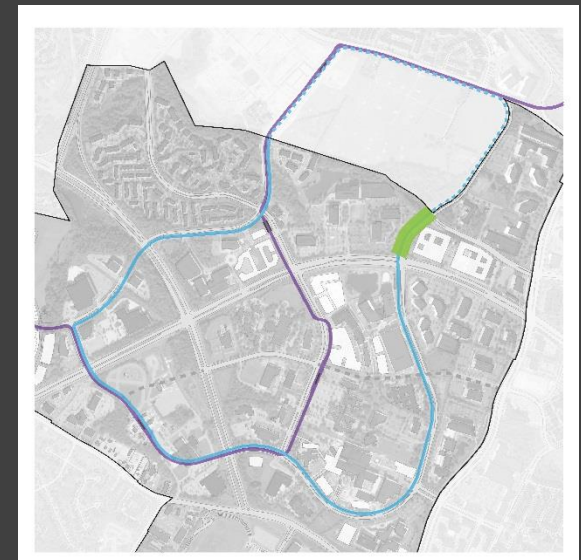
LSC NORTH

Omega Drive



Challenges:

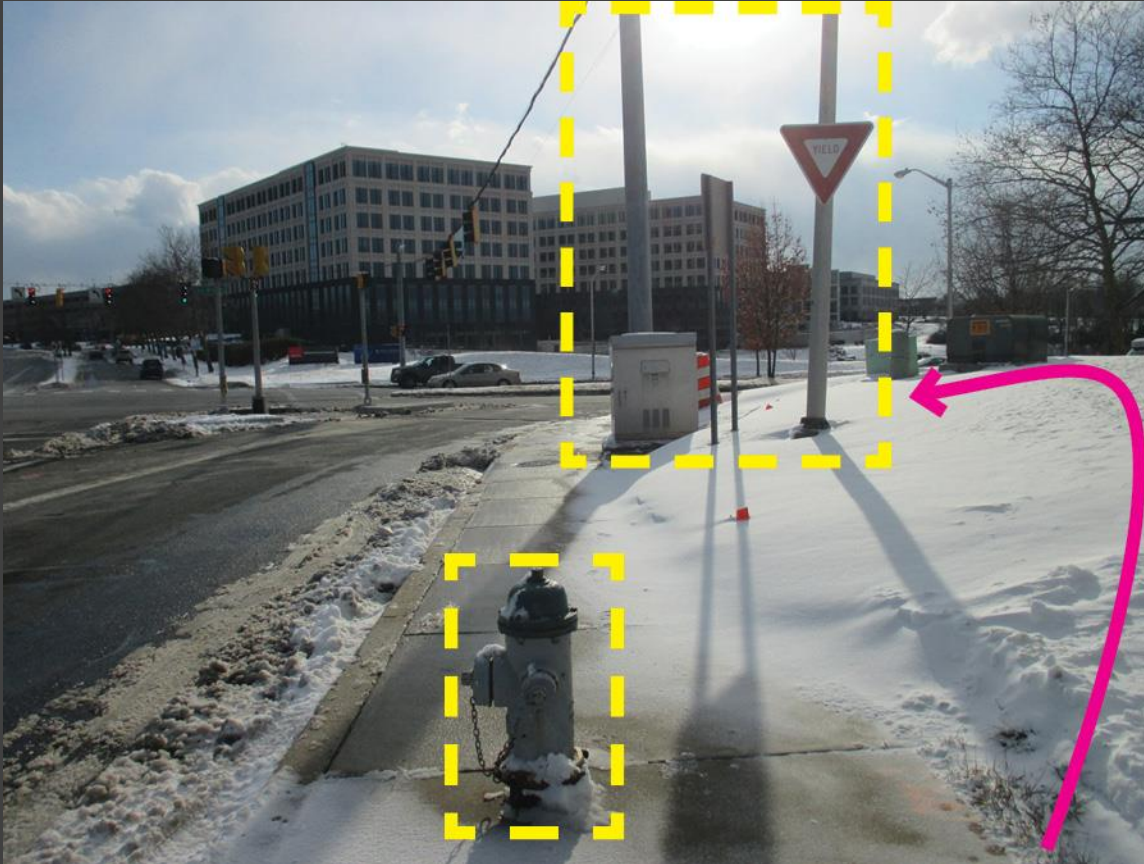
- No existing planting strip between sidewalk and roadway
- Slope down to adjacent parking lot



Loop Trail Walking Tour

LSC NORTH

Omega Drive

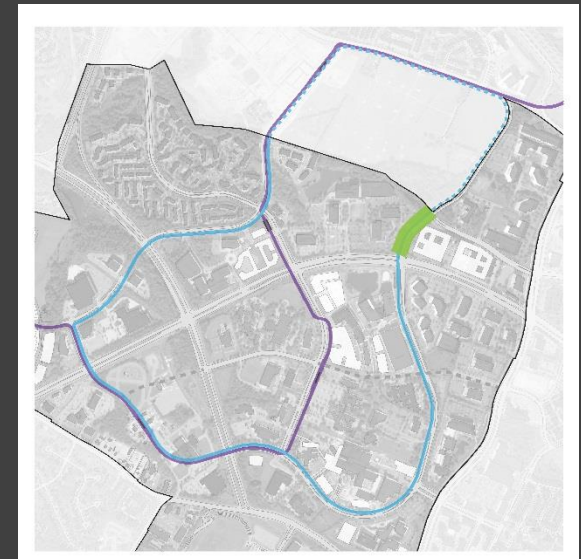


Challenge:

- Utilities in the sidewalk obstruct Loop Trail route

Opportunity:

- Open space next to sidewalk could be used to re-route trail



Loop Trail Walking Tour

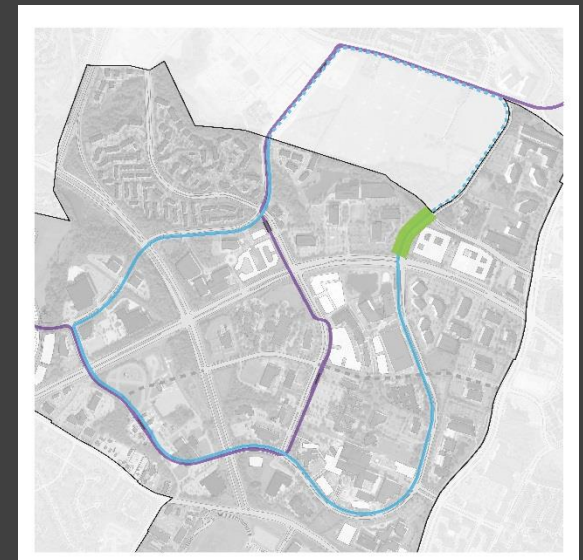
LSC NORTH

Omega Drive/Medical Center Drive at Key West Avenue



Challenge:

- Key West crossing: wide roadway, lack of refuge



Loop Trail Walking Tour

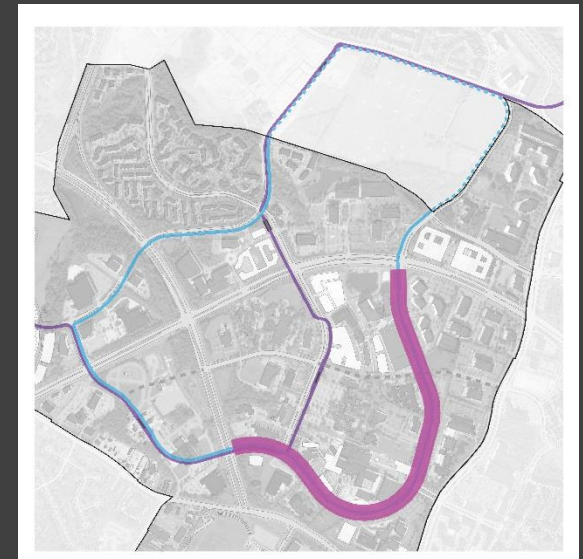
LSC CENTRAL

Medical Center Drive



Challenges (throughout Medical Center Drive):

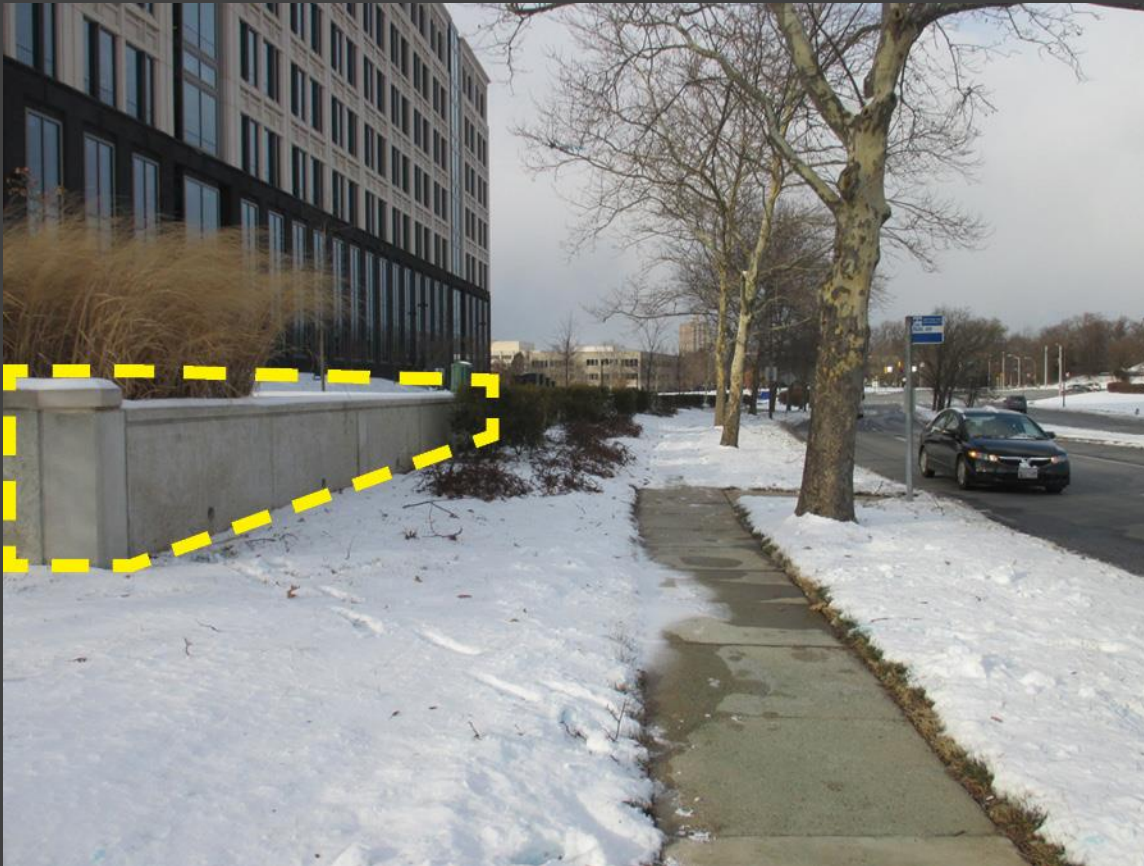
- Mature trees potentially limit opportunities to utilize tree strip
- Trees are planted close to sidewalk



Loop Trail Walking Tour

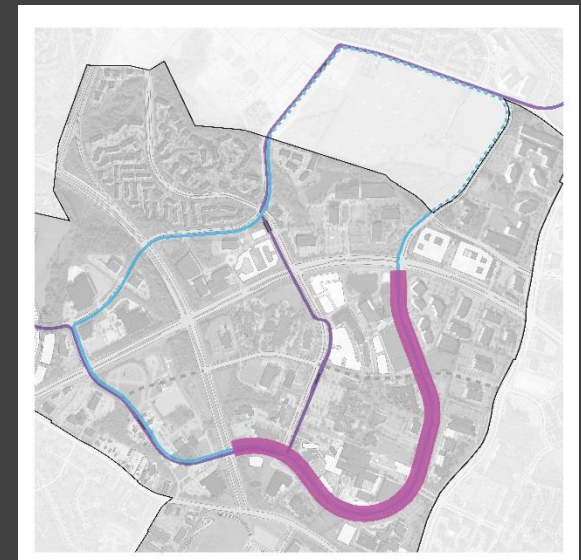
LSC CENTRAL

Medical Center Drive



Challenge:

- Walls, signs and landscaping on private property inside the sidewalk limit opportunities to expand the trail cross-section



Loop Trail Walking Tour

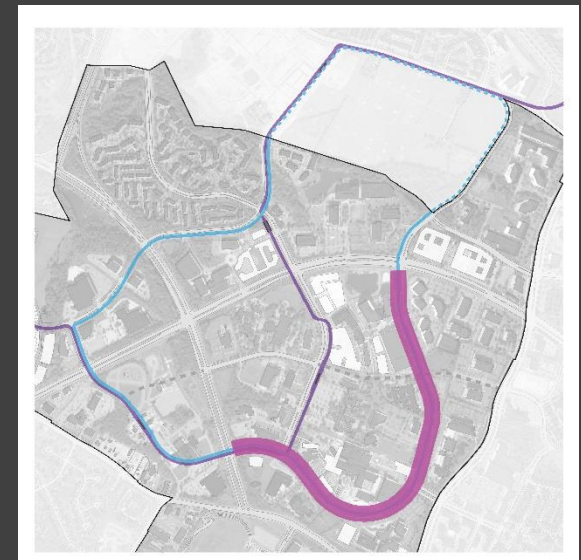
LSC CENTRAL

Medical Center Drive



Opportunities:

- Wide landscape buffers
- Potential interface with retail/restaurants, outdoor plaza, and Capital Bikeshare station



Loop Trail Walking Tour

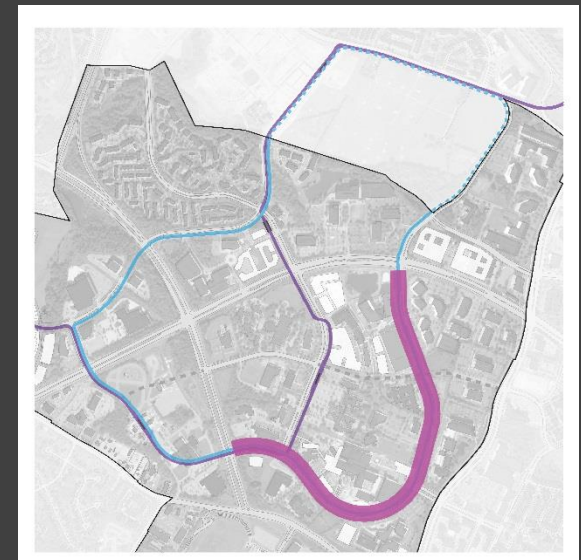
LSC CENTRAL

Medical Center Drive



Challenge:

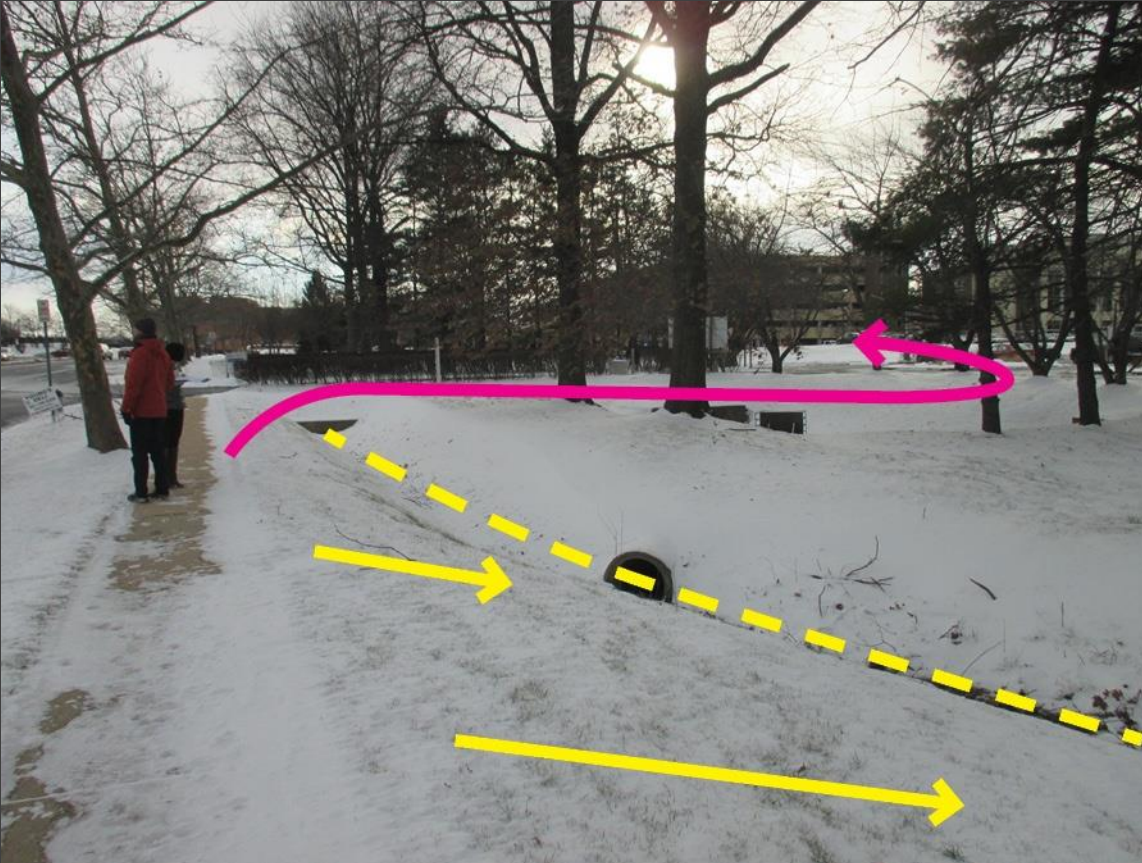
- Slopes next to sidewalk: utilizing adjacent space would require regrading and retaining walls



Loop Trail Walking Tour

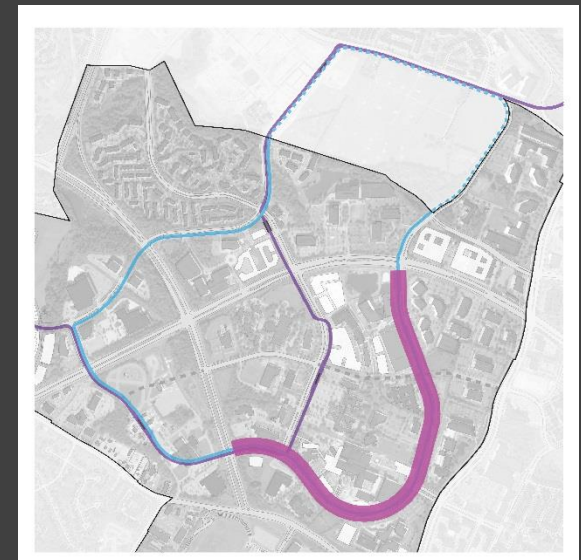
LSC CENTRAL

Medical Center Drive



Challenges:

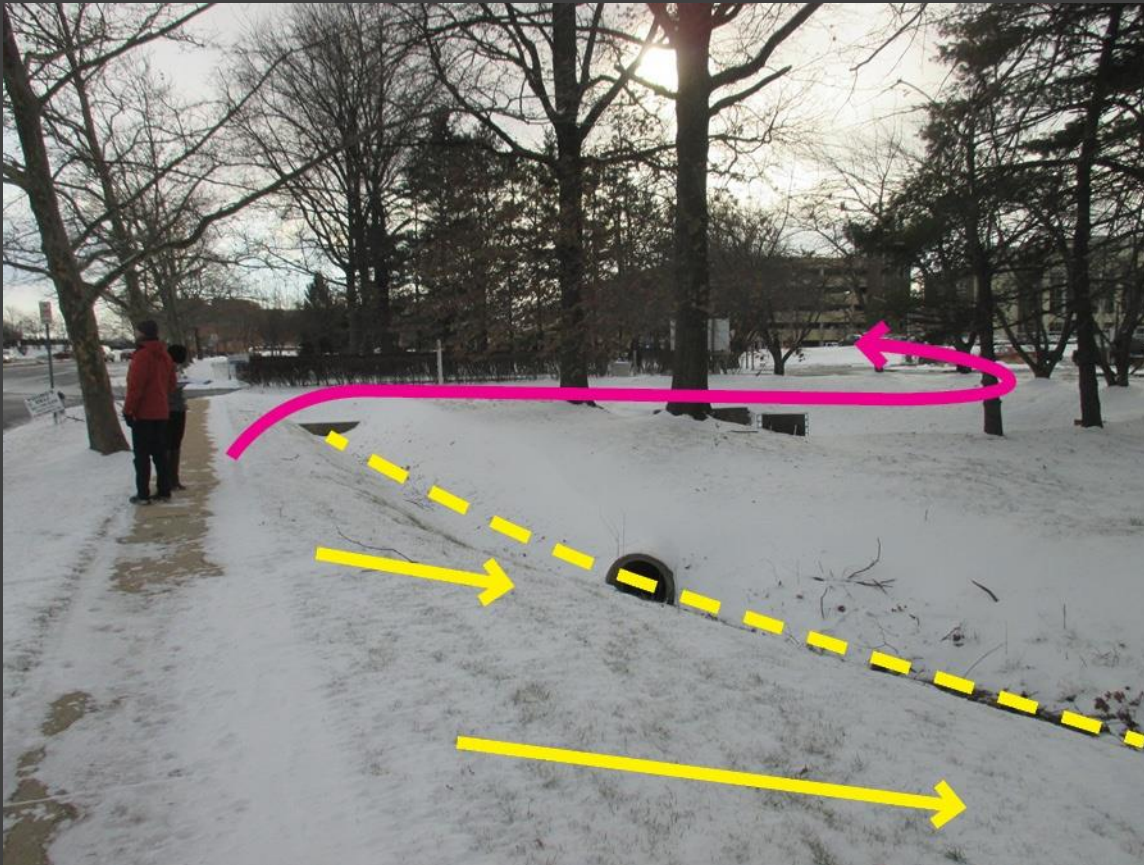
- Slopes next to sidewalk: significant regrading and construction of retaining walls may be required to utilize space
- Drainage infrastructure limits potential use of space



Loop Trail Walking Tour

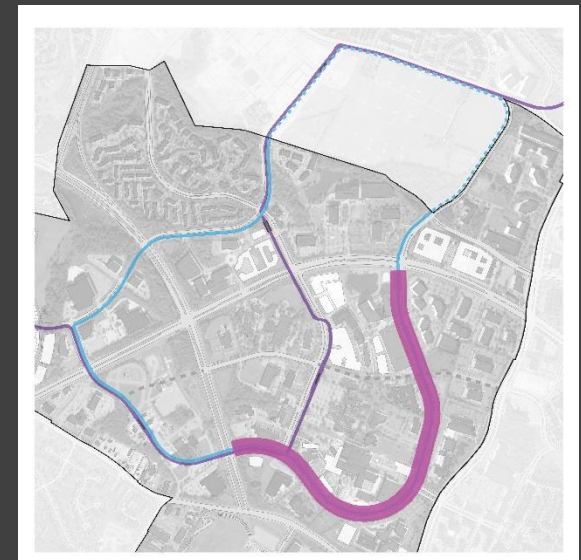
LSC CENTRAL

Medical Center Drive



Opportunities:

- Open space at Shady Grove Adventist Hospital as potential spur trail and connection to hospital



Loop Trail Walking Tour

LSC CENTRAL

Medical Center Drive

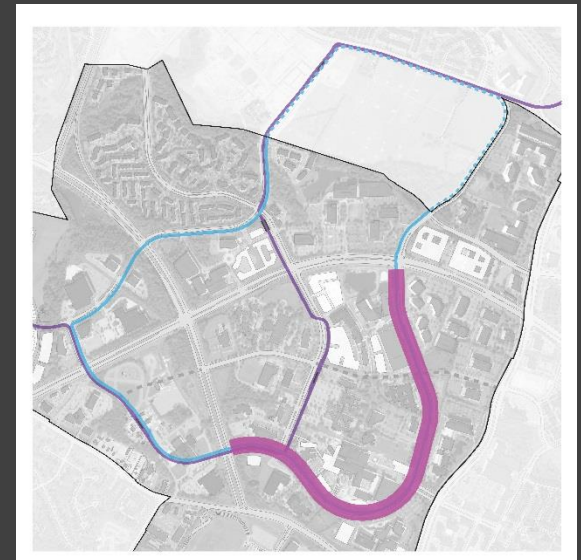


Challenges:

- Driveway crossings
- Walls and signage

Opportunity:

- Potential connection into hospital campus



Loop Trail Walking Tour

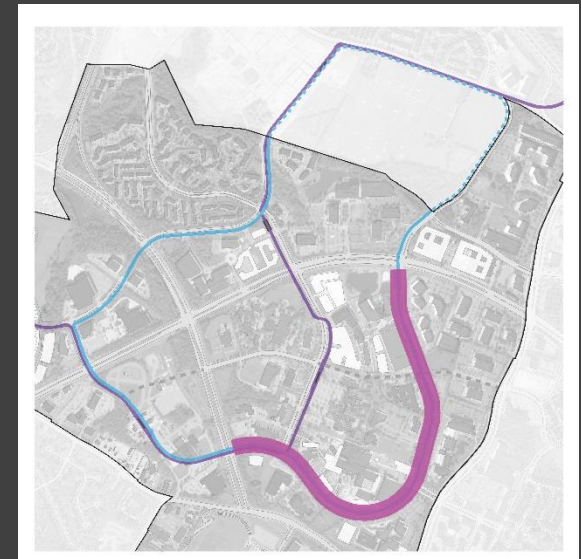
LSC CENTRAL

Medical Center Drive



Challenge:

- Slopes next to sidewalk: significant regrading and construction of retaining walls may be required to utilize space



Loop Trail Walking Tour

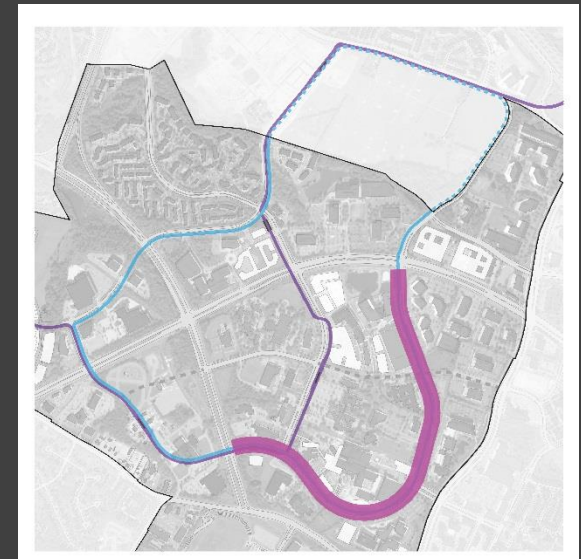
LSC CENTRAL

Medical Center Drive



Opportunity:

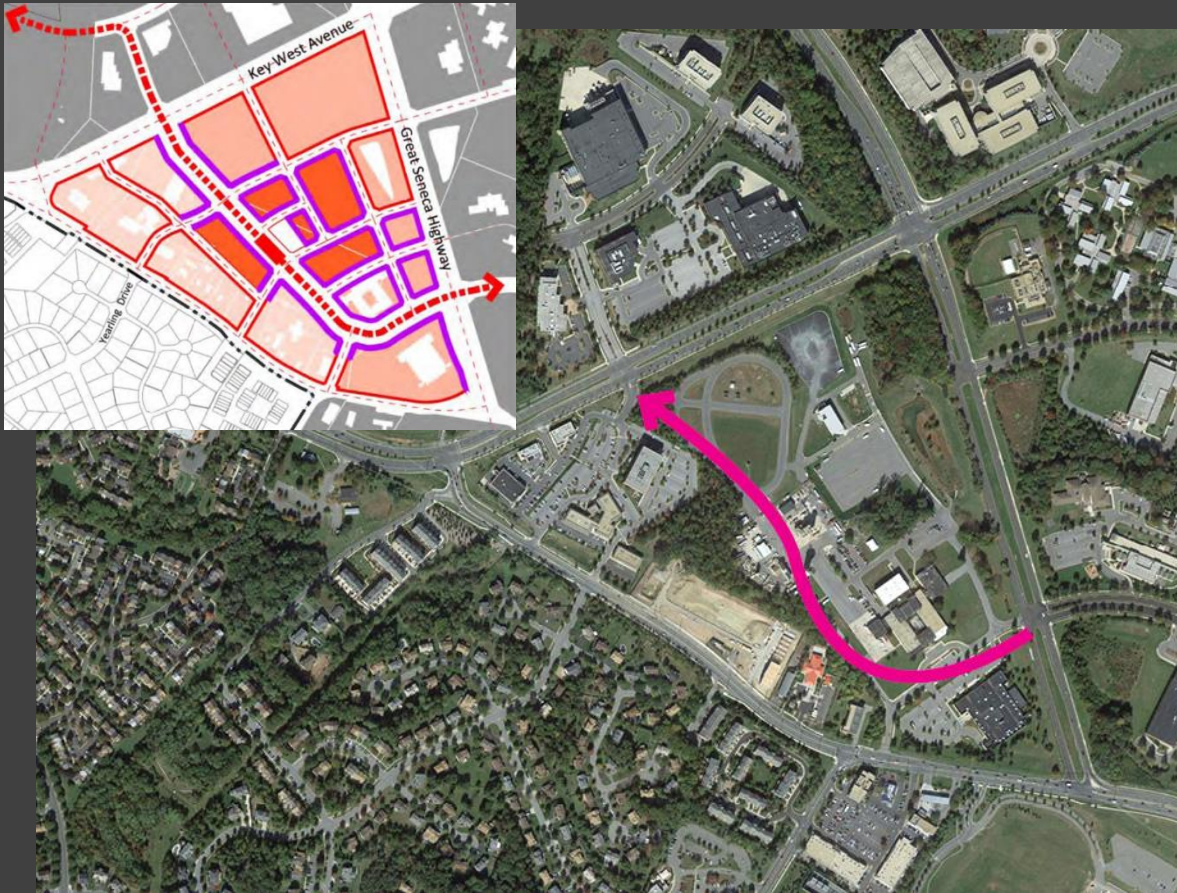
- Construction of CCT on Medical Center Drive west of Broschart Road could expand available space for the trail by shifting curb to the south



Loop Trail Walking Tour

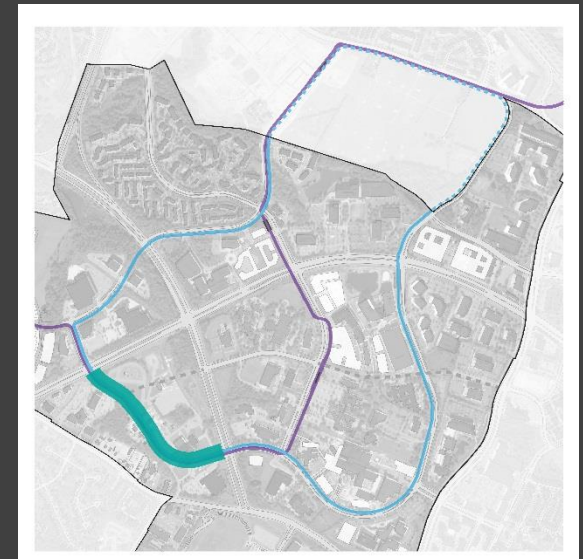
LSC WEST

New Road through PSTA Property



Opportunities:

- Potential to incorporate wide trail alignment as part of future roadway design and master planning
- Potential to connect and integrate with future Heinz development and proposed open spaces



Loop Trail Walking Tour

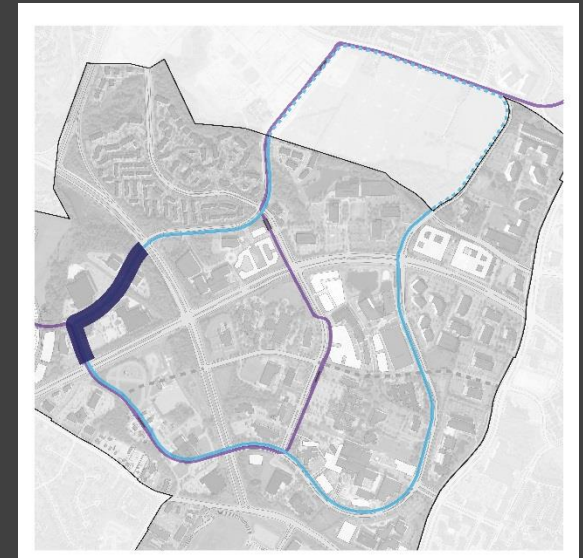
LSC BELWARD

Johns Hopkins Drive



Opportunity:

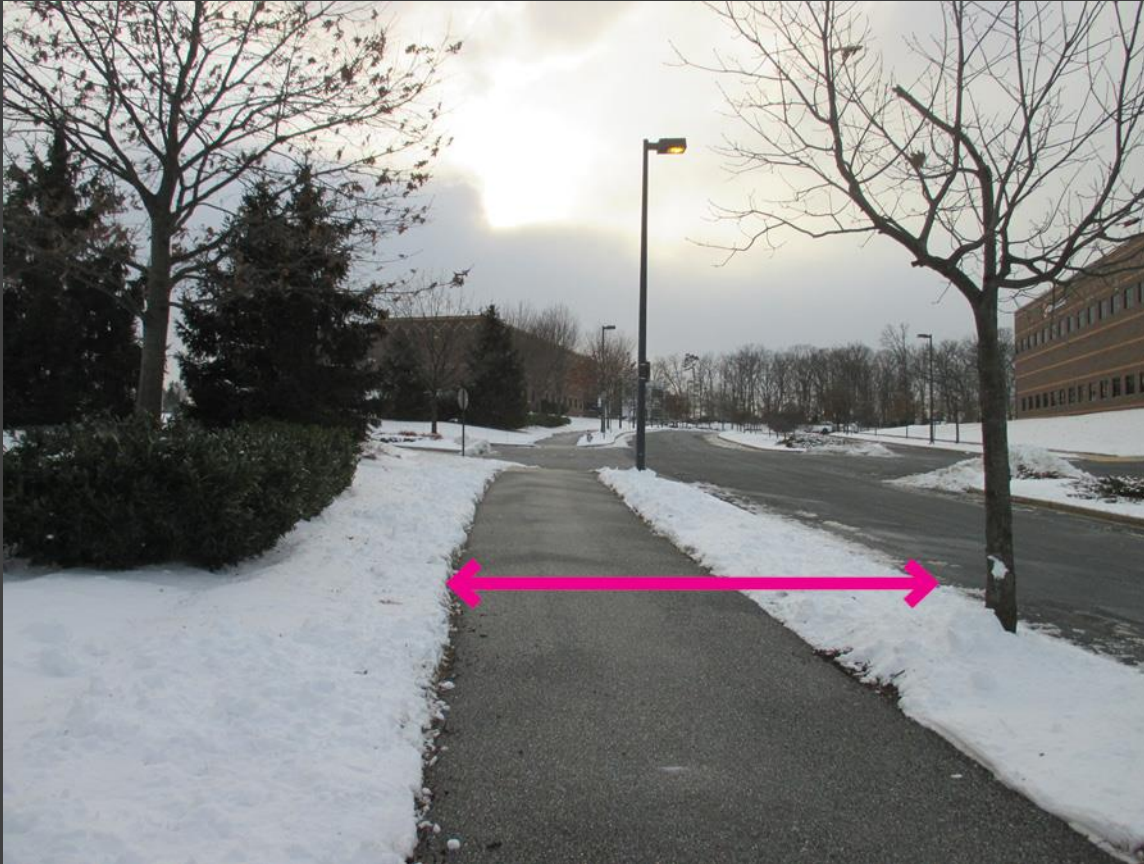
- Construction of CCT could expand available space for the trail



Loop Trail Walking Tour

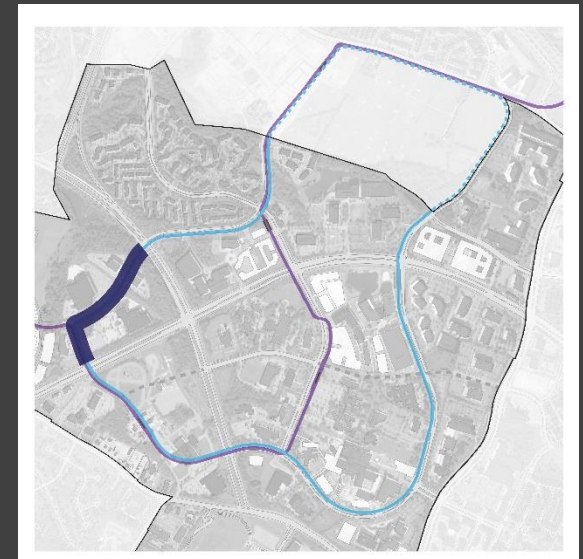
LSC BELWARD

Belward Campus Drive



Opportunities:

- Relatively wide space to accommodate trail



Loop Trail Walking Tour

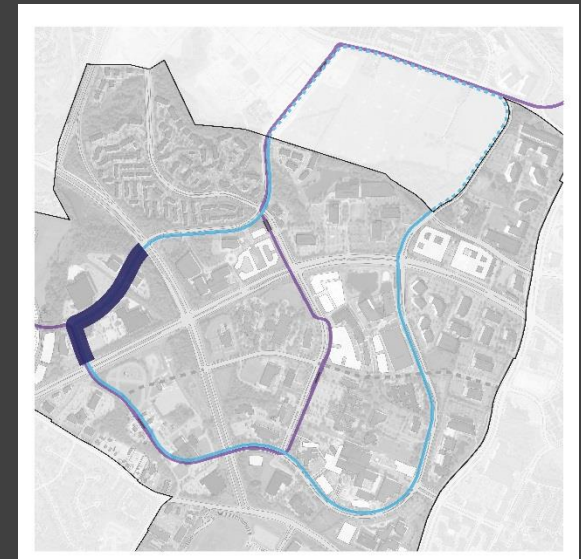
LSC BELWARD

Belward Campus Drive



Challenges:

- How to connect to Great Seneca Hwy. / Decoverly Dr.
- Forested area with steep topography
- No existing crossing on Great Seneca Hwy.



Loop Trail Walking Tour

LSC NORTH

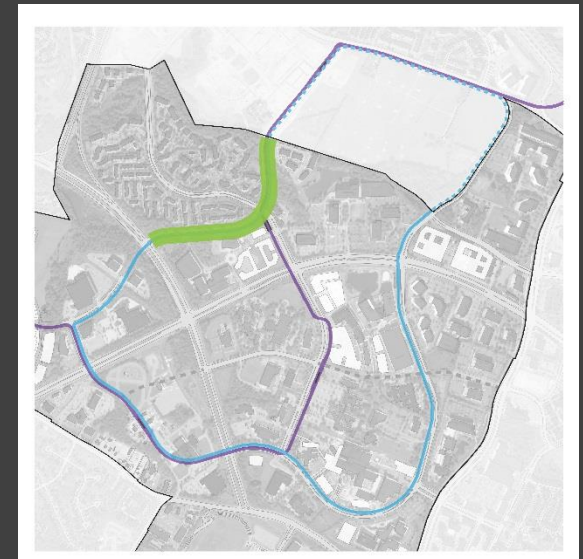
Decoverly Drive

(South of Diamondback Drive)



Challenge:

- Slopes next to sidewalk: significant regrading and construction of retaining walls may be required to utilize space

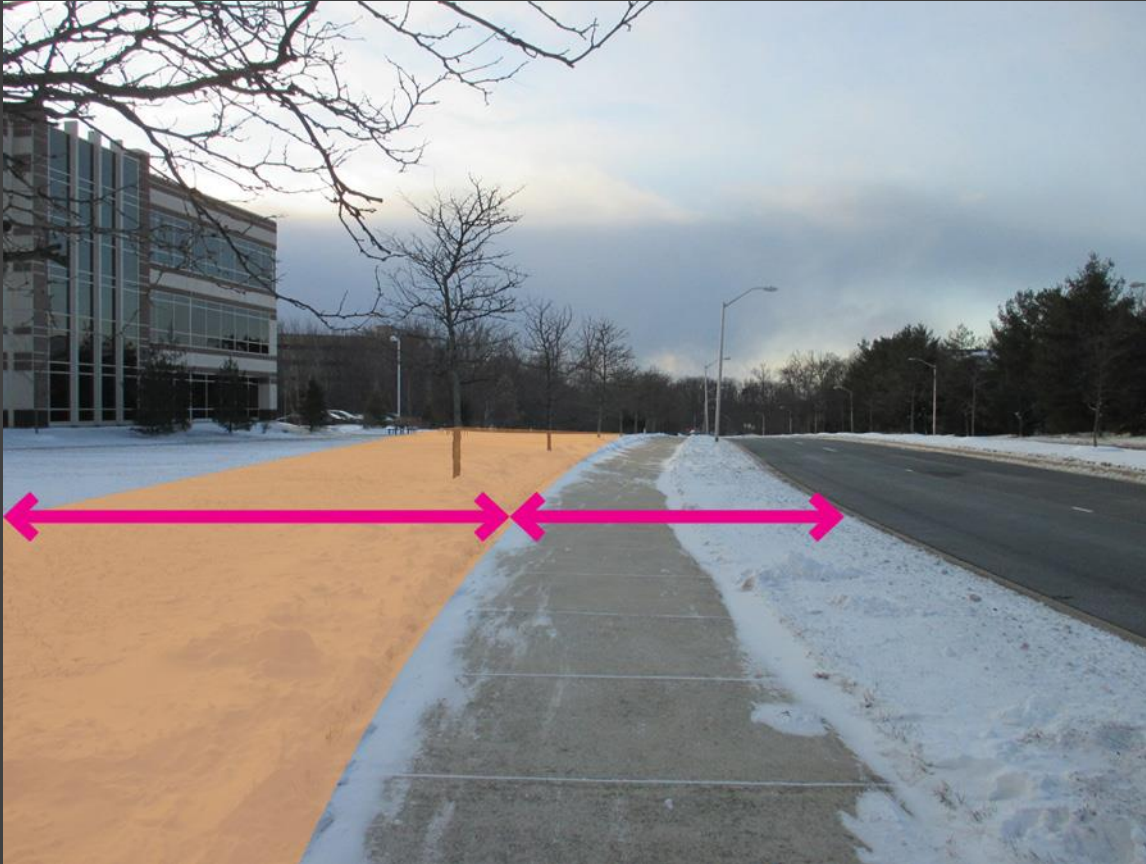


Loop Trail Walking Tour

LSC NORTH

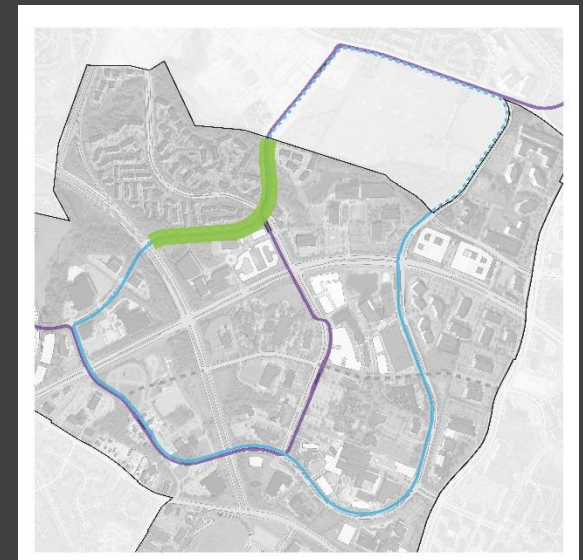
Decoverly Drive

(South of Diamondback Drive)



Opportunities:

- Relatively wide space in ROW to accommodate loop trail (16' from curb to edge of sidewalk)
- Existing unused transit easement could be utilized for wider trail segment



Loop Trail Walking Tour

LSC NORTH

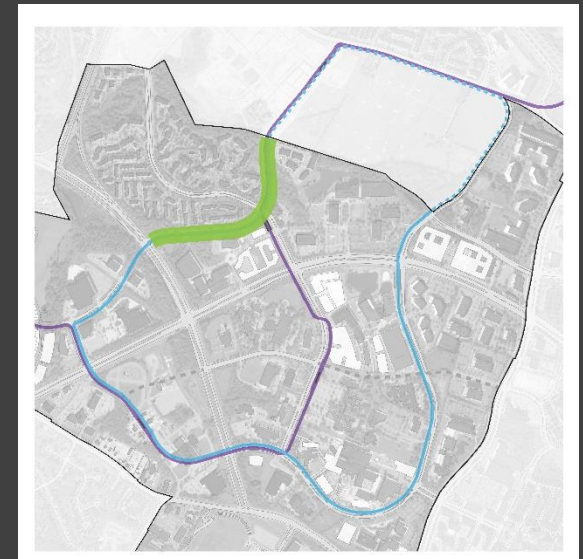
Decoverly Drive

(South of Diamondback Drive)



Challenge:

- Slopes next to sidewalk: significant regrading and construction of retaining walls may be required to utilize space

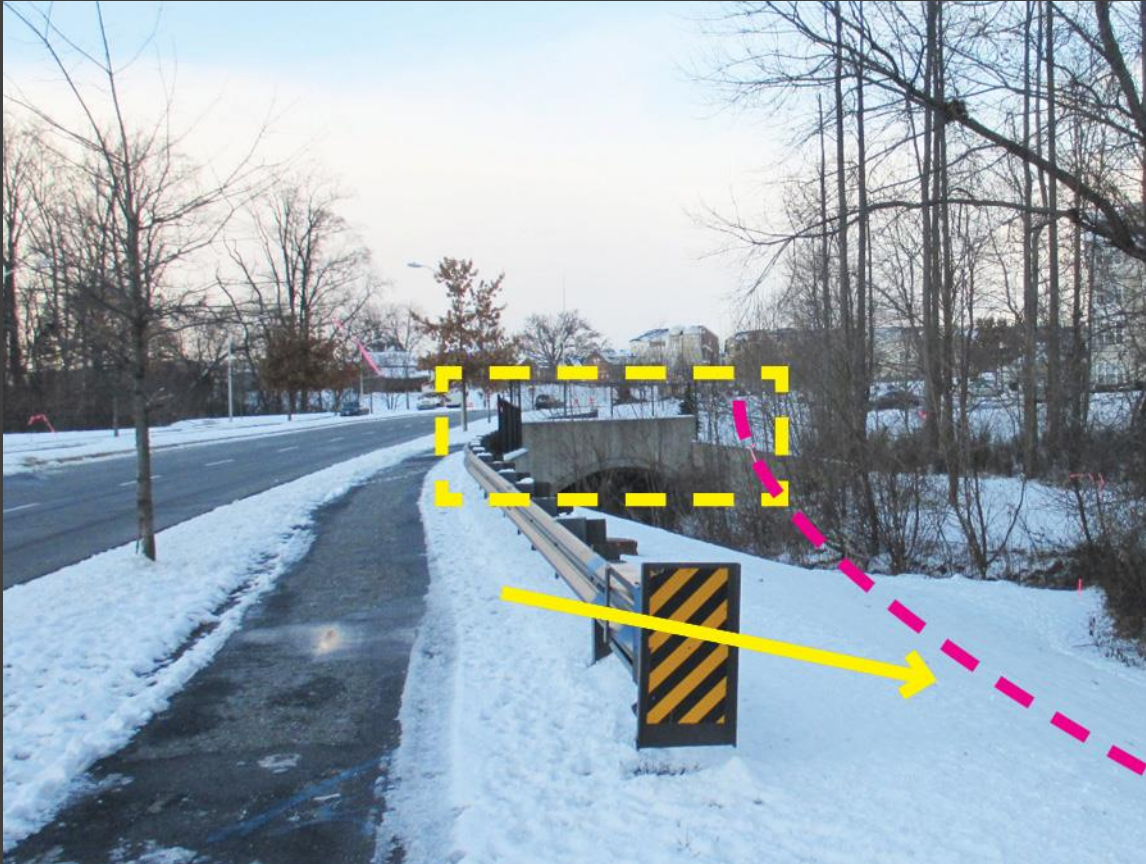


Loop Trail Walking Tour

LSC NORTH

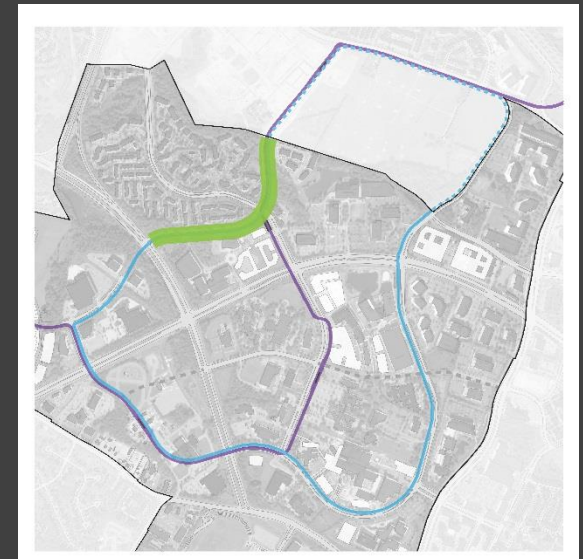
Decoverly Drive

(North of Diamondback Drive)



Challenges:

- Steep slopes
- Culvert and drainage infrastructure

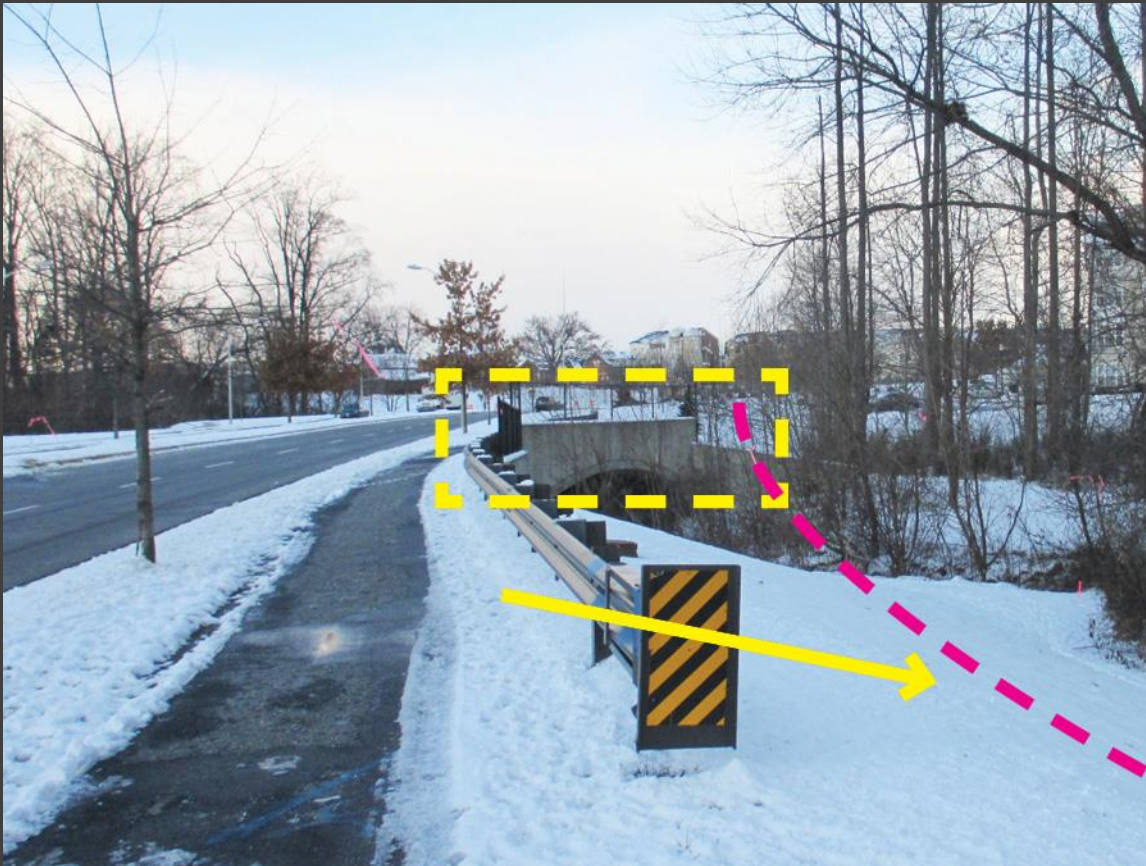


Loop Trail Walking Tour

LSC NORTH

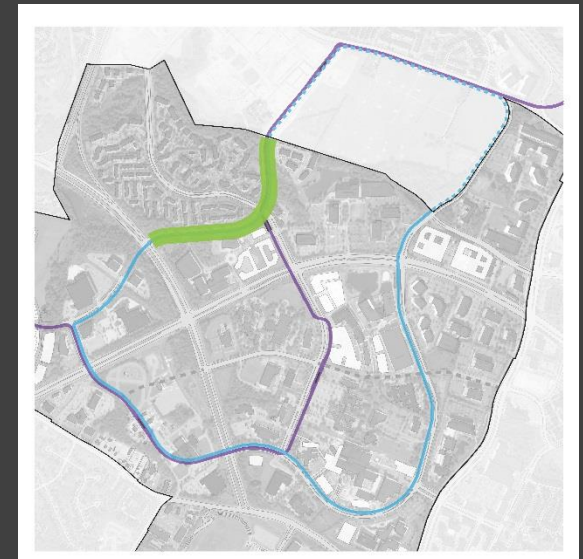
Decoverly Drive

(North of Diamondback Drive)



Opportunities:

- Proposed extension over culvert as part of CCT construction
- Potential opportunity to expand space available for trail, as part of CCT construction



Existing Conditions Summary

Challenges

- Narrow width of available space, in some segments
- Topography
- Mature street trees
- Infrastructure constraints
- Street and driveway crossings
- Connection to and across Great Seneca Highway

Opportunities

- Opportunities for wider trail segments
- Unused transit easements
- Potential trail spurs or ROW expansion into private property
- Connections to / integration with major destinations and activity centers

Unresolved Issues

- CCT cross-sections: additional space for trail?
- On-street bike lane, in addition to trail?
- Other opportunities to shift existing curb alignment on Medical Center Drive (i.e., off-peak parking/travel lane or reduced lane widths)?

EXAMPLES FROM ELSEWHERE

Examples from Elsewhere

Standard Asphalt Trail



Examples from Elsewhere

What makes this trail different?



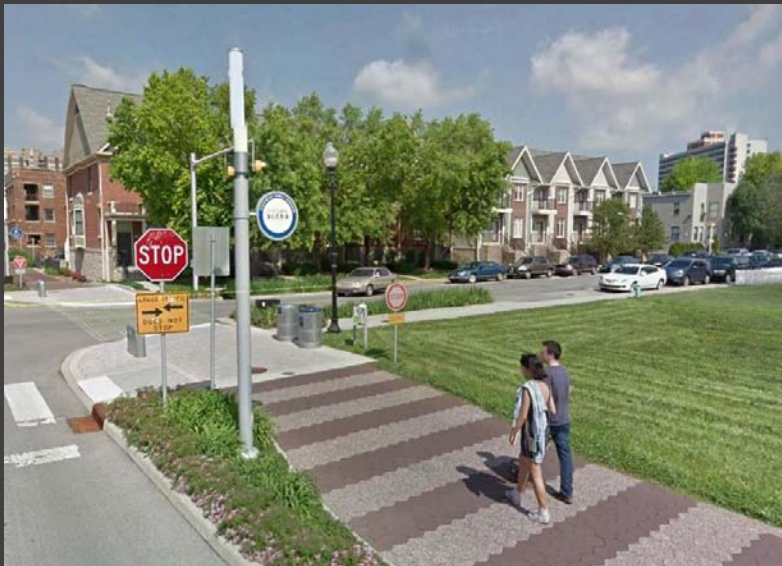
The Indianapolis Cultural Trail



The Indianapolis Cultural Trail



The Indianapolis Cultural Trail



Signage and Wayfinding



Street Furniture



Public Art & Interpretation



Pavers



Paint



Low Impact Development / Vegetation



Crossings



DISCUSSION & NEXT STEPS

Discussion

1. What are your vision and goals for the LSC Loop Trail?
2. Are there specific trail opportunities you would like to see explored as part of the trail alternatives?
3. What factors will we need to consider in exploring the trail design and potential trail alignments?
4. What criteria should guide the development of the trail concept design?

Next Steps

- Development of alternative concepts
- Second Advisory Committee meeting