

Planning Board Draft Gaithersburg West Master Plan

September 29, 2009 PHED Committee Worksession

July 2009
Planning Board Draft

gaithersburg west master plan

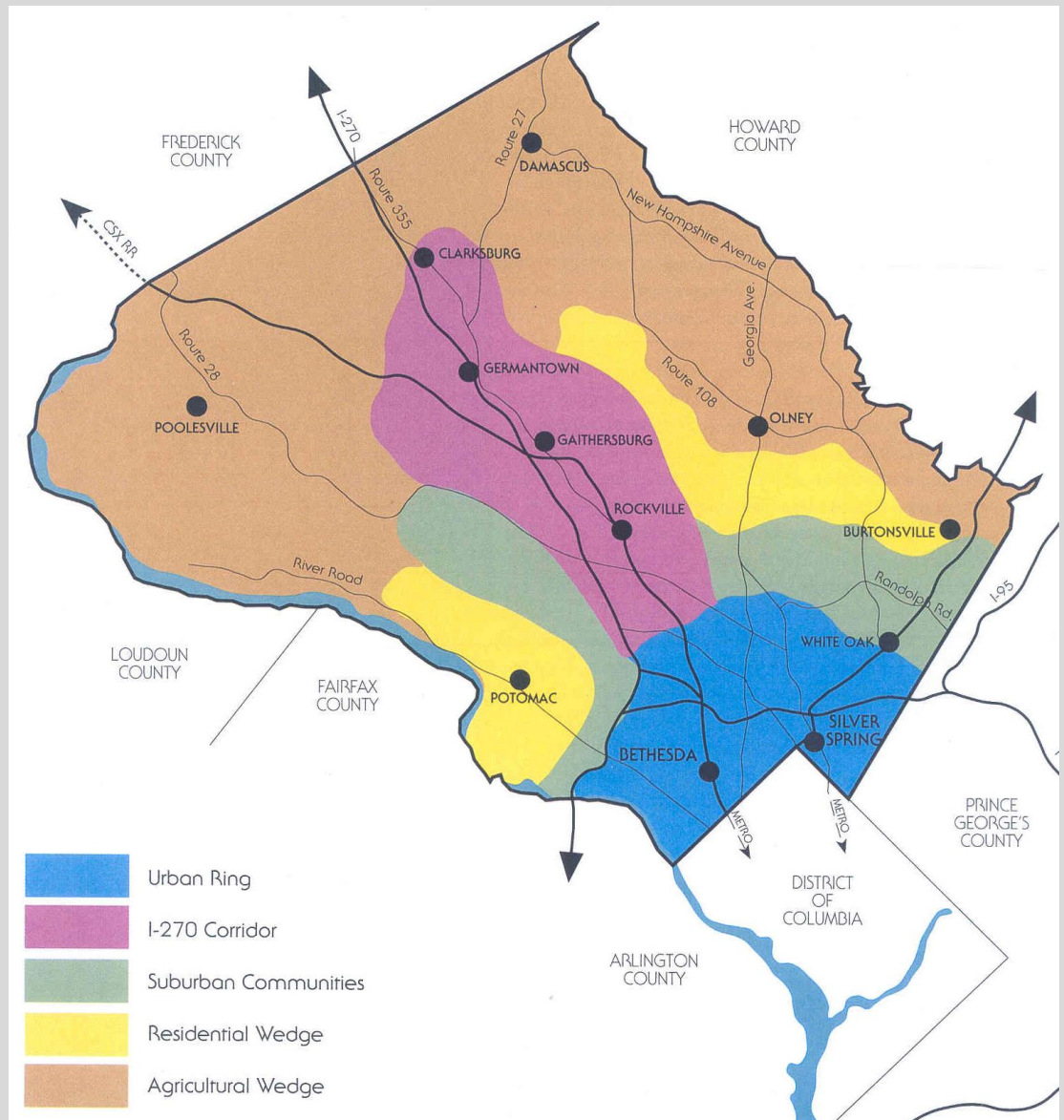
The Life Sciences Center



Gaithersburg West Master Plan

Montgomery County's General Plan I-270 Corridor Vision

- Concentrated centers of mixed use
- Transportation options
- Corridor Cities Transitway
- Public/Private Investment



Gaithersburg West Master Plan

I-270 Corridor Plans

Plans Completed

Shady Grove Sector Plan

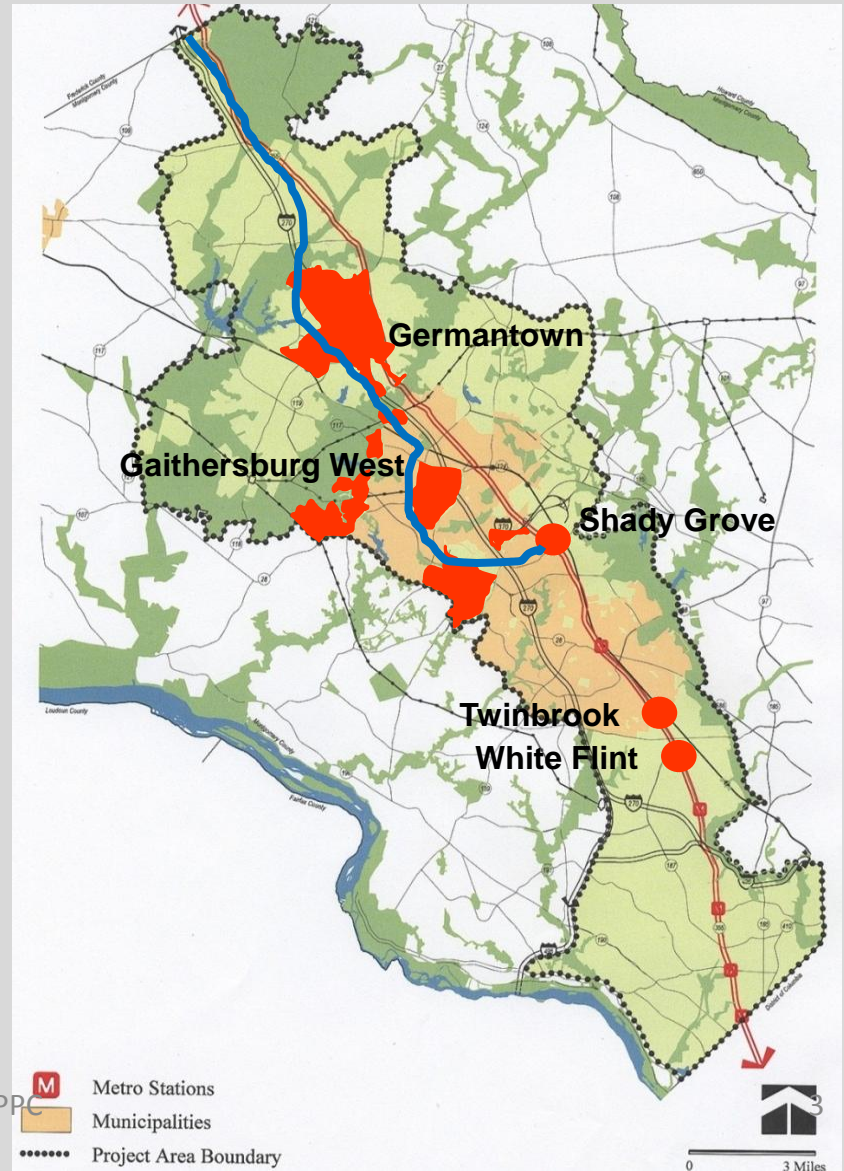
Twinbrook Sector Plan

Germantown Master Plan

Plans Underway

Gaithersburg West

White Flint



Gaithersburg West Master Plan

The I-270 Corridor

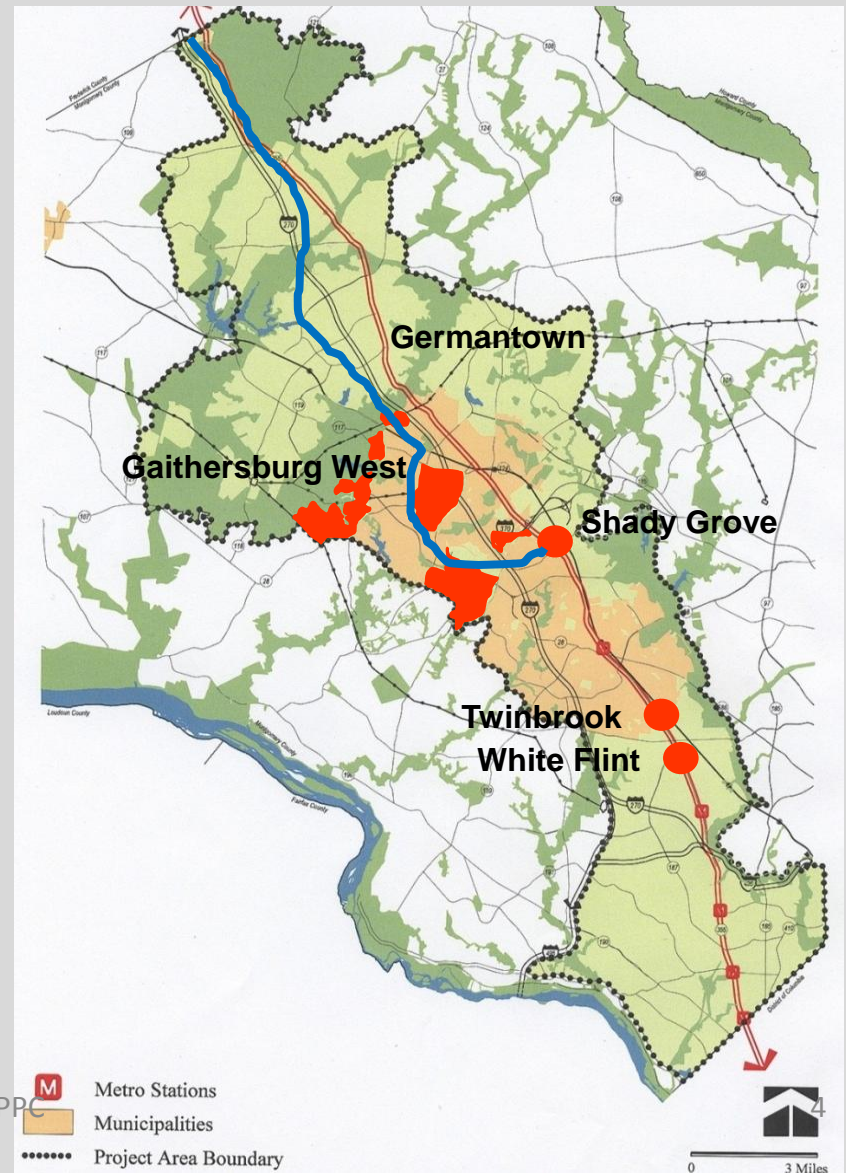
County's Economic Engine

Strong Employment Resources

Exceptional Talent Base

Home to almost half of County's workforce

More than one-third commute to jobs outside County



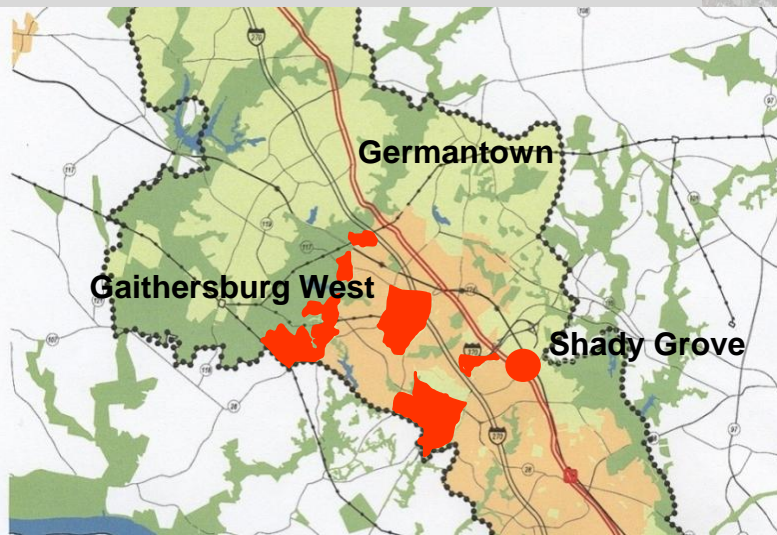
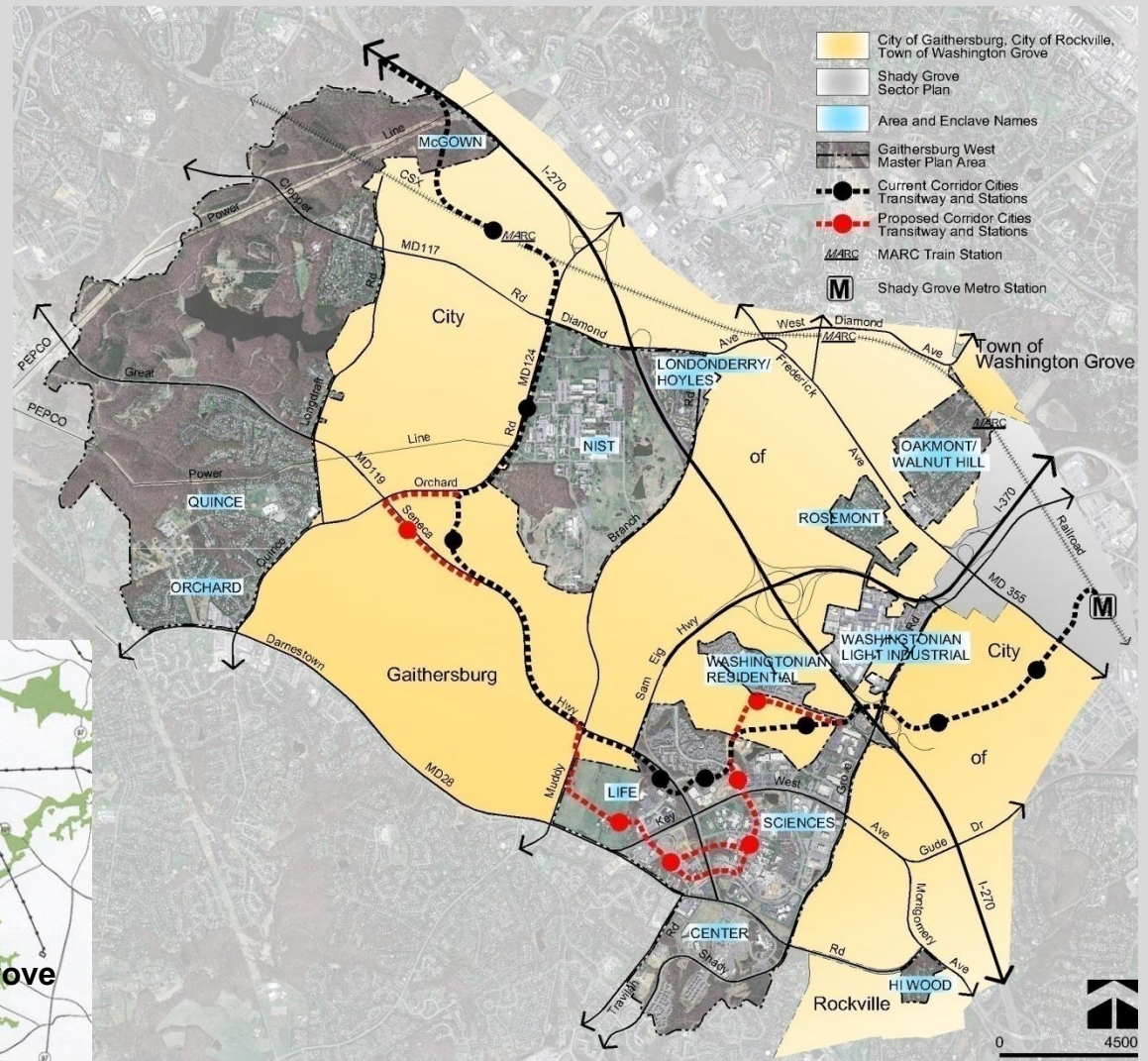
Gaithersburg West Master Plan

Life Sciences Center

Areas & Enclaves

Municipalities

Road Network/Transit

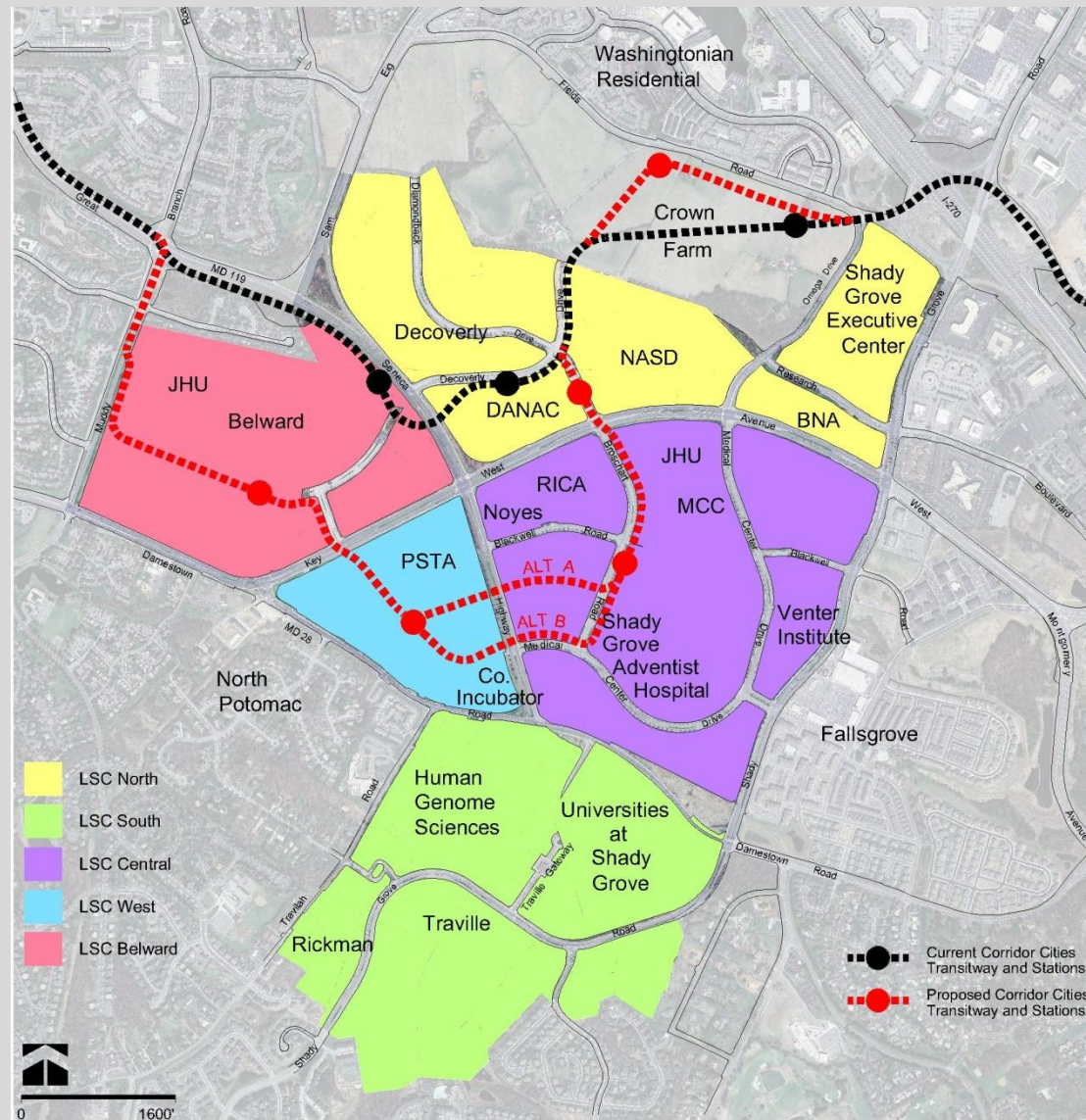


Gaithersburg West Master Plan Life Sciences Center

County's Premier Location
for and Largest
Concentration of Biotech

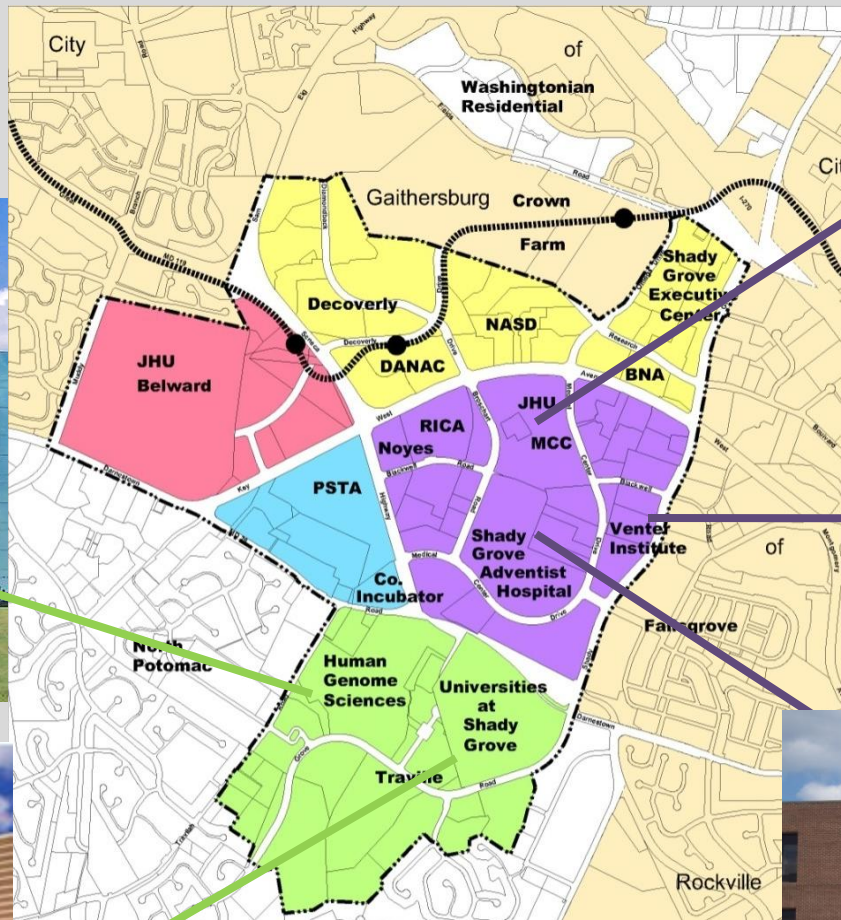
LSC Districts:

- LSC Central
- LSC West (PSTA)
- LSC Belward
- LSC North
- LSC South



The LSC in the 21st Century

Build on Today's LSC to Create a Vibrant Future

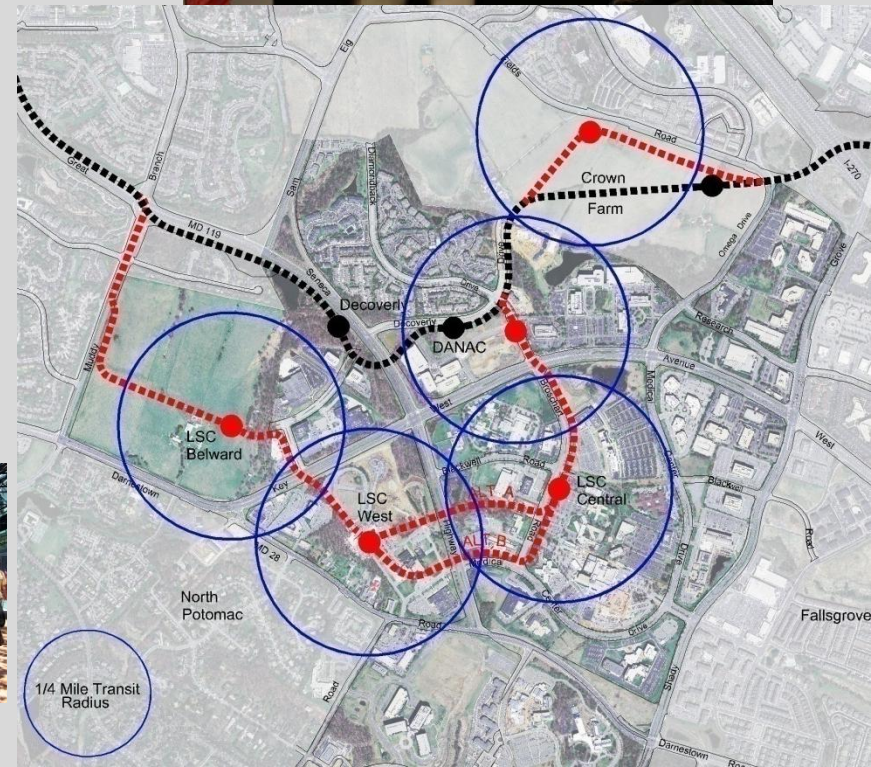


Gaithersburg West Master Plan

Key Master Plan Recommendations

Transform LSC into a live/work community that is:

- Competitive & Sustainable
- Served by Transit
- Allows growth of Medical Center and Biotech Companies
- Provides location for new biotech companies
- Vibrant Mix of Uses



Gaithersburg West Master Plan

Key Master Plan Recommendations

Concentrate height and density at CCT

Create new residential community

Create grid pattern of streets

Create on open space network

Stage Development



Gaithersburg West Master Plan

Revisit LSC Plan in Six to Ten Years

- Economic Factors
- CCT Schedule
- PSTA Relocation
- Institutions' Investment in Plan Vision
- Infrastructure cost and delivery



Gaithersburg West Master Plan LSC Transportation Network

Major Features:

- CCT through LSC
- New street network
- District Connectivity
 - CCT and new network
 - LSC Loop
 - Trails and Bikeways
- Interchanges at key Intersections

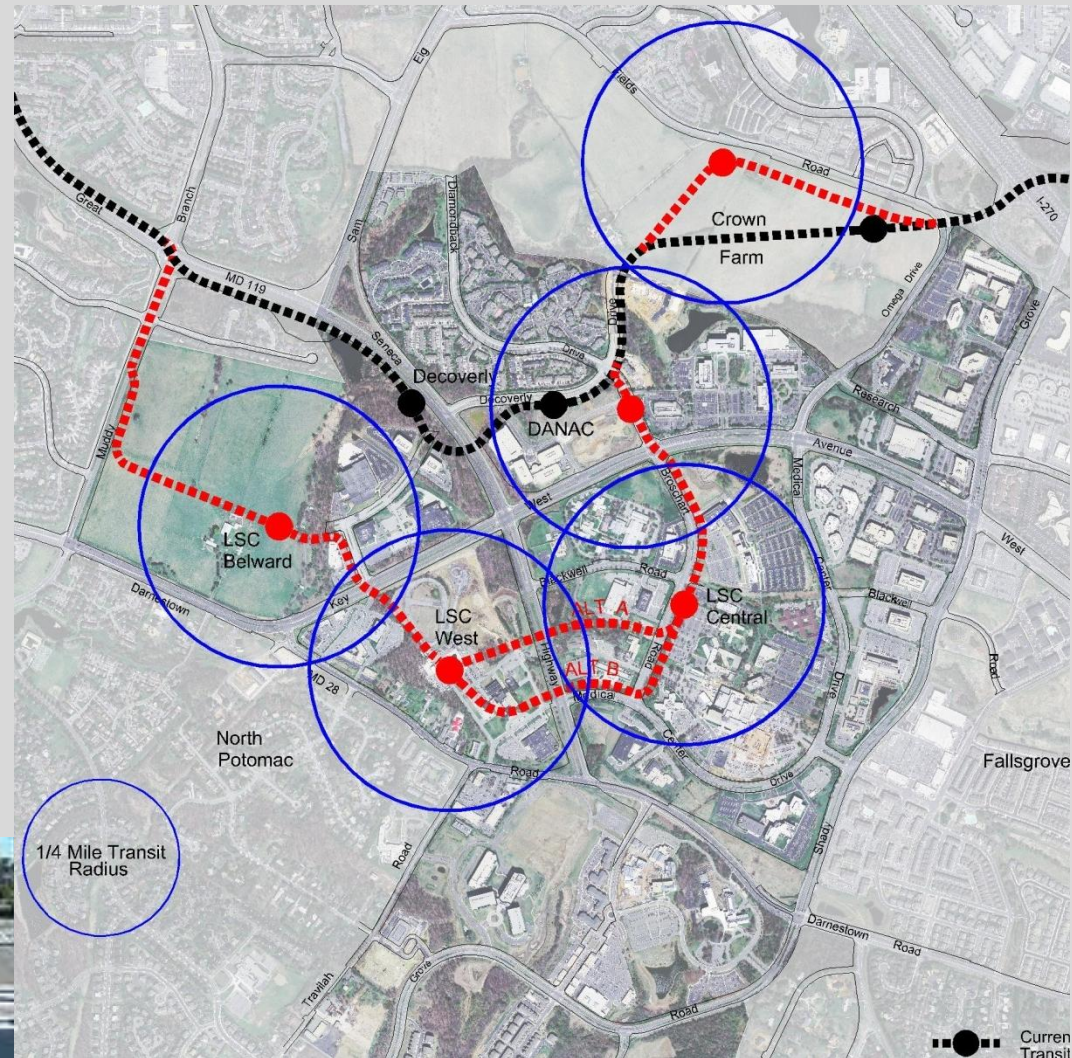


Gaithersburg West Master Plan

LSC CCT Stations:

DANAC
Central
West
Belward

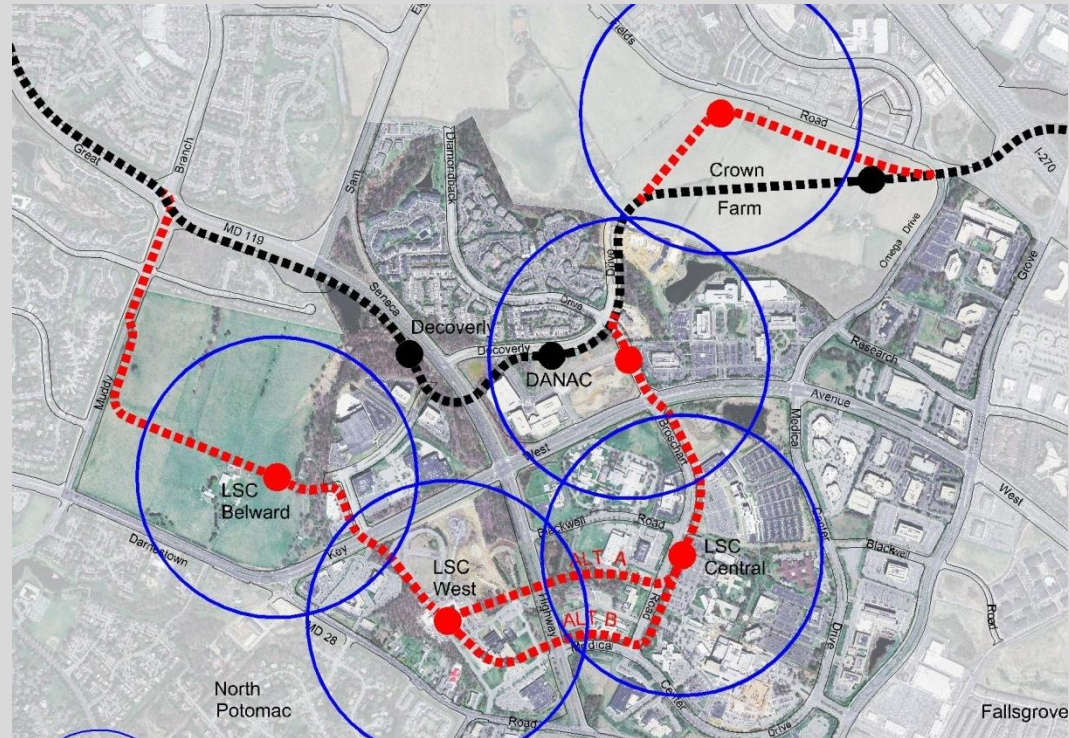
- Highest Height & Density
- Civic Open Spaces
- Activating Mix of Uses



Gaithersburg West Master Plan

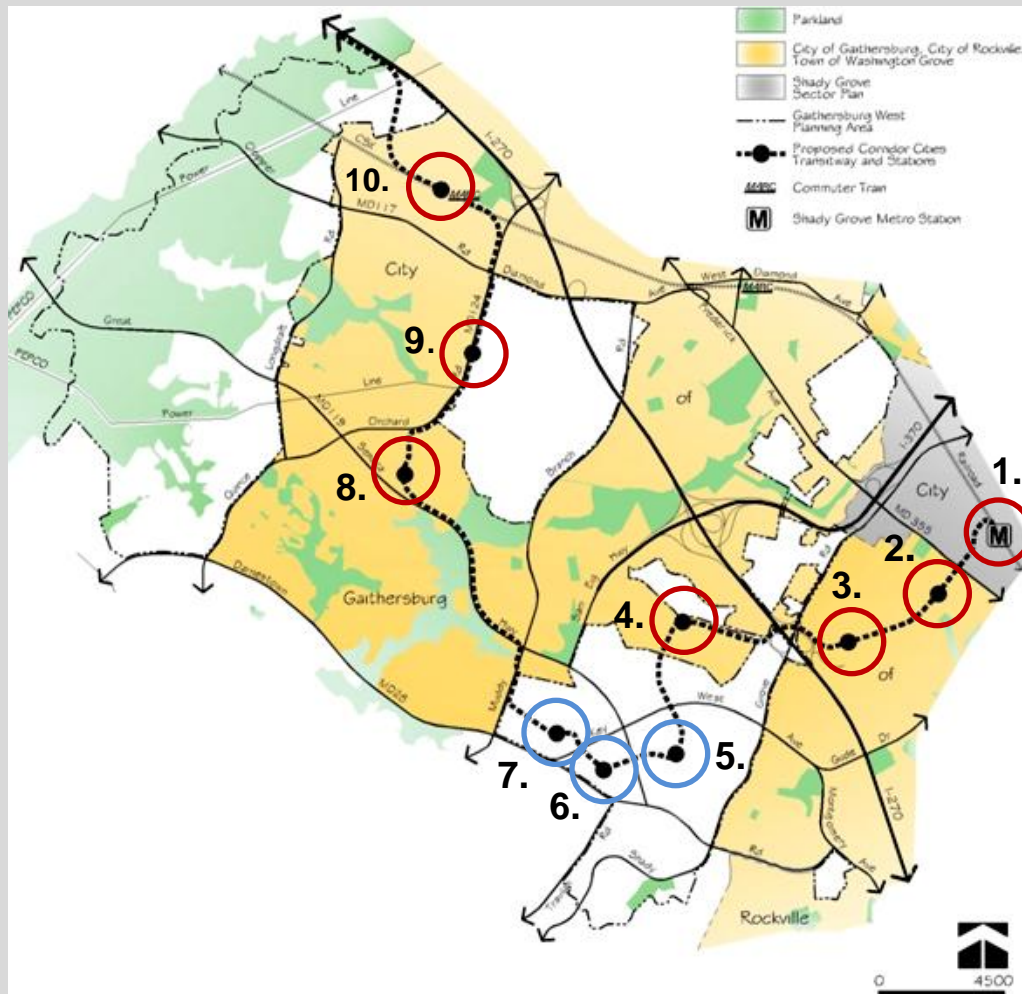
CCT in the LSC

- Supports the Plan vision to expand medical/biotech
- Expands number of properties served by transit
- Places transit in center of development opportunities
- Fulfills potential of CCT



Gaithersburg West Master Plan

I-270 technology Corridor



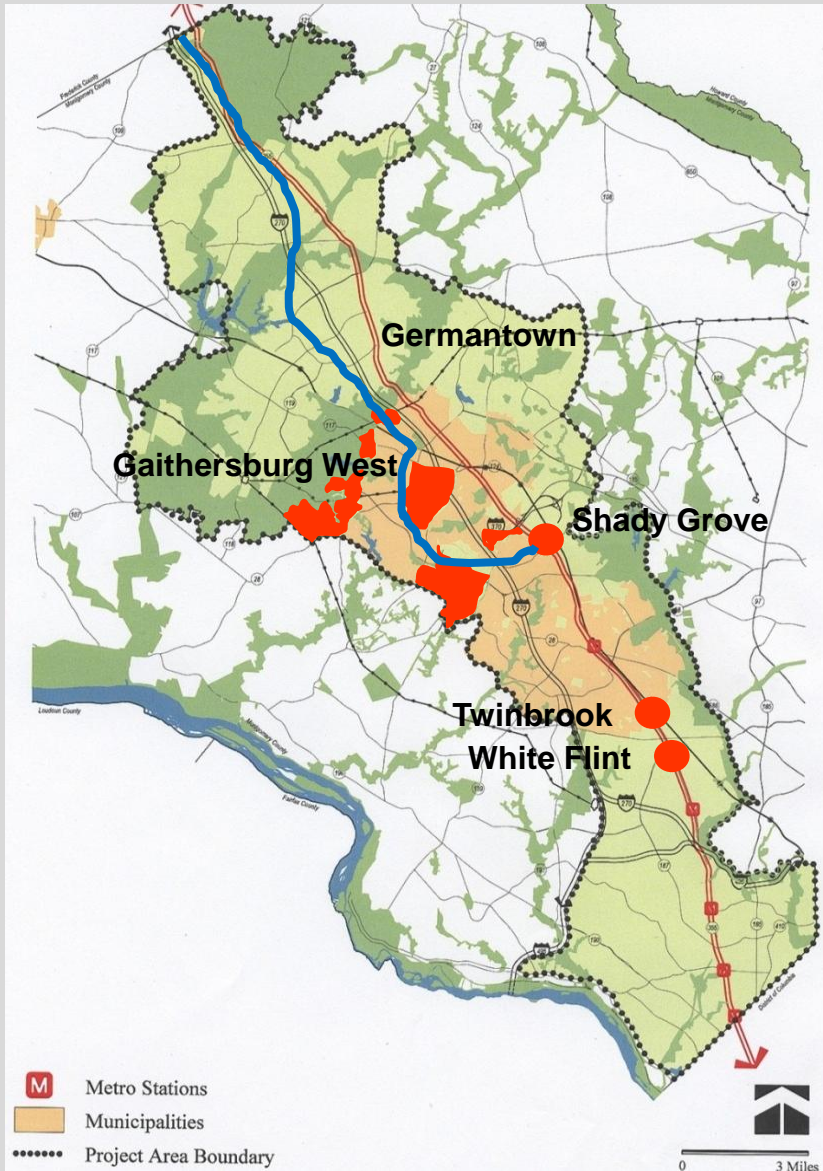
Linking Land Use/Connecting Communities

CCT Transit Stations

1. Shady Grove
2. King Farm East
3. King Farm West
4. Crown Farm/Washingtonian
5. LSC Central
6. LSC West (PSTA)
7. LSC Belward
8. Quince Orchard/Kentlands
9. NIST
10. Metropolitan Grove

Gaithersburg West Master Plan

comparison of places



Gaithersburg CCT Stations

	FAR
▪ LSC Central	1.0-1.5
▪ LSC (PSTA)	1.0
▪ LSC Belward	1.0

Germantown CCT Stations

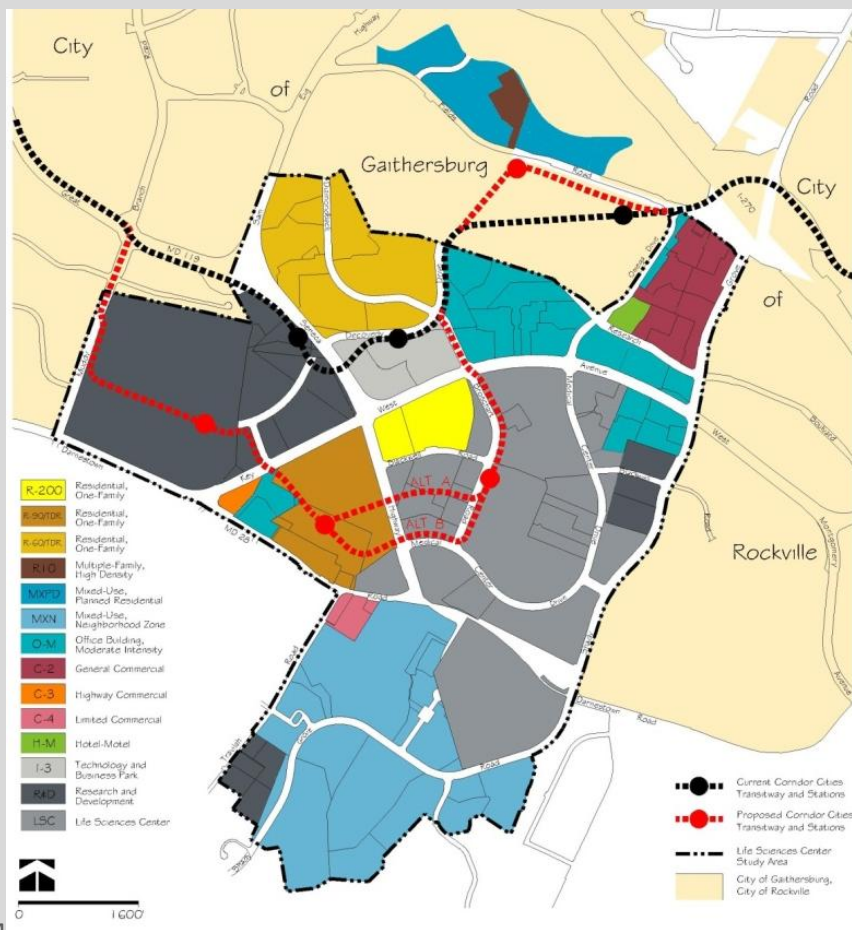
Dorsey Mill, Manekin, Cloverleaf	.75 - 1.0
Town Center	2.0

Metro Stations

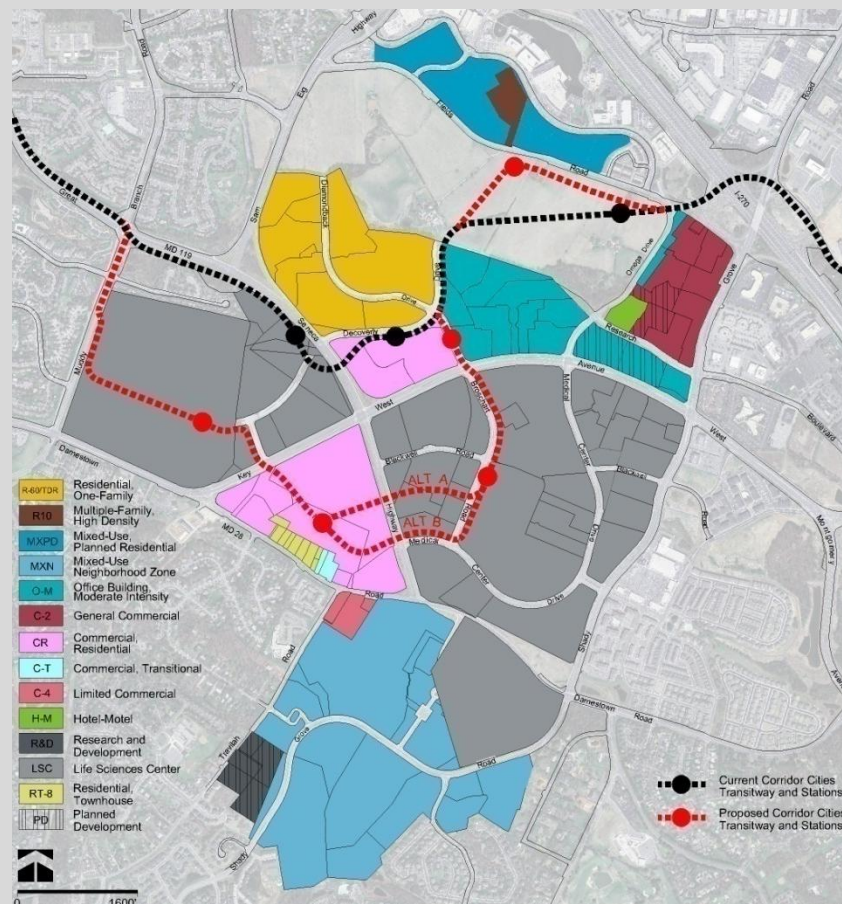
Shady Grove Metro Station	2.0
Rockville Town Center	2.5
Twinbrook Metro Station	2.0
White Flint Metro Station	4.0
Silver Spring CBD	3.0
Bethesda CBD	4.0 - 5.0
Friendship Heights CBD	3.0 - 4.0

Gaithersburg West Master Plan

Existing Zoning



Proposed Zoning



Gaithersburg West Master Plan

Connectivity: The LSC Loop

3.5- mile path connecting:

Districts

Destinations

Belward Farm

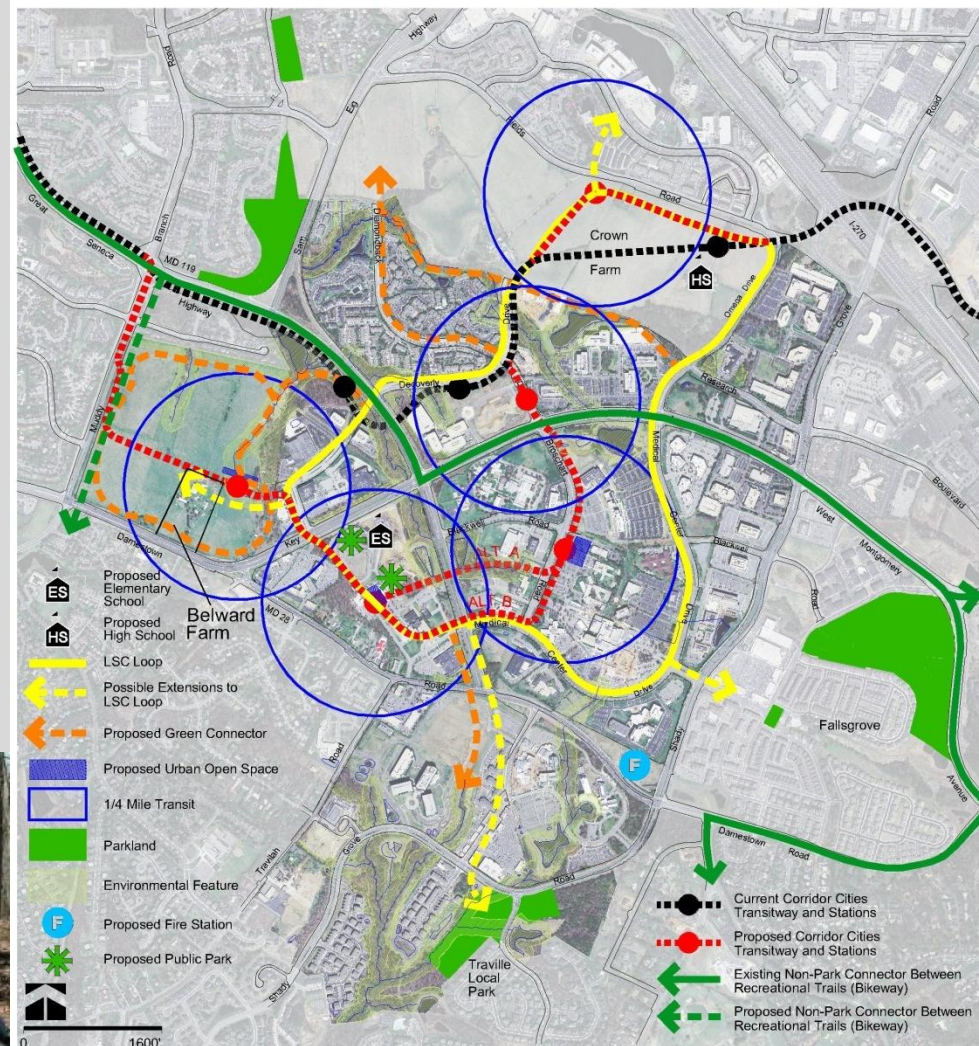
Schools

Traville

USG

Open Spaces

Passive and Active



Gaithersburg West Master Plan

Community Facilities

Schools

Proposed High School – Crown Farm

Proposed Elementary School – PSTA

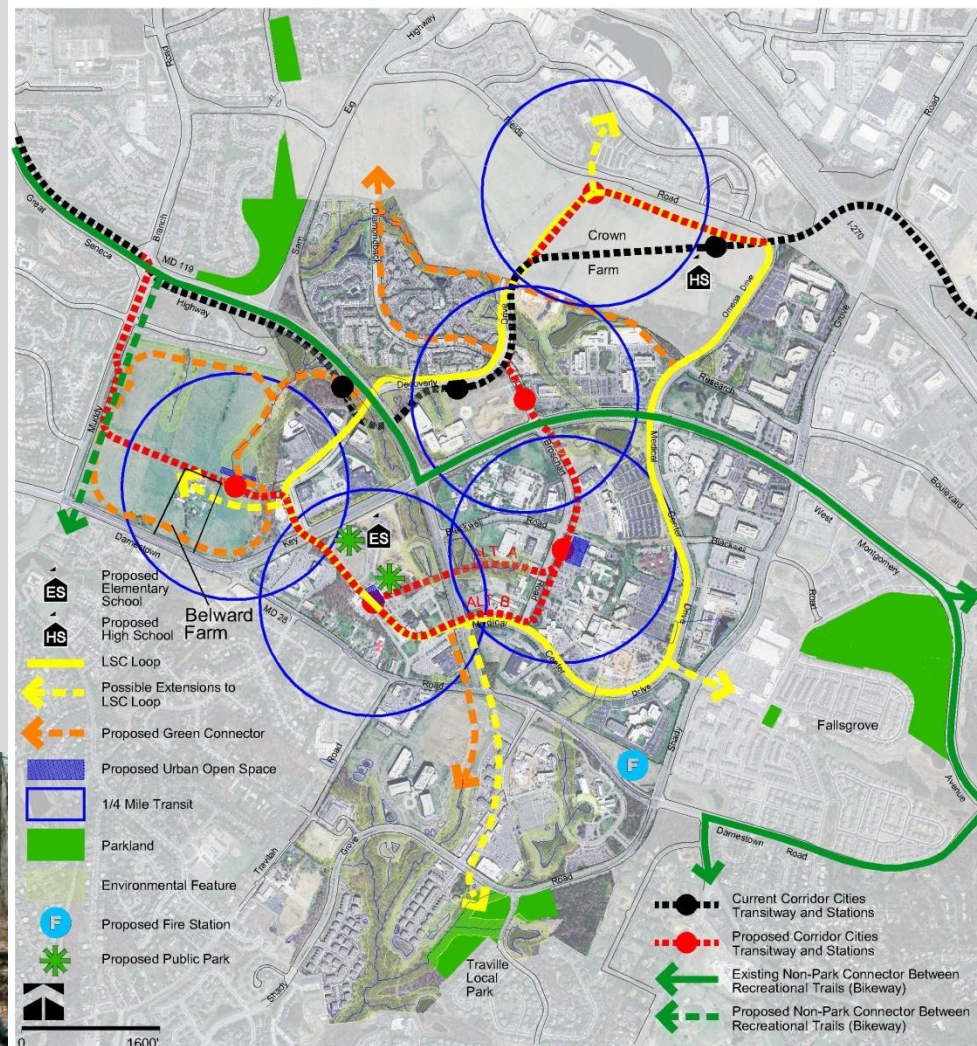
Parks & Open Space

Traville Local Park

LSC West Park

CCT Stations

Belward – Active & Passive Recreation



Gaithersburg West Master Plan

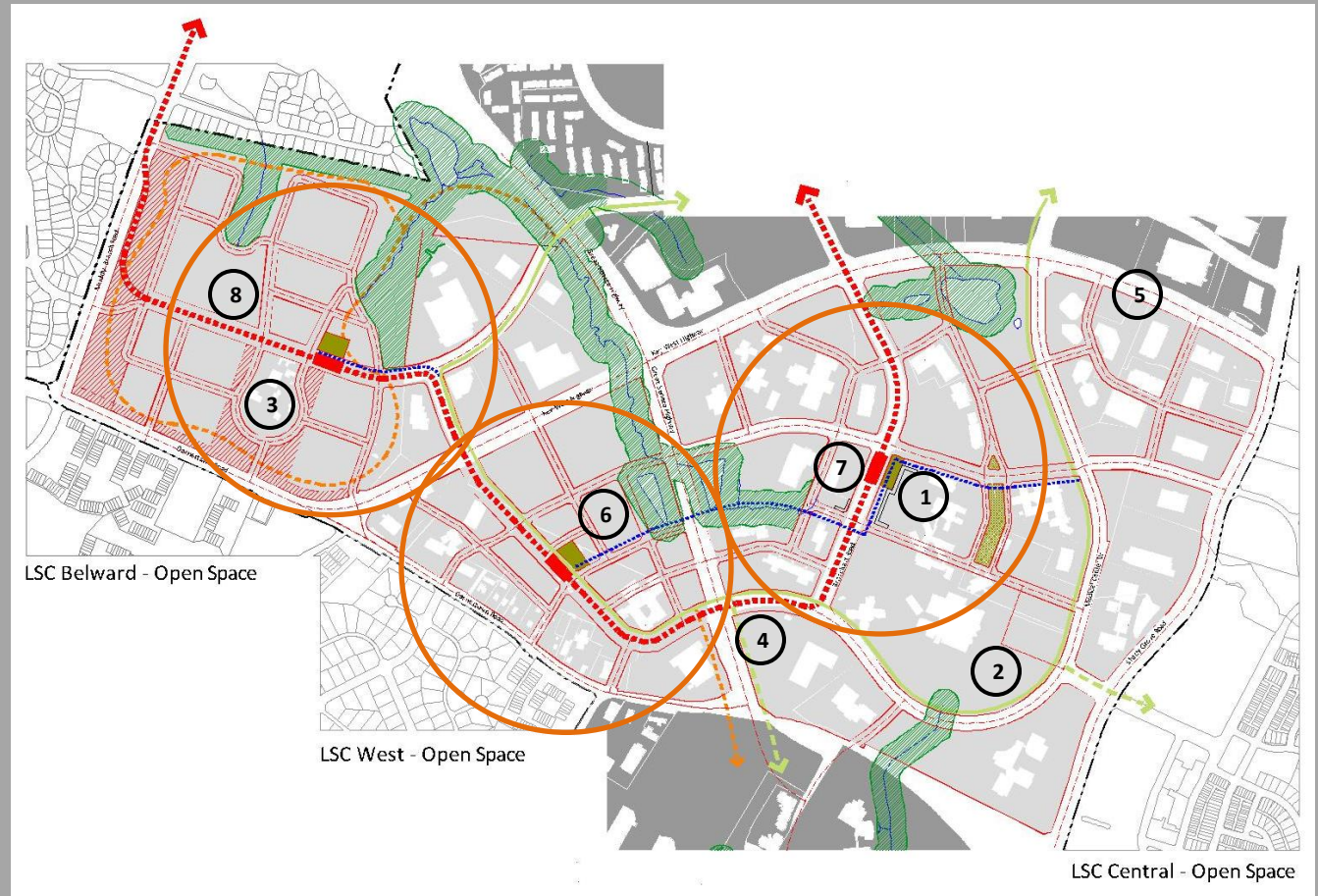
urban design guidelines

Districts:

- LSC Central
- LSC (PSTA)
- LSC Belward

Design:

1. Public Open Space
2. Recreation Loop
3. Historic Sites
4. CCT
5. Existing Roads
6. Street Grid
7. Building Height
8. Planning for Science



Gaithersburg West Master Plan

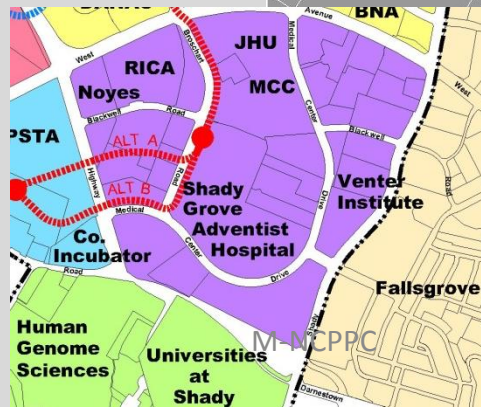
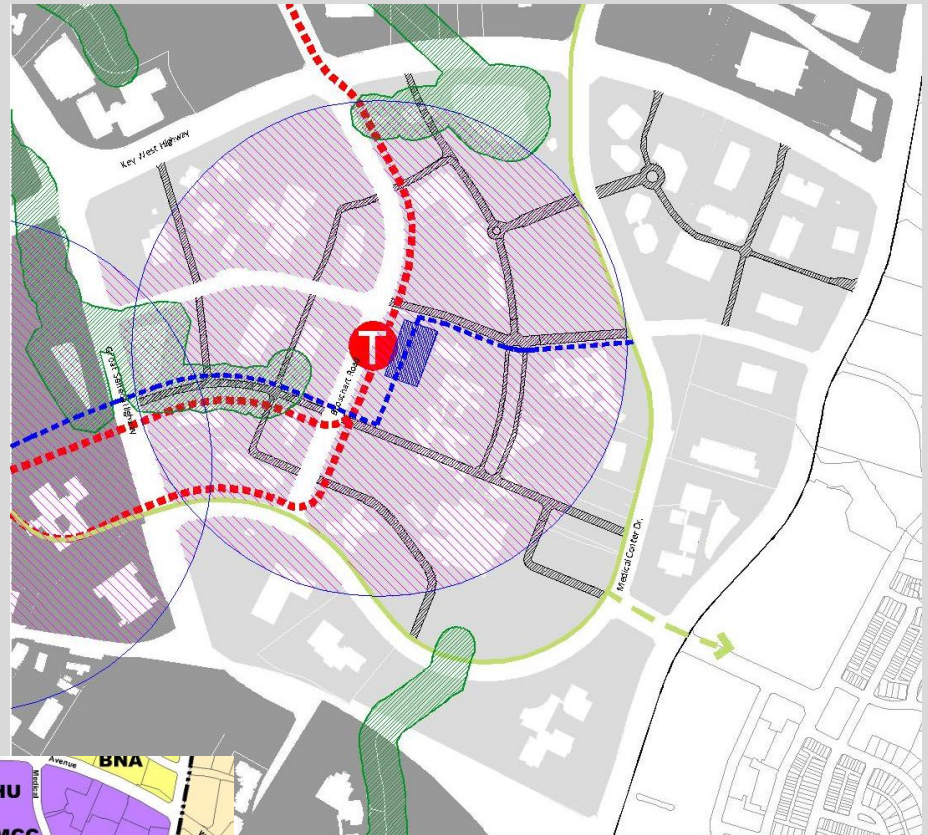
LSC Central



Gaithersburg West Master Plan

LSC Central: Medical and Biotech Center

- CCT Station
- Medical Center Expansion
- Biotech Growth
- JHU – MC Campus



Gaithersburg West Master Plan

LSC Central

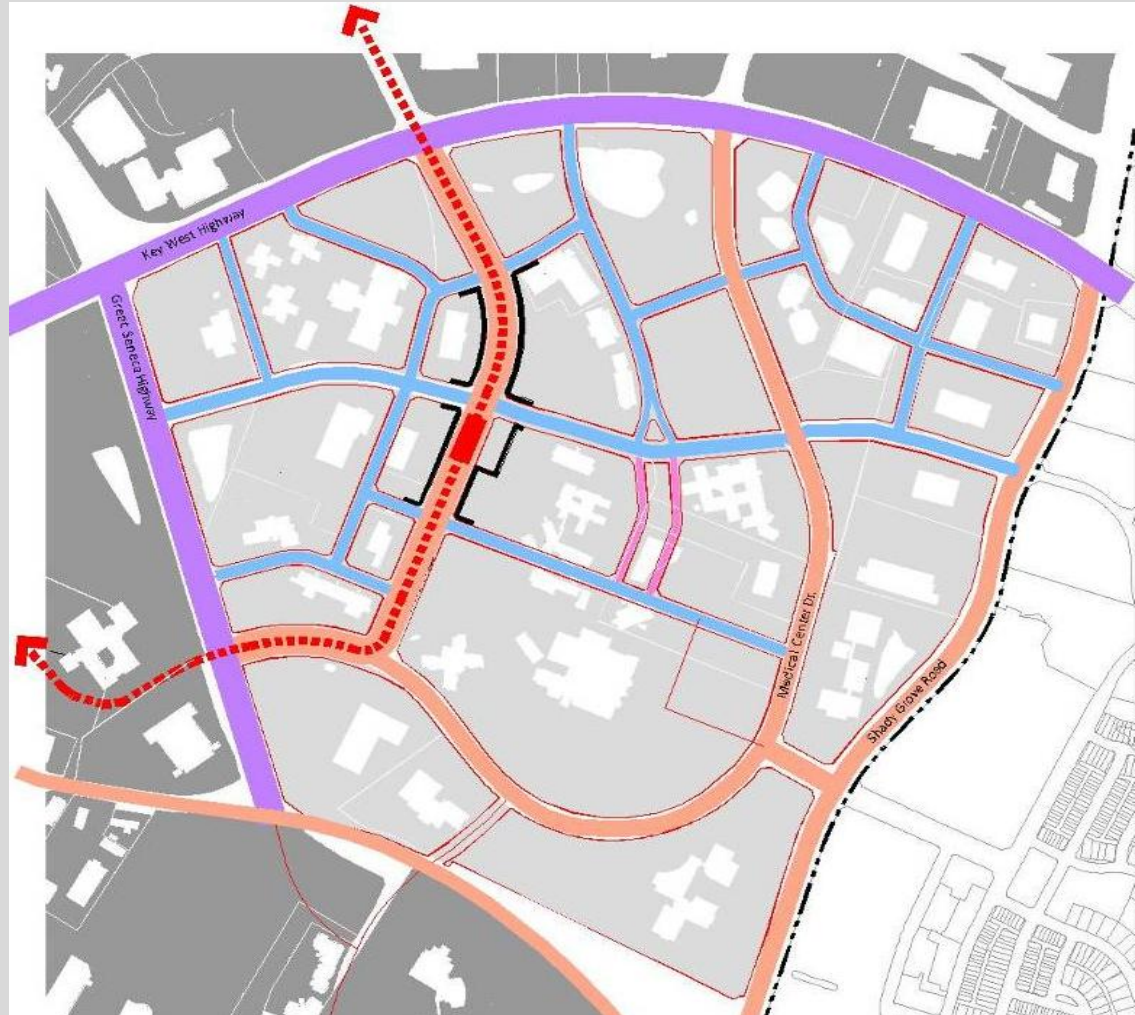
Local Street Grid

Up to 1.5 FAR at Medical Center & JHU-MCC

Up to 1.0 FAR elsewhere

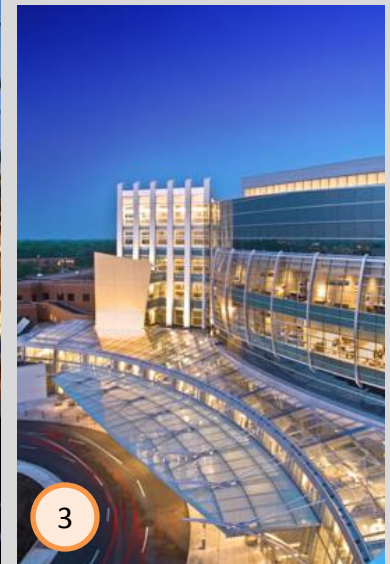
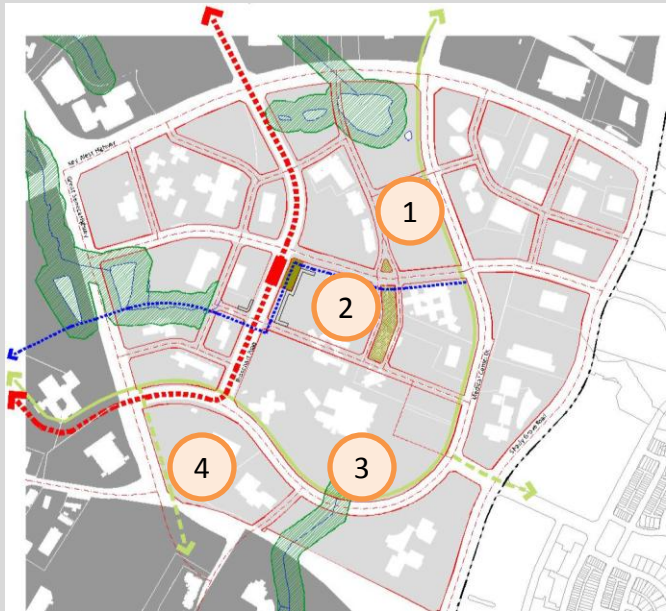
More uses: retail & limited housing

Height: 150 feet



Gaithersburg West Master Plan

LSC Central

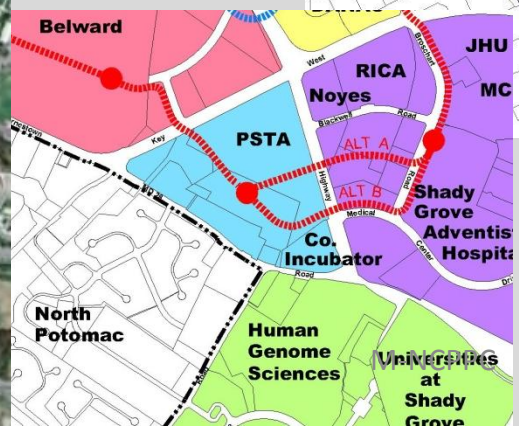
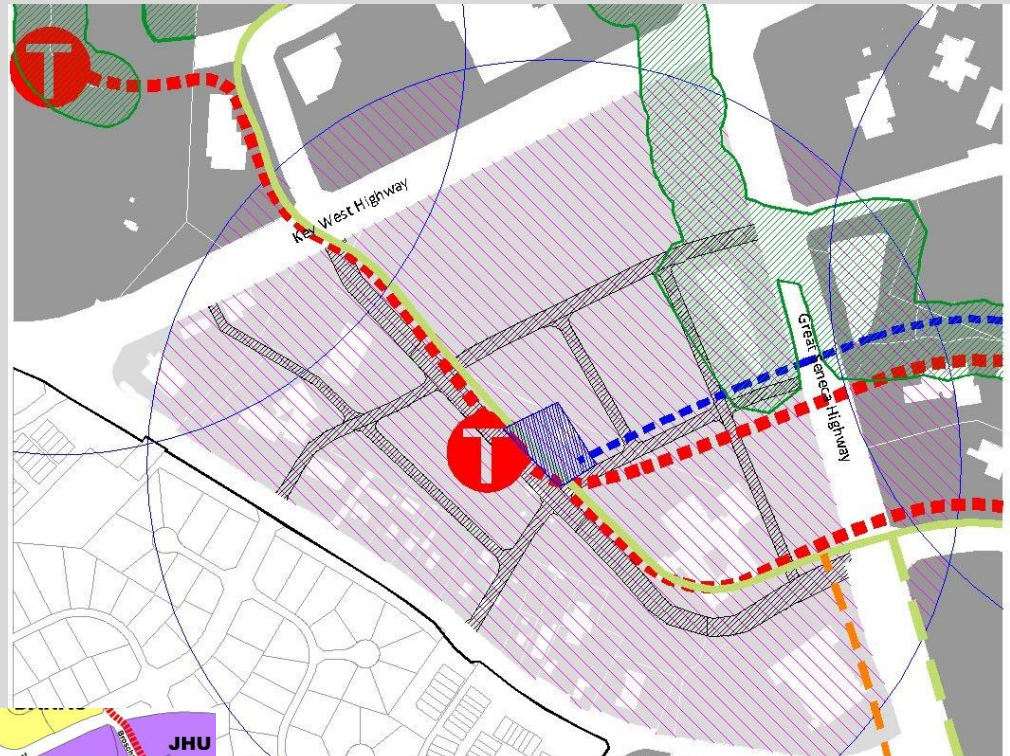


Gaithersburg West Master Plan

LSC West

LSC West: A New Residential Community

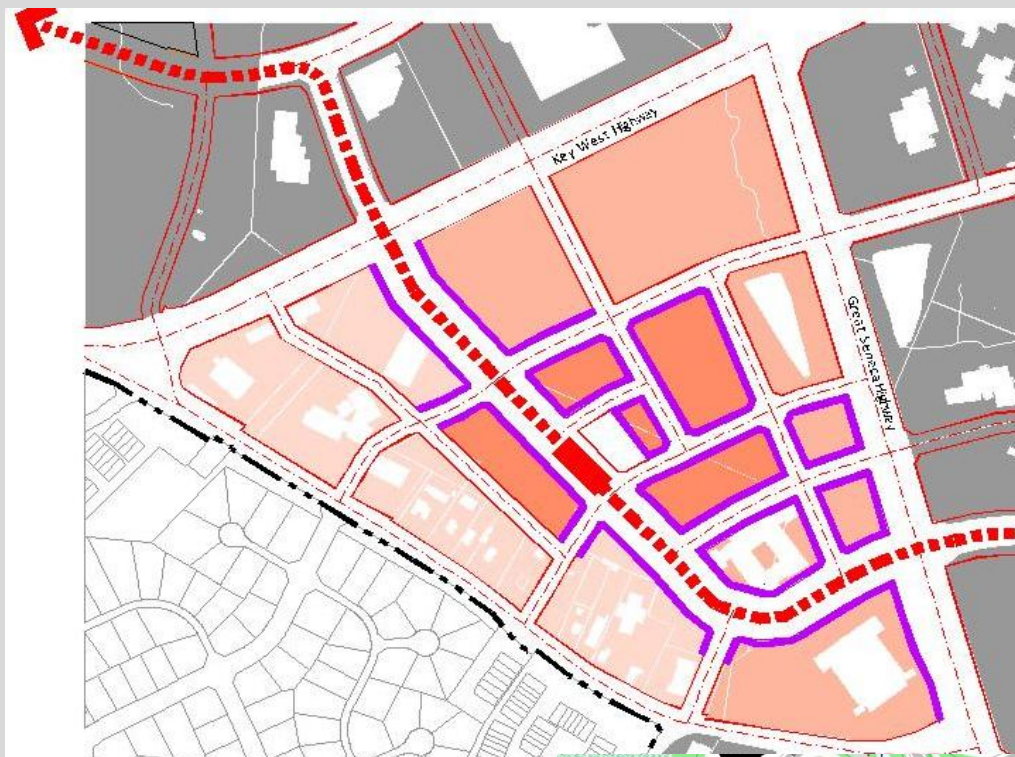
- CCT Station
- Relocate PSTA
- New Street Grid



Gaithersburg West Master Plan

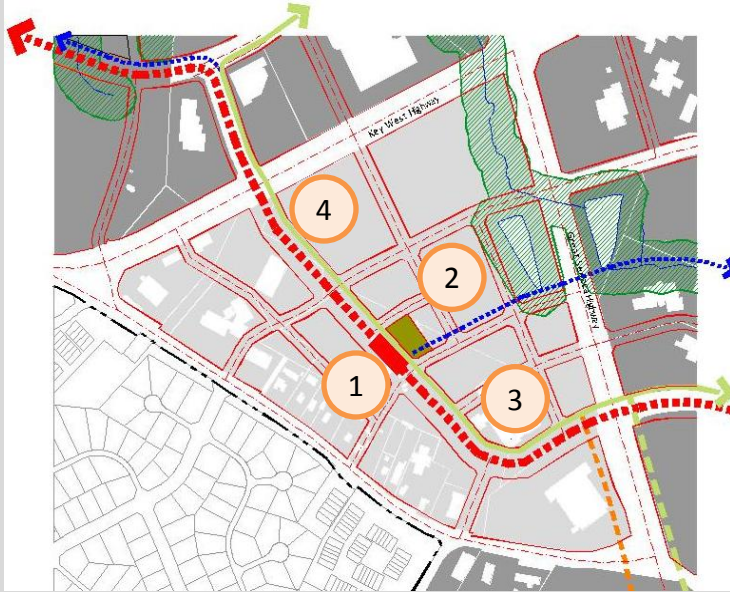
LSC West

- Rezone to CR Zone
- Allow 2000 DUs
- Local Retail
- Elementary School
- Civic Green



Gaithersburg West Master Plan

LSC (PSTA)



Gaithersburg West Master Plan

LSC Belward

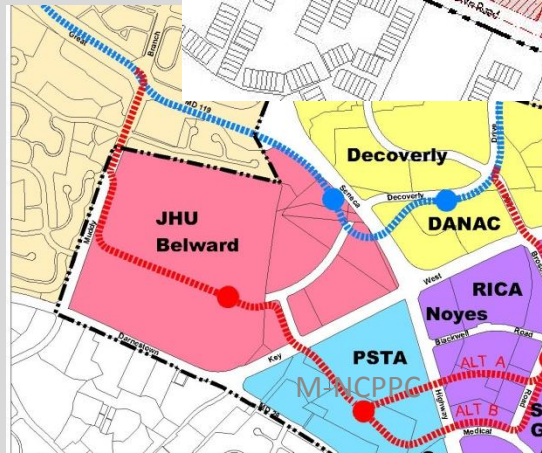
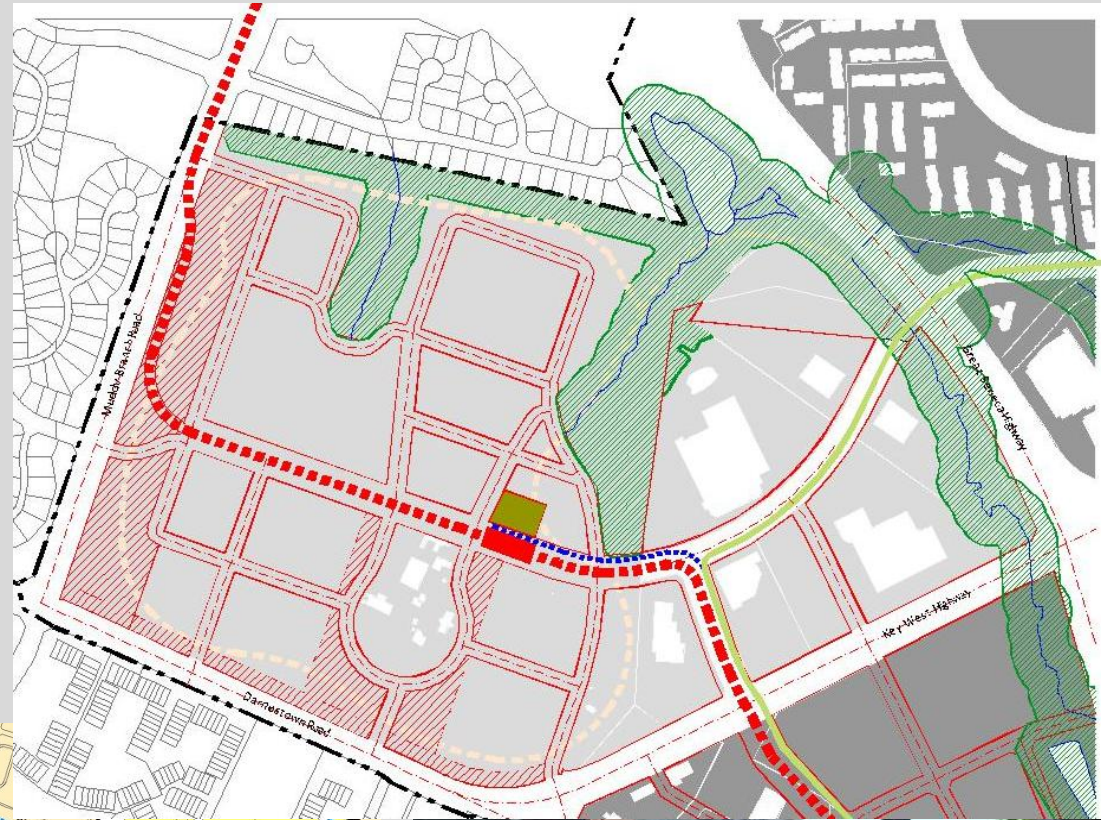


Gaithersburg West Master Plan

LSC Belward

LSC Belward: Science & Research

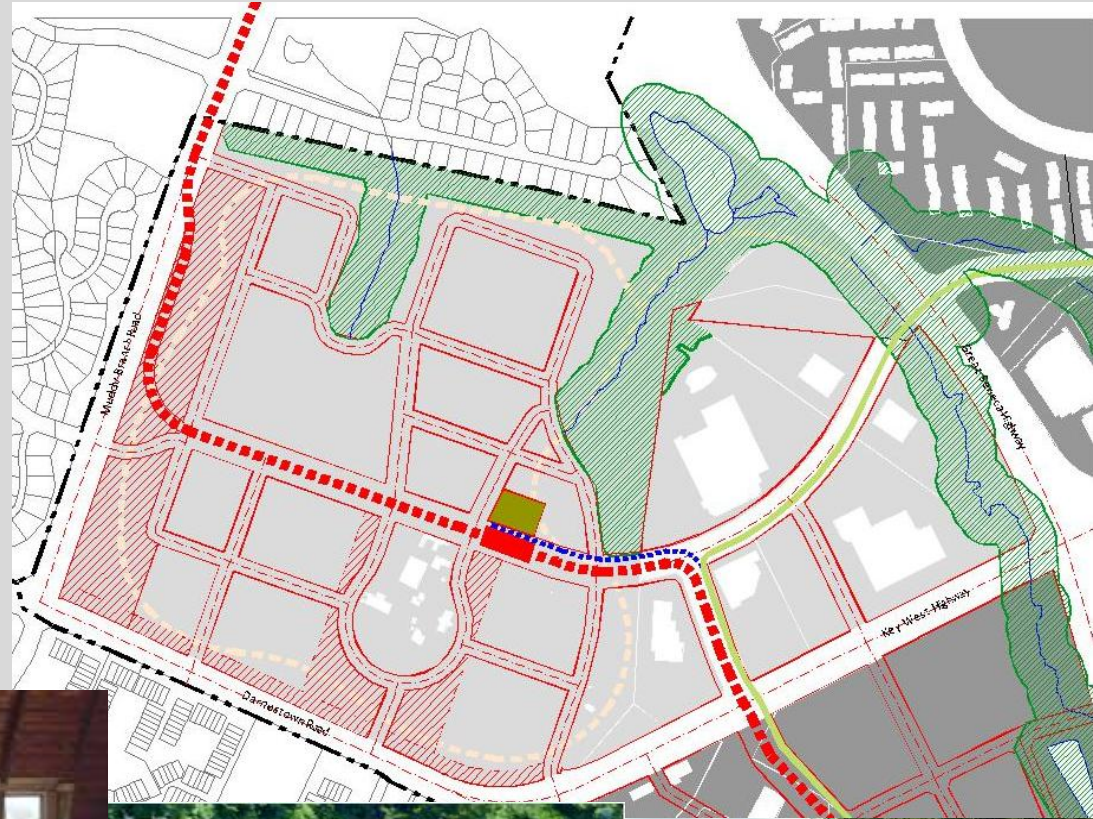
- CCT Station
- New Local Streets
- Preserve Belward Farm



Gaithersburg West Master Plan

LSC Belward

- Expand Farm Setting
- Community Uses
- Buffers
- LSC Loop

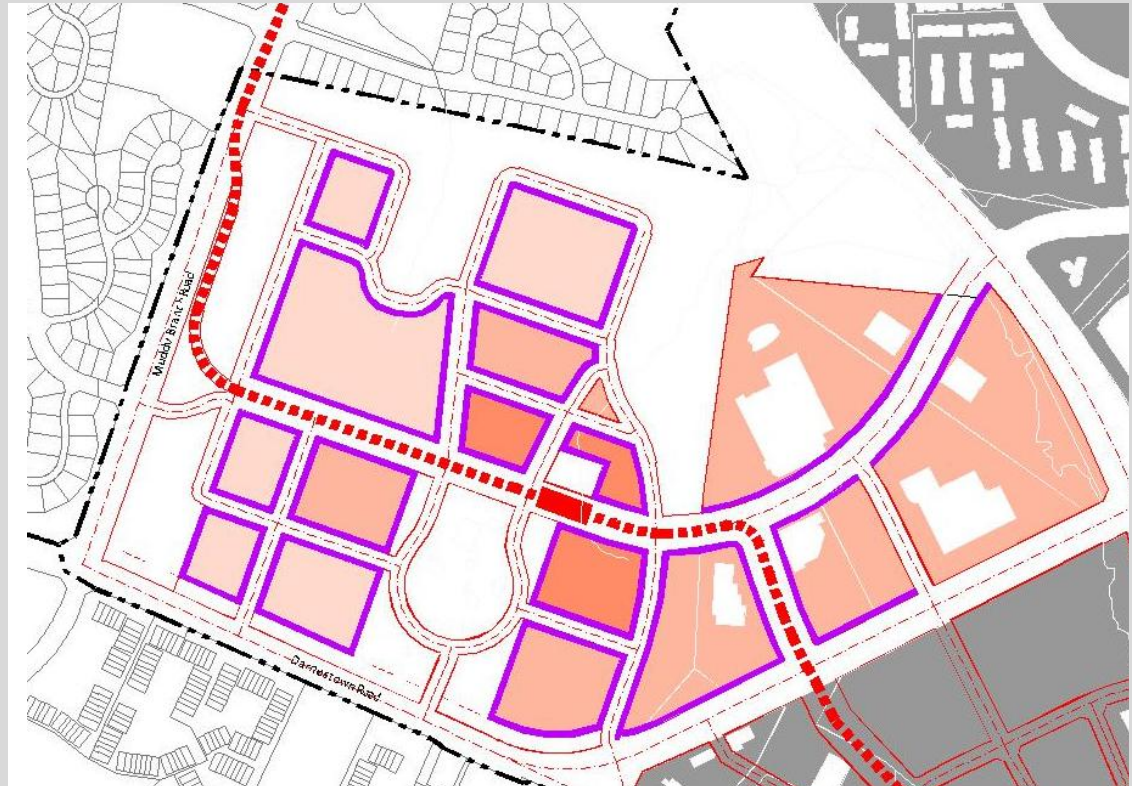


Gaithersburg West Master Plan

LSC Belward

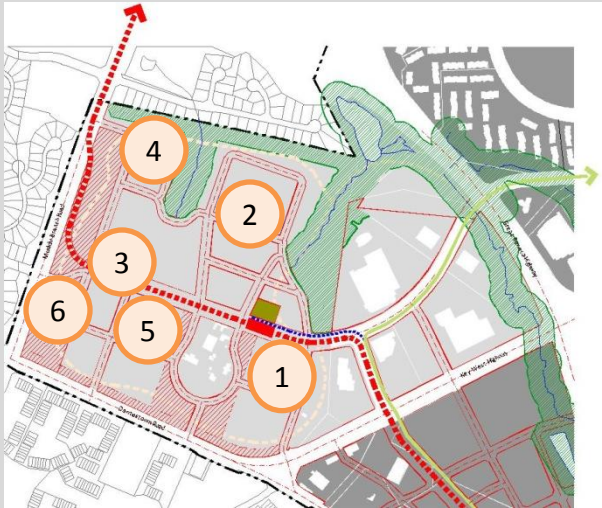
LSC Belward

- Up to 1.0 FAR
- Height: 150 ft. max at CCT station



Gaithersburg West Master Plan

LSC - Belward



Gaithersburg West

Belward Buffers

Setbacks and Buffers:

1. Setting for farm – 10 -12 acres
2. Muddy Branch buffer - 13 acres
3. Mission Hills buffer - 8-10 acres
4. 60 feet wide buffer
5. Stream valley park

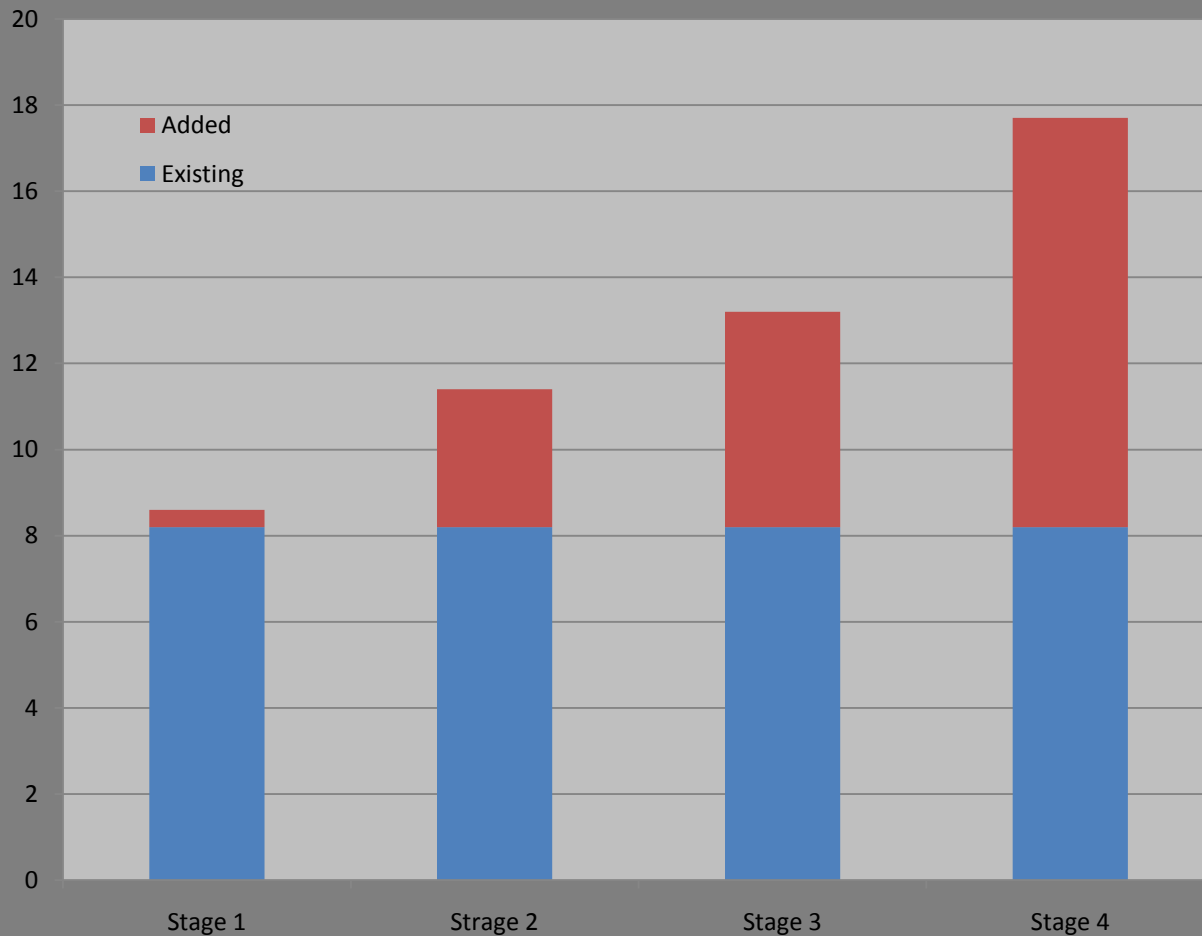


Gaithersburg West Master Plan

Belward Buffers

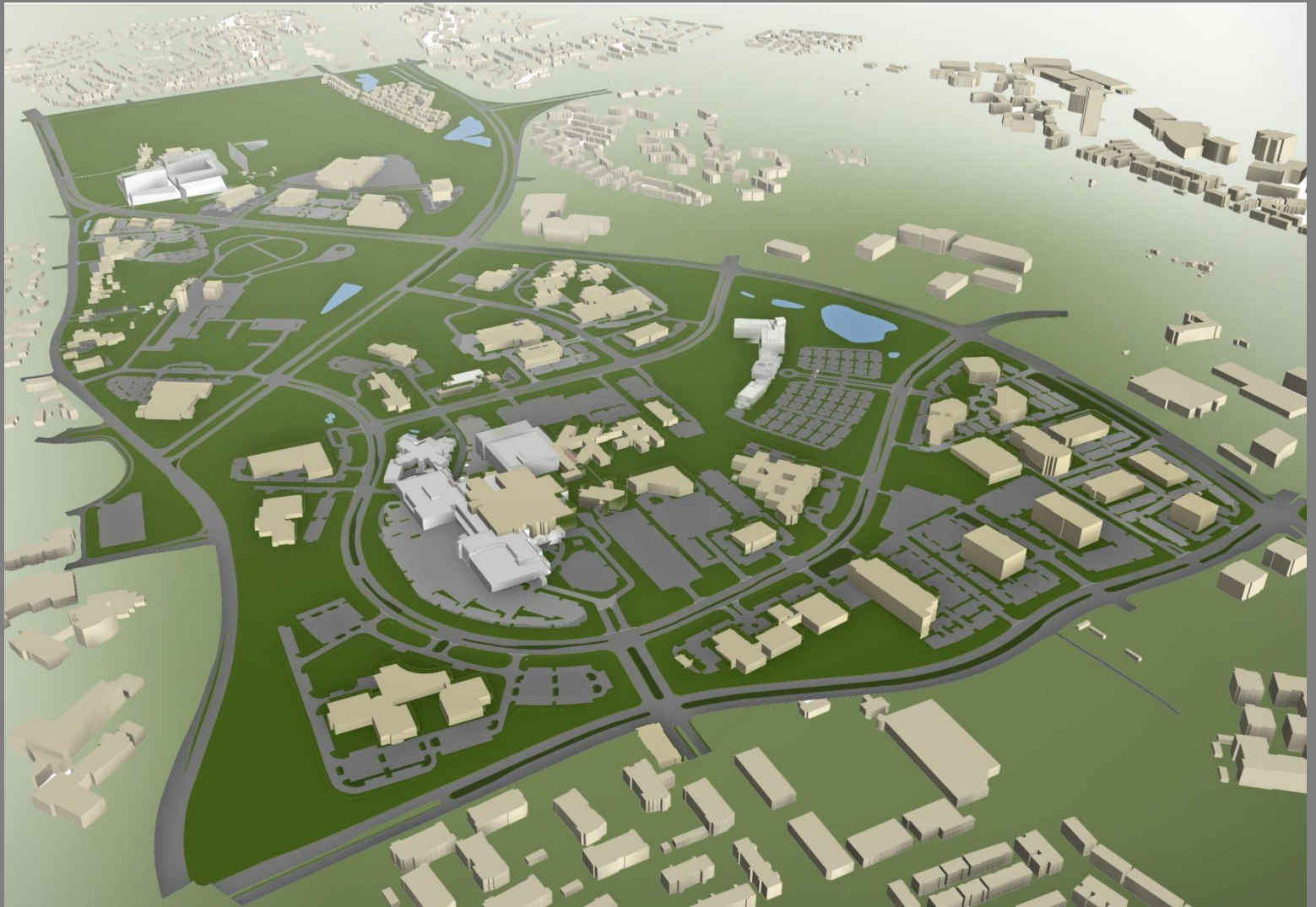


Gaithersburg West staging



Total SF:
17.7M
Additional
SF: 4.5M

Gaithersburg West existing



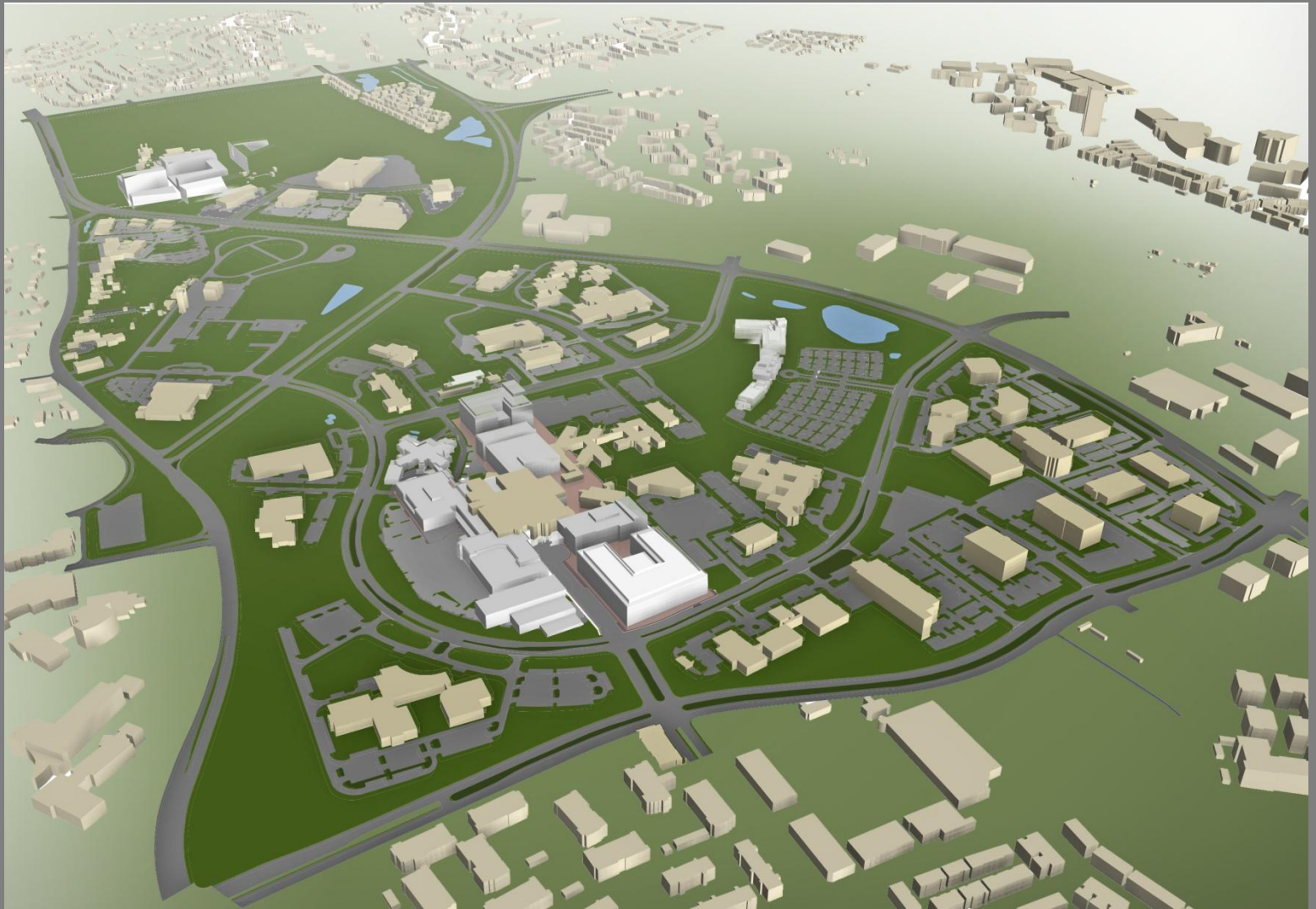
Total SF:
8.2M



Gaithersburg West

stage 1

Total SF:
8.6M
Additional
SF: 0.4M

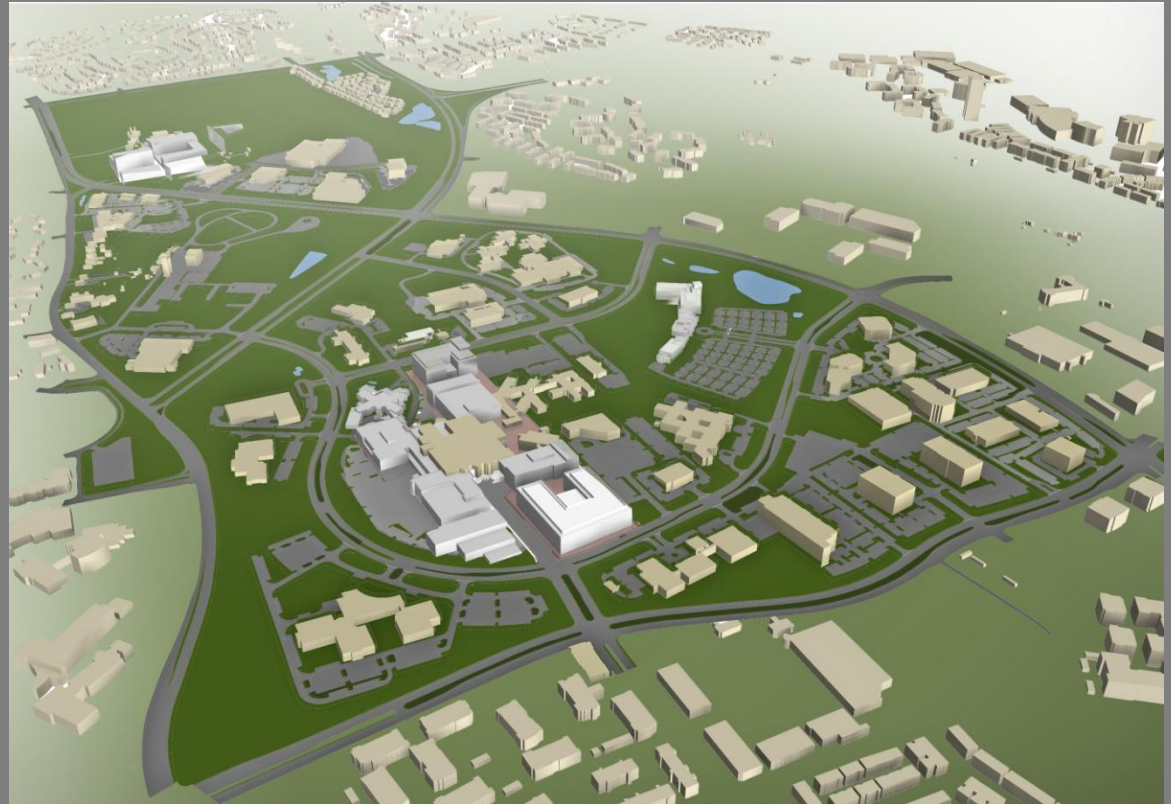


Gaithersburg West

stage 1

Total SF: 8.6M
Additional SF: 0.4M

1. Approve SMA
2. Begin TMD
3. Create LSC policy area
4. Document baseline of non-driver mode share



Gaithersburg West

stage 2

Total SF:
11.4M
Additional
SF: 2.8M

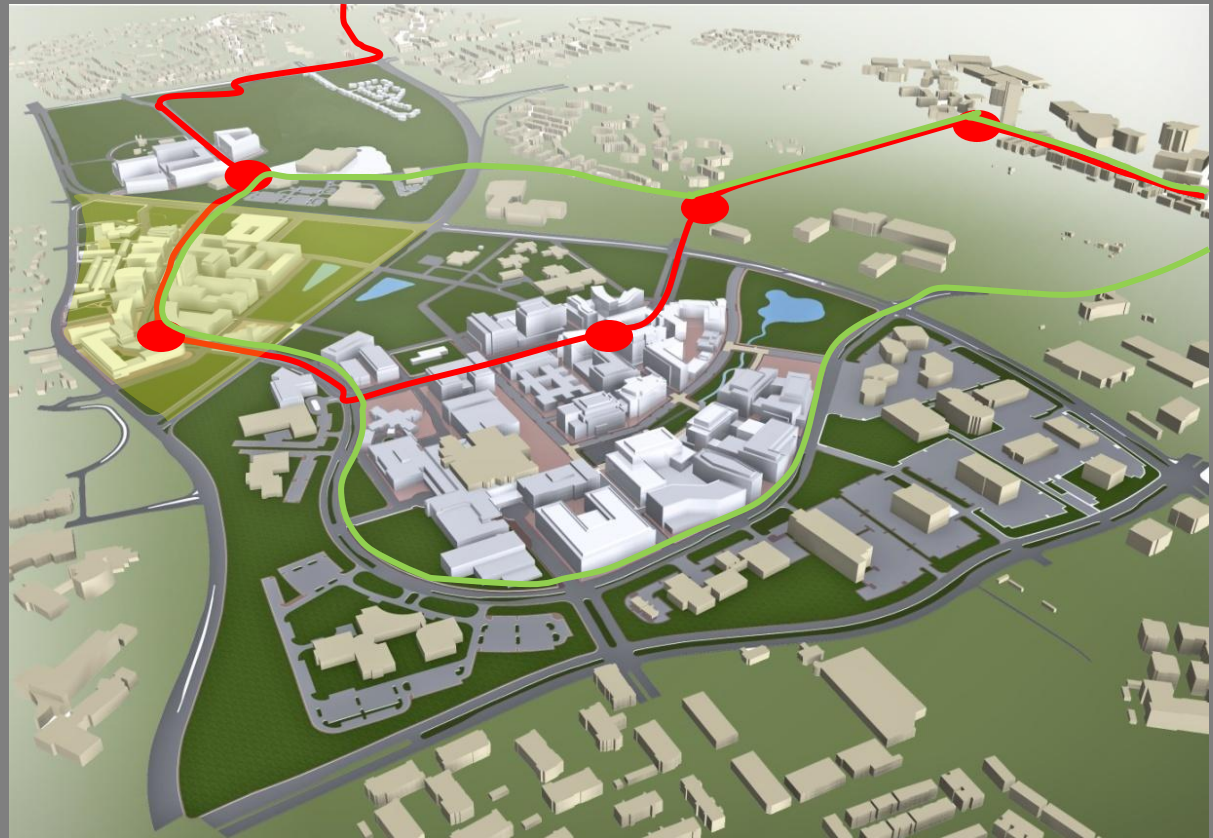


Gaithersburg West

stage 2

Additional SF: 2.8M
Total SF: 11.4M

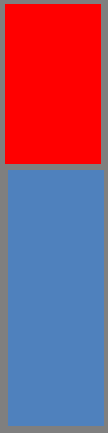
1. Fund CCT
2. Relocate PSTA
3. Fund LSC
Loop trail
4. Achieve 5% in non-driver mode share.



Gaithersburg West

stage 3

Total SF:
13.2M
Additional
SF: 1.8M



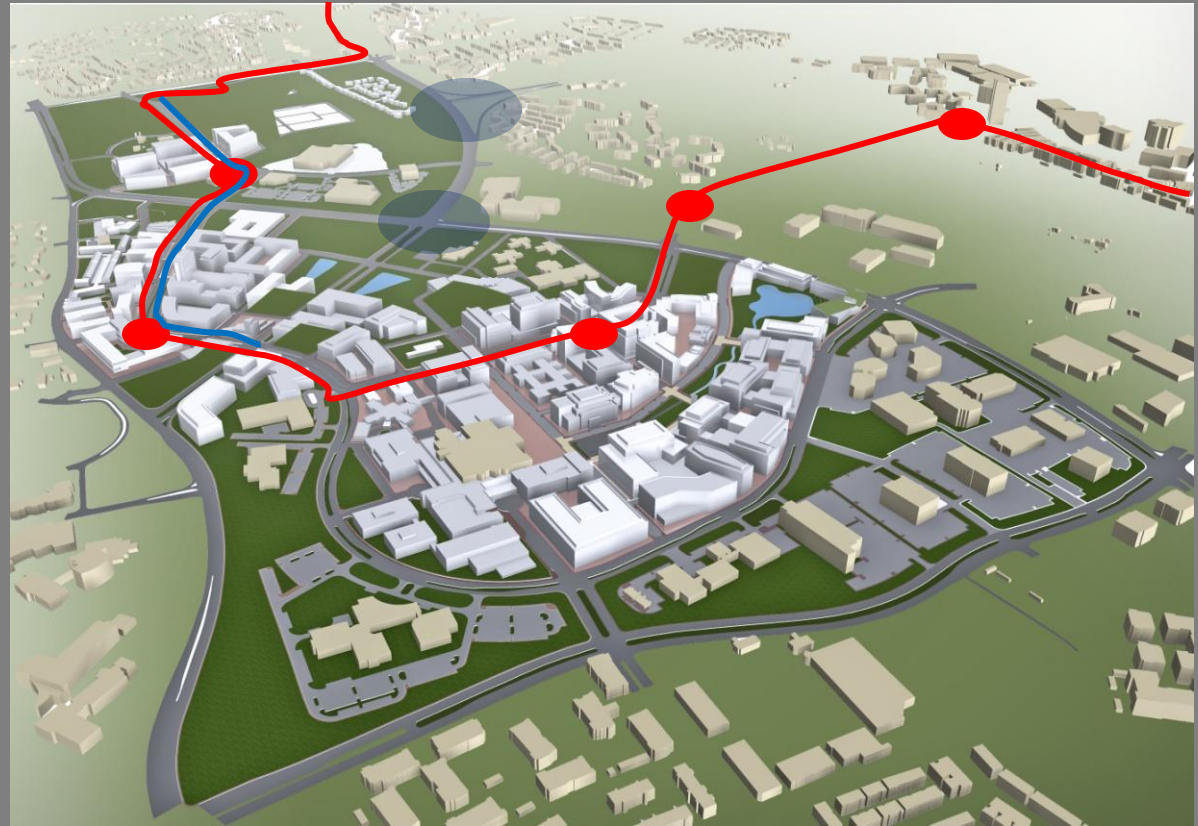
Gaithersburg West

stage 3

Additional SF: 1.8M

Total SF: 13.2M

1. CCT under construction
2. Open at least one public street across LSC West and Belward
3. Fund construction:
 - Sam Eig Highway/
Great Seneca Highway
 - Great Seneca Highway/
Key West
4. Achieve 15% increase in non-driver mode share



Gaithersburg West

stage 4

Total SF:
17.7M
Additional
SF: 4.5M

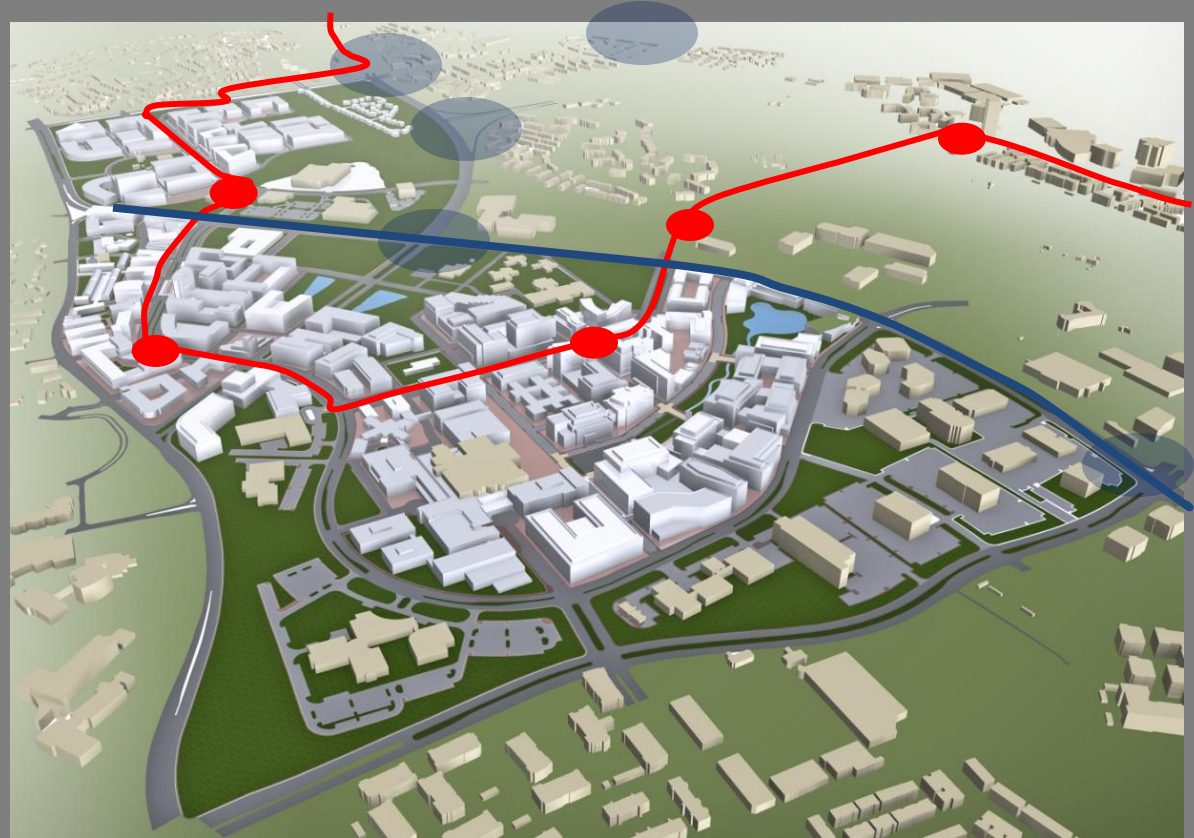


Gaithersburg West

stage 4

Additional SF: 4.5M
Total SF: 17.7M

1. Operate CCT
2. Fund widening of Key West Highway or other equivalent project
3. Construct Stage 3 intersections
4. Fund construction:
 - Shady Grove Road/ Key West Avenue
 - Sam Eig Highway/ Diamondback Drive
 - Great Seneca Highway/ Muddy Branch Road
5. Achieve 15% increase in non-driver mode share



Gaithersburg West Belward

Setbacks and Buffers:

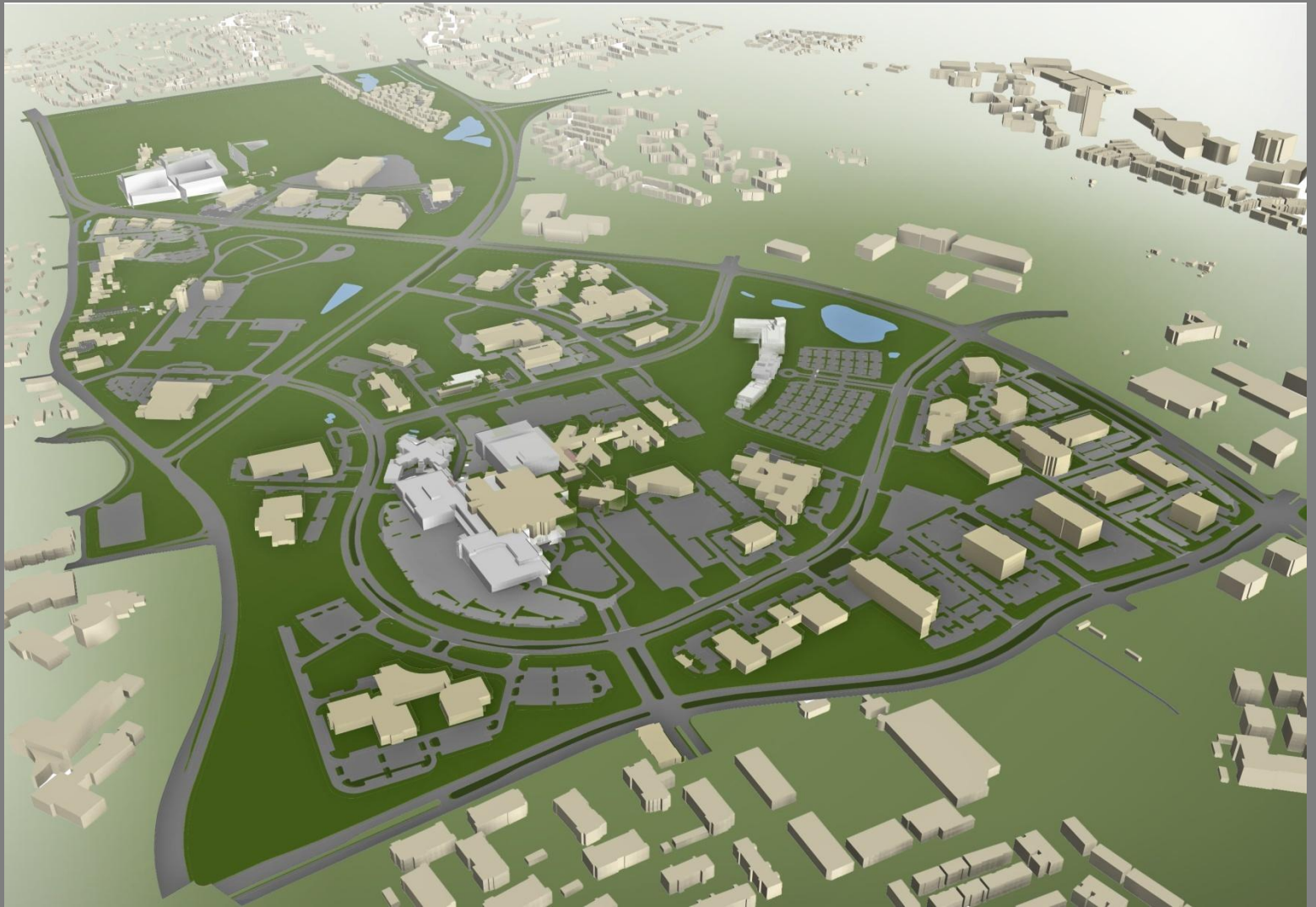
1. 10 -12 acre setting for farm
2. 300 feet wide buffer - 13 acres
3. 200 feet wide buffer
4. 60 feet wide buffer
5. Stream valley park



Gaithersburg West Belward



Gaithersburg West existing



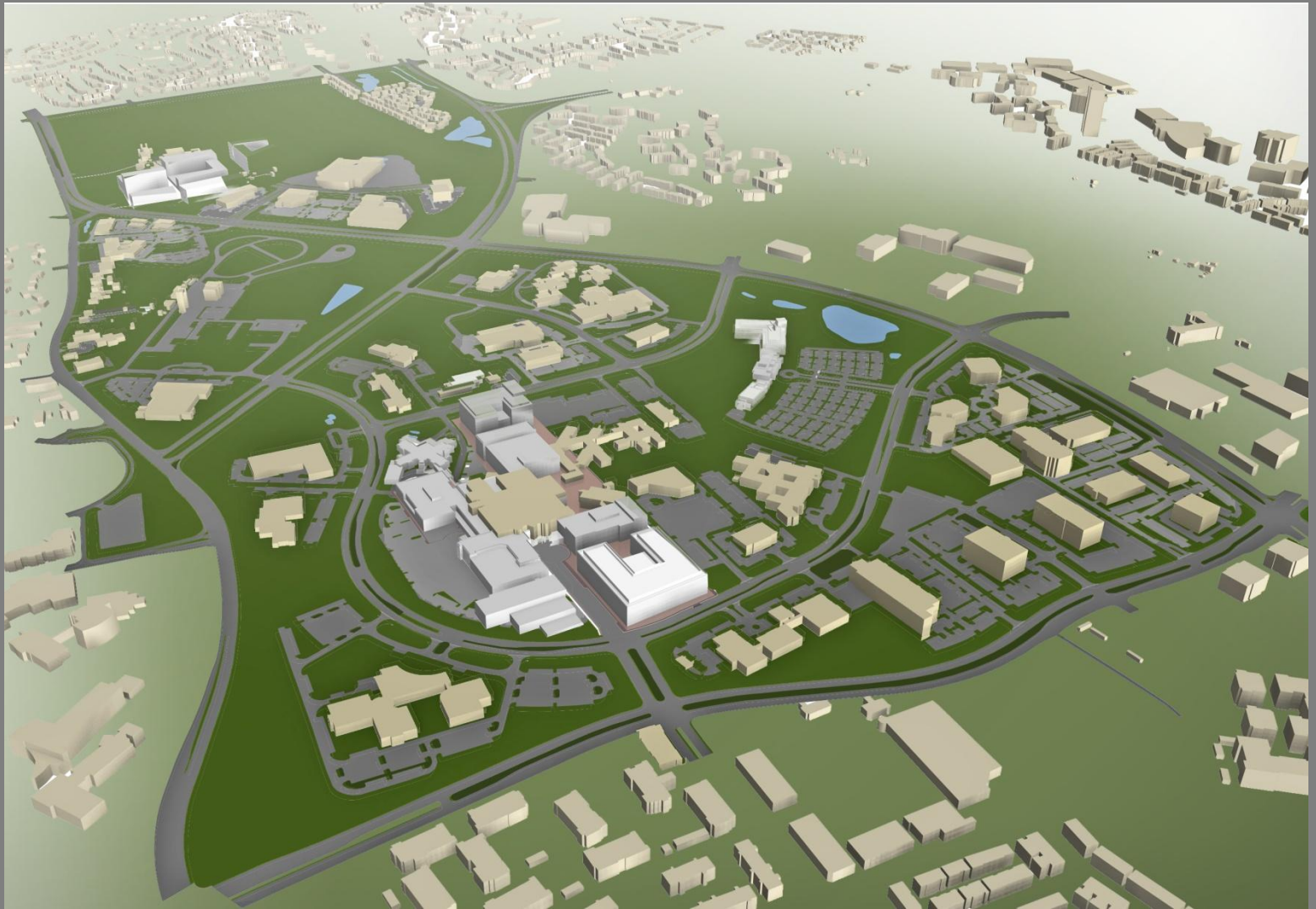
Total SF:
8.2M



Gaithersburg West

stage 1

Total SF:
8.6M
Additional
SF: 0.4M



Gaithersburg West

stage 2

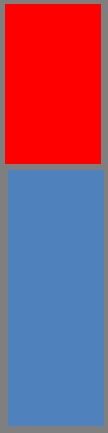
Total SF:
11.4M
Additional
SF: 2.8M



Gaithersburg West

stage 3

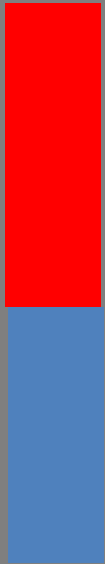
Total SF:
13.2M
Additional
SF: 1.8M



Gaithersburg West

stage 4

Total SF:
17.7M
Additional
SF: 4.5M



Gaithersburg West Master Plan

LSC Land Use Alternatives and Jobs/Housing Ratios

Alternative	Commercial S.F. Total	Jobs	Dwelling Units	J/H Ratio
Existing Development	7,000,000	21,200	3,300	6.4
Existing & Approved	10,700,000	30,550	3,300	9.2
1990 Master Plan	13,000,000	38,000	3,800	10.0
2009 Draft Master Plan	20,000,000	60,000	9,000	6.6
Existing Mid-County Area		72,000	25,000	2.8

Estimated Years to Build-Out of 2009 Master Plan: 35 to 45 Years

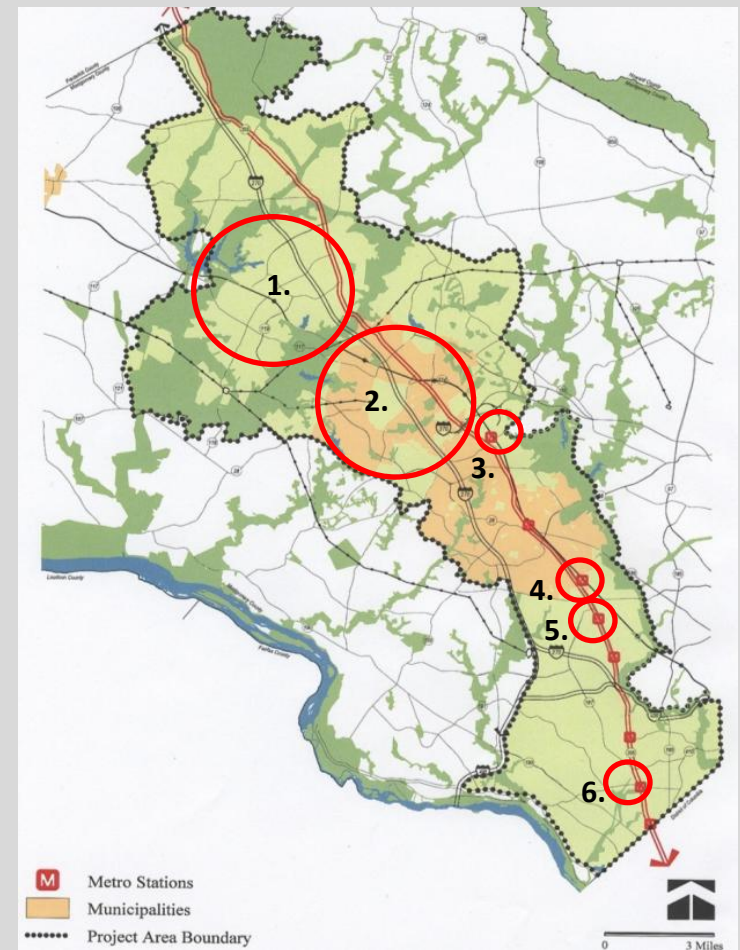
Gaithersburg West Master Plan

I-270 Corridor Jobs/Housing

Implement a better balance of jobs and housing through Master Plans and Sector Plans.

Table of Job to Housing Ratios:

Name of Center	Existing	Existing Master Plans	Pending or Approved Master Plans
1. Germantown	3.70	8.31	4.43
2. Gaithersburg West	6.42	10.01	6.61
3. Shady Grove	32.55	10.62	1.44
4. Twinbrook	9.45	9.19	5.69
5. White Flint	8.43	4.81	2.87
6. Woodmont	2.50	2.10	1.33
I-270 Totals	2.48	2.18	2.05

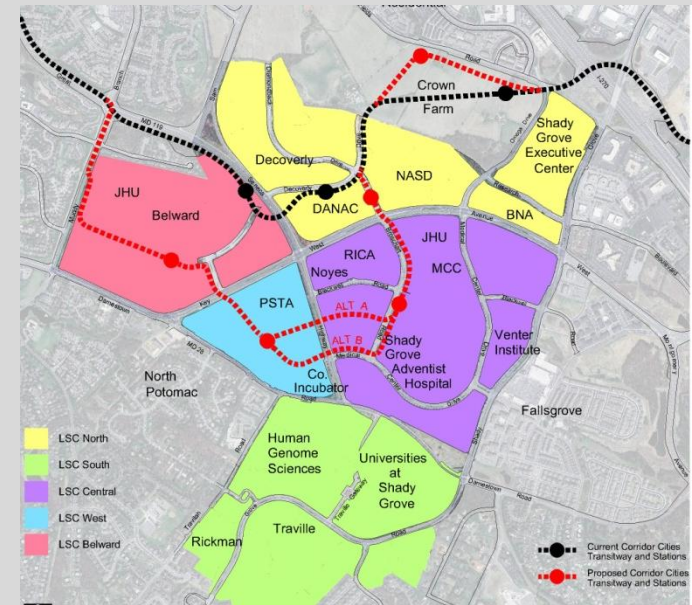
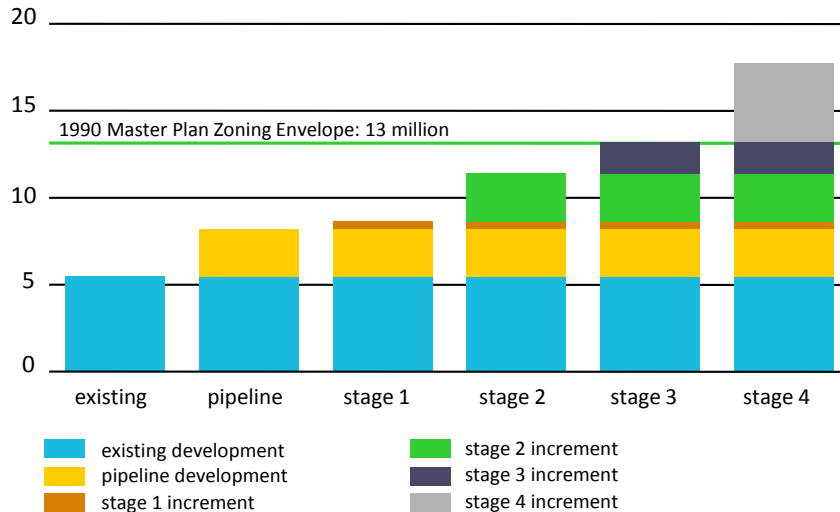


Gaithersburg West Master Plan

Central, Belward, North Districts

	Commercial Square Feet	Potential New Jobs	Years to Build-out
Build-Out Total	17,700,000		
Less Existing and Approved	- 8,200,000		
Total New Development	9,500,000	28,000	45 years
Likely New Development (75%)	7,100,000	21,000	35 years

millions of square feet



Gaithersburg West Master Plan



Gaithersburg West Master Plan



Gaithersburg West Master Plan

Plan Summary

Transform LSC into a live/work community that is:

- Competitive & Sustainable
- Served by Transit
- Allows growth of Medical Center and Biotech Companies
- Provides location for new biotech companies
- Vibrant Mix of Uses

