

# Gaithersburg West Master Plan

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Community Meeting  
December 2, 2008

# Gaithersburg West Master Plan

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## Community Meetings

### Focus: The Life Sciences Center in the 21<sup>st</sup> Century

- |             |   |
|-------------|---|
| October 29  | Presentations by Planning Department with Break-out Groups                        |
| November 6  | Presentations by Property Owners  |
| November 12 | Presentation/Break-out Groups: LSC-CCT Stations                                   |
| December 2  | Future of the LSC: CCT Stations, Densities, Uses, Road Network, Open Space System |

# Gaithersburg West Master Plan Schedule

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January 2009	Draft Master Plan to Planning Board
February	Planning Board Public Hearing
March-April	Planning Board Worksessions
May	Planning Board Draft to Executive
July	Executive Transmits to County Council
September	County Council Public Hearing
Oct. – Dec.	County Council Worksessions

# Gaithersburg West Master Plan Agenda for December 2

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- Staff Presentation: Gaithersburg West Master Plan
- Citizen Presentations: Bruce Robertson, Willows of Potomac  
Residents for Reasonable Development
- Break-out Groups: Discuss LSC Districts, Roads,  
Transit, Open Space
- Reconvene/Reports: Summary of Group Discussions

# Gaithersburg West Master Plan

## The I-270 Corridor

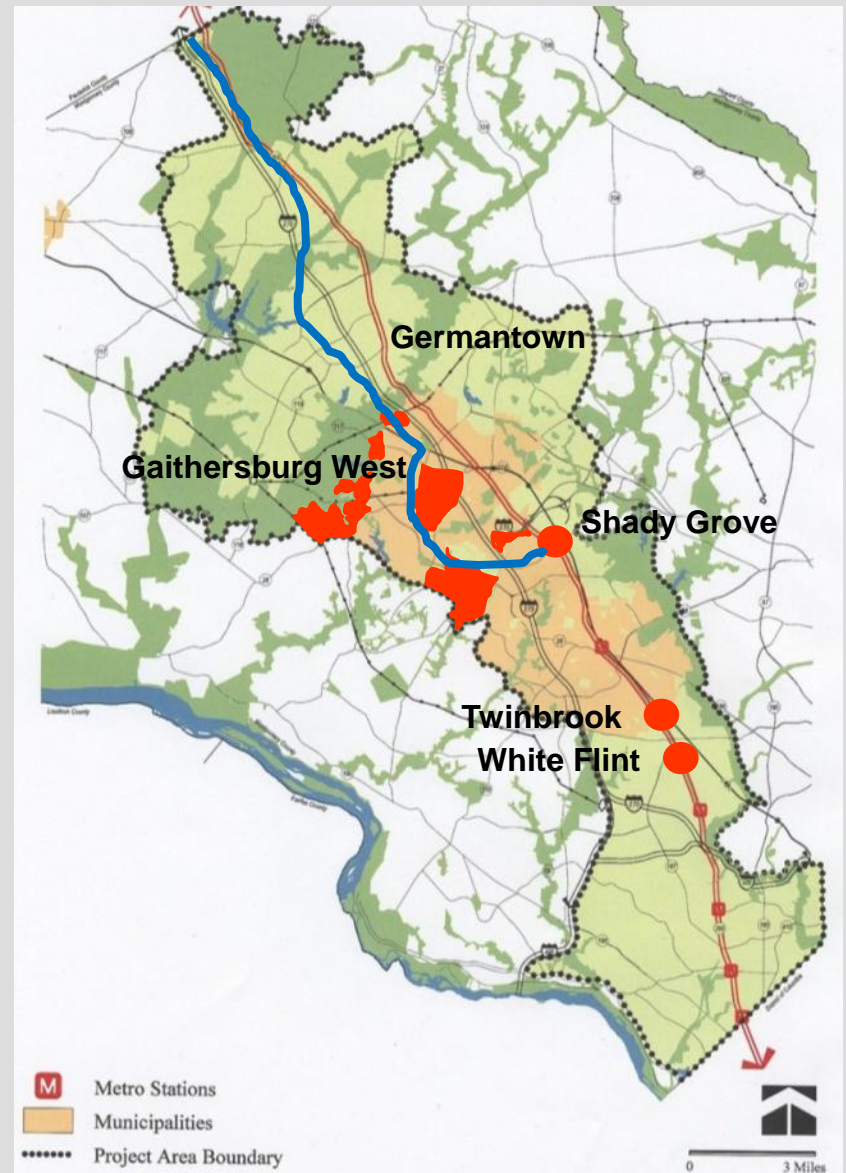
County's Economic Engine

Home to almost half of County's workforce

Demand for all types of housing has been high

Growth is Inevitable

Managing Growth is County Policy







# Gaithersburg West Master Plan Life Sciences Center

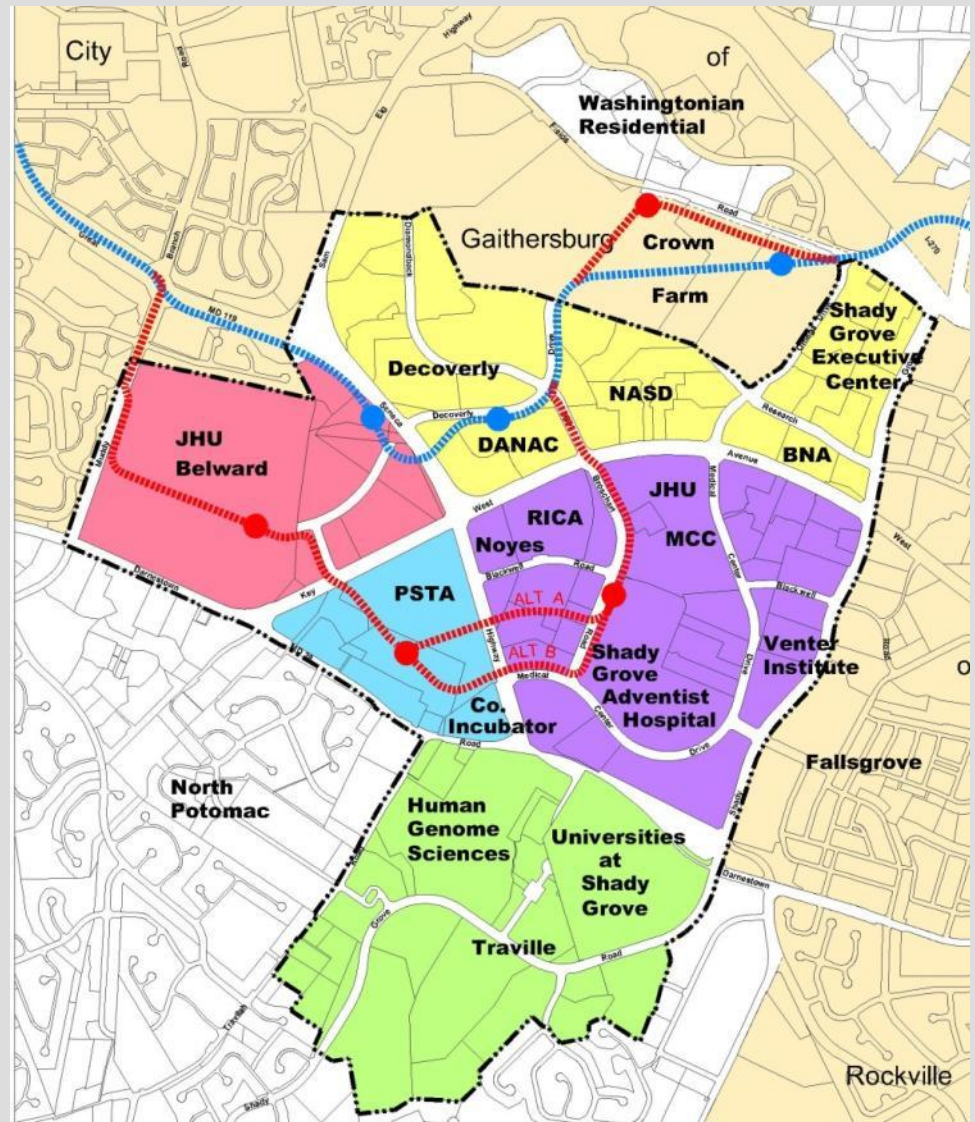
County's Premier Location for and  
Largest Concentration of Biotech

LSC Transit Districts:

- LSC Central Core
- LSC West (PSTA)
- LSC Belward

Adjacent LSC Districts

- LSC North
- LSC South



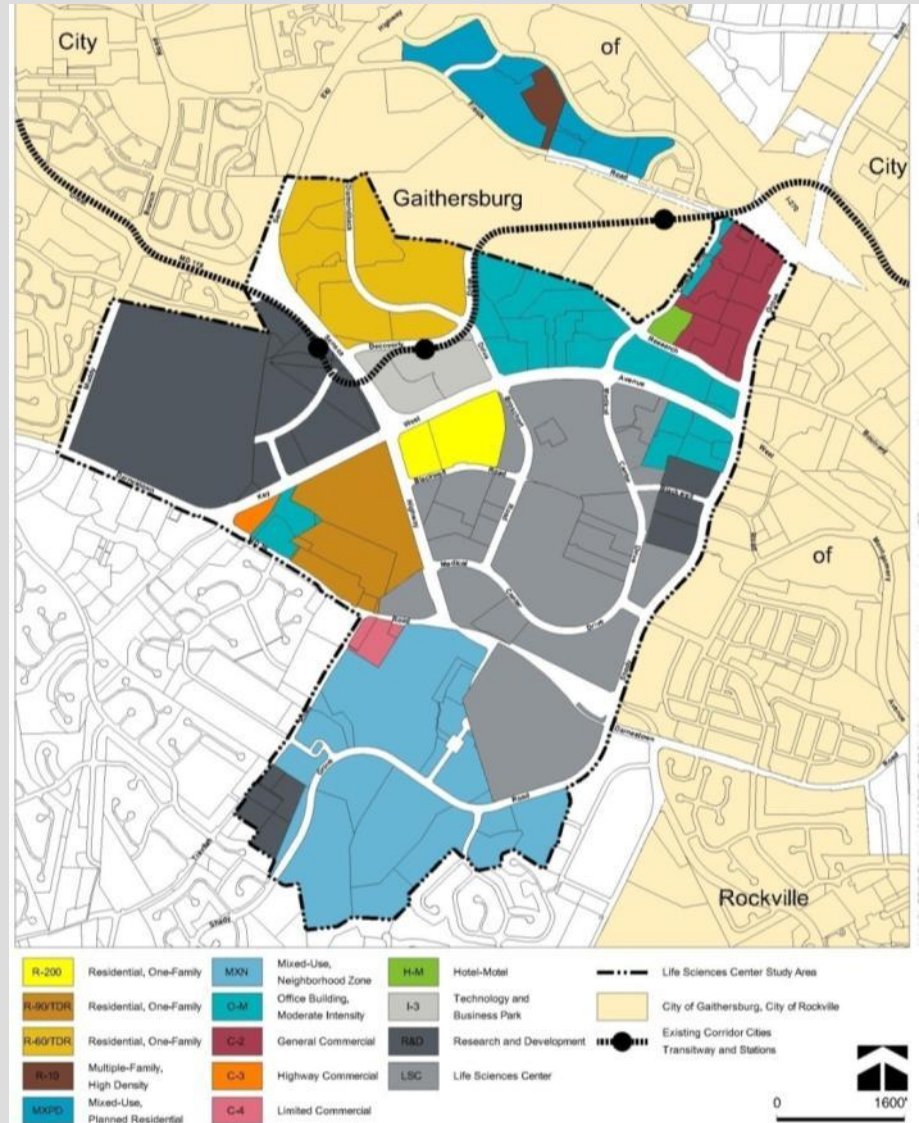
# Gaithersburg West Master Plan

## Existing Zoning

### Shady Grove Life Sciences Center

#### Existing Zoning

- Prohibits mix of uses
- Creates single-purpose destination
- Car-oriented





# The LSC in the 21<sup>st</sup> Century

## Build on Today's LSC to Create a Vibrant Future



# Gaithersburg West Master Plan

## CCT in the LSC: Transit/Land Use Linked

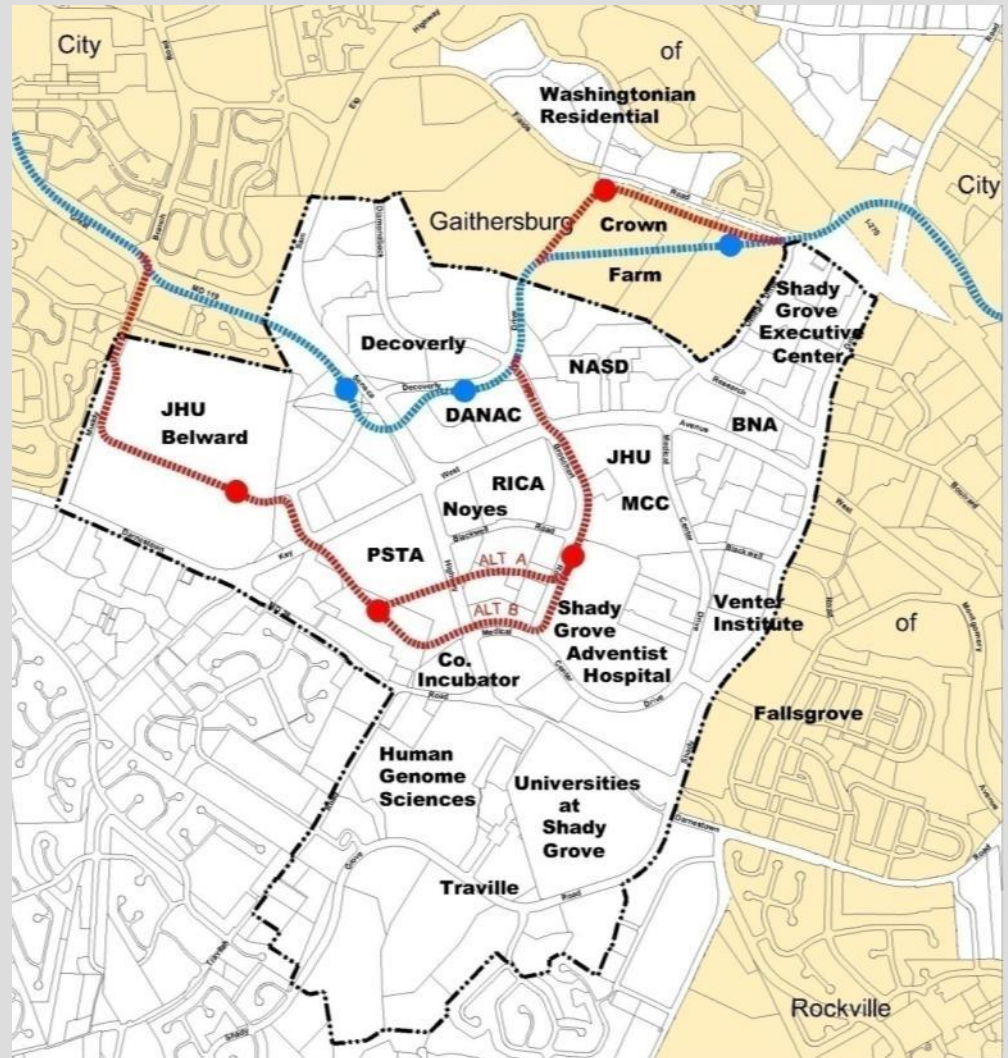
### CCT: Centerpiece

Increased Density Linked to CCT

Current CCT Route

Alternate CCT Route & Stations:

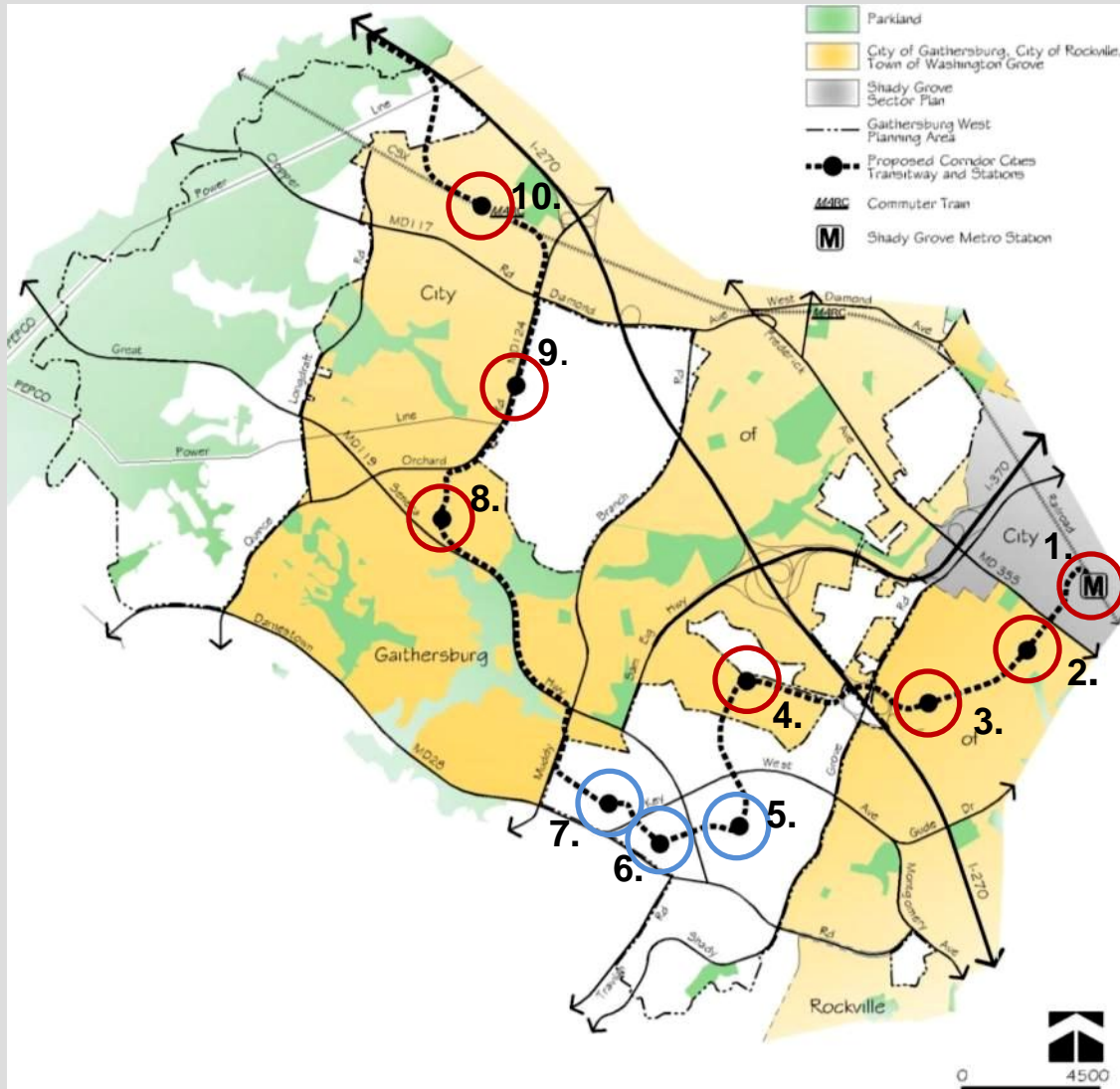
- LSC Central
- LSC West (PSTA)
- LSC Belward





# Gaithersburg West Master Plan

## Linking Land Uses/Connecting Communities



### CCT Transit Stations

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

# Gaithersburg West Master Plan

## Light Rail Examples





# Gaithersburg West Master Plan

## Light Rail Examples: Houston





# Gaithersburg West Master Plan

## Light Rail Examples: Portland

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# Gaithersburg West Master Plan

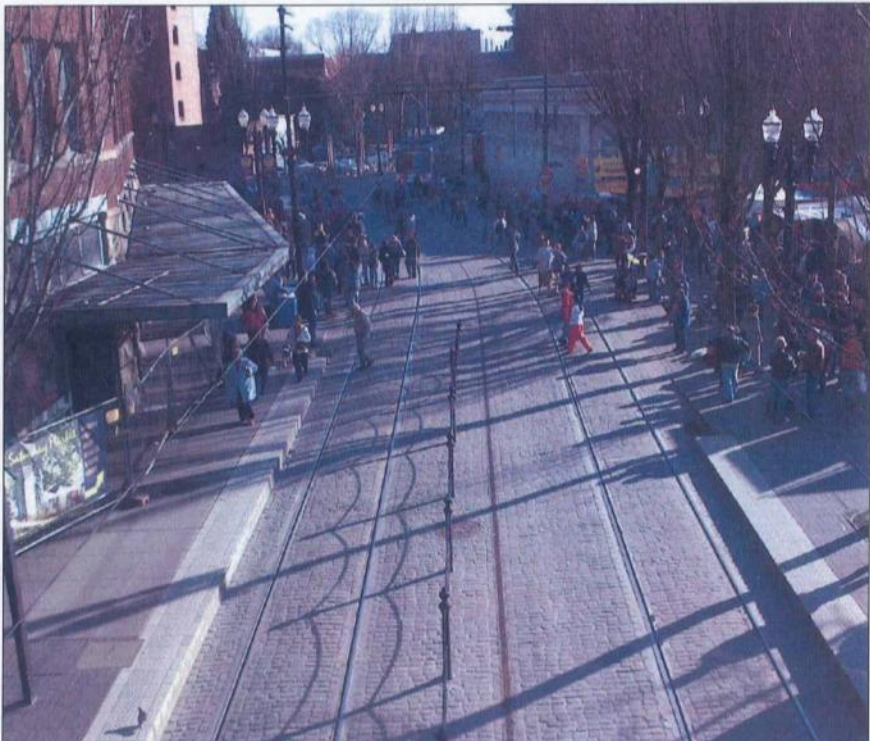
## Example of Bus Rapid Transit





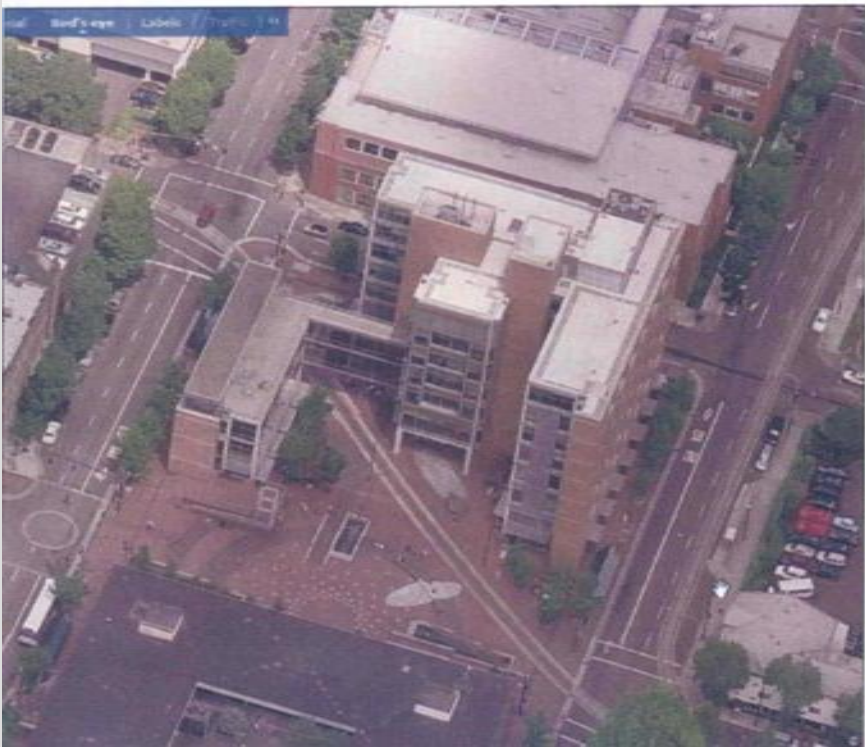
# Gaithersburg West Master Plan

## Examples of Light Rail Transit



# Gaithersburg West Master Plan

## Examples of Light Rail Transit





# Gaithersburg West Master Plan Life Sciences Center – Central Core/Medical Center





# Gaithersburg West Master Plan

## LSC - Central Core/Medical Center

- Transit Station
- Refined Local Street Grid
- Expanded Medical Center at Adventist
- Retail/Limited Housing
- 1.5 FAR = 9.7 mil. SF
- Net Increase: 6.2 mil. SF  
= 17,800 new jobs



# Gaithersburg West Master Plan

## LSC West (PSTA) – A New Residential Community





# Gaithersburg West Master Plan

## LSC West (PSTA) – A New Residential Community

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- Transit Station
- New Local Street Grid
- New Neighborhood:  
2,000 DUs
- Retail Center
- Civic Open Space
- Elementary School
- Fire Station



# Gaithersburg West Master Plan

## LSC - Belward





# Gaithersburg West Master Plan

LSC - Belward

- Transit Station
- Green Spaces around Edges
- New Local Street Grid
- Research Facility
- Workforce Housing
- Supporting Retail
- Reuse of Historic Property
- 1.0 – 1.5 FAR
  - = 4.6 – 6.5 million square feet
  - = 13,000-17,000 jobs





# Gaithersburg West Master Plan

## LSC Land Use Alternatives and Jobs/Housing Ratios

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Alternative	Commercial S.F. Total	Jobs	Dwelling Units	J/H Ratio
Existing LSC Development	6,870,000	21,200	3,300	6.4
Existing & Approved	10,693,817	31,638	3,300	9.5
1990 Master Plan	12,537,000	38,000	3,800	10.0
Proposed Scenario	21,925,000	62,300	5,085	12.5

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	<u>Commercial Square feet</u>	<u>Potential New Jobs</u>	<u>Years to Build-out</u>
Total Transit Station Densities in LSC Central and Belward	16,615,188		
Less Existing and Approved	- <u>5,657,431</u>		
Total New Development	10,957,687	32,000	47 years
Likely New Development (75%)	8,218,265	24,000	35 years

Proposed Maximum Building Height for LSC, PSTA, and Belward:  
120 -140 feet = 10 – 12 stories with tallest buildings at Transit Stations

Comparison of Place

# Rockville Town Center

15 acres  
632 dwelling units (42 units/acre)  
1.7 million square feet  
2.4 FAR





Comparison of Place  
**Washingtonian/Rio**

168 acres  
1,450 units  
4.5 million square feet  
0.9 FAR

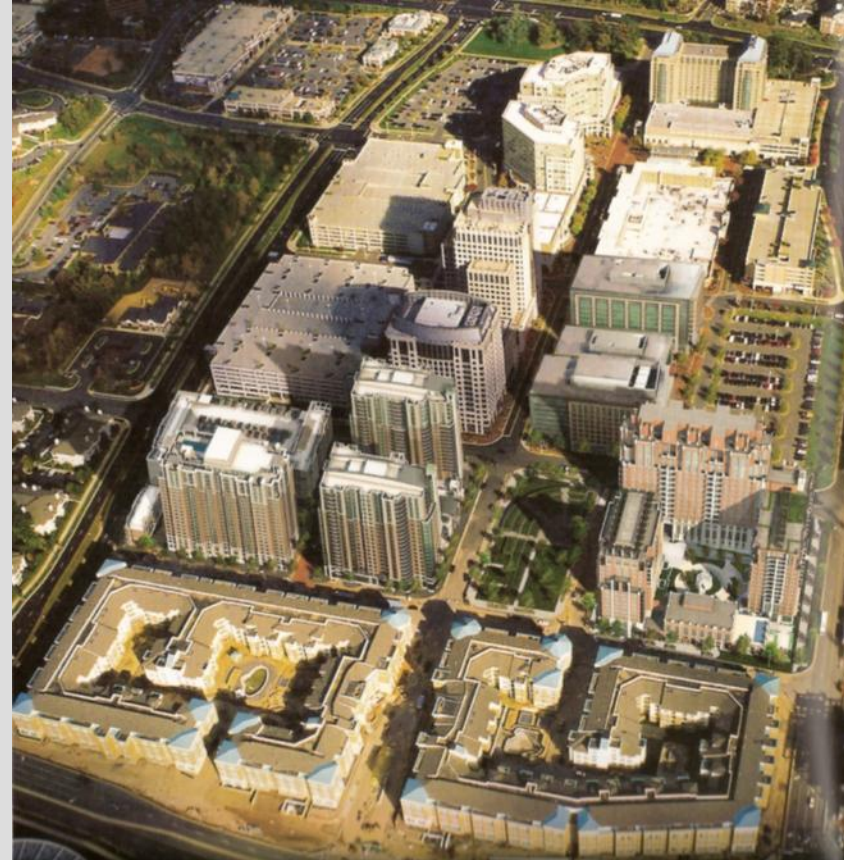




Comparison of Place  
**Reston Town Center**



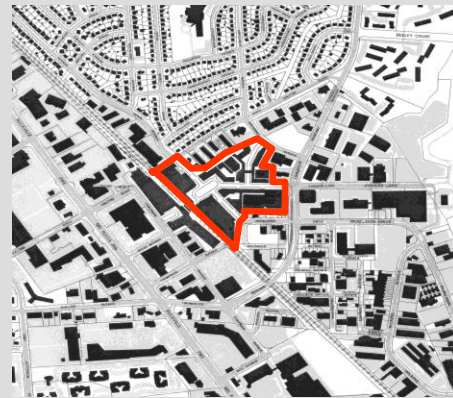
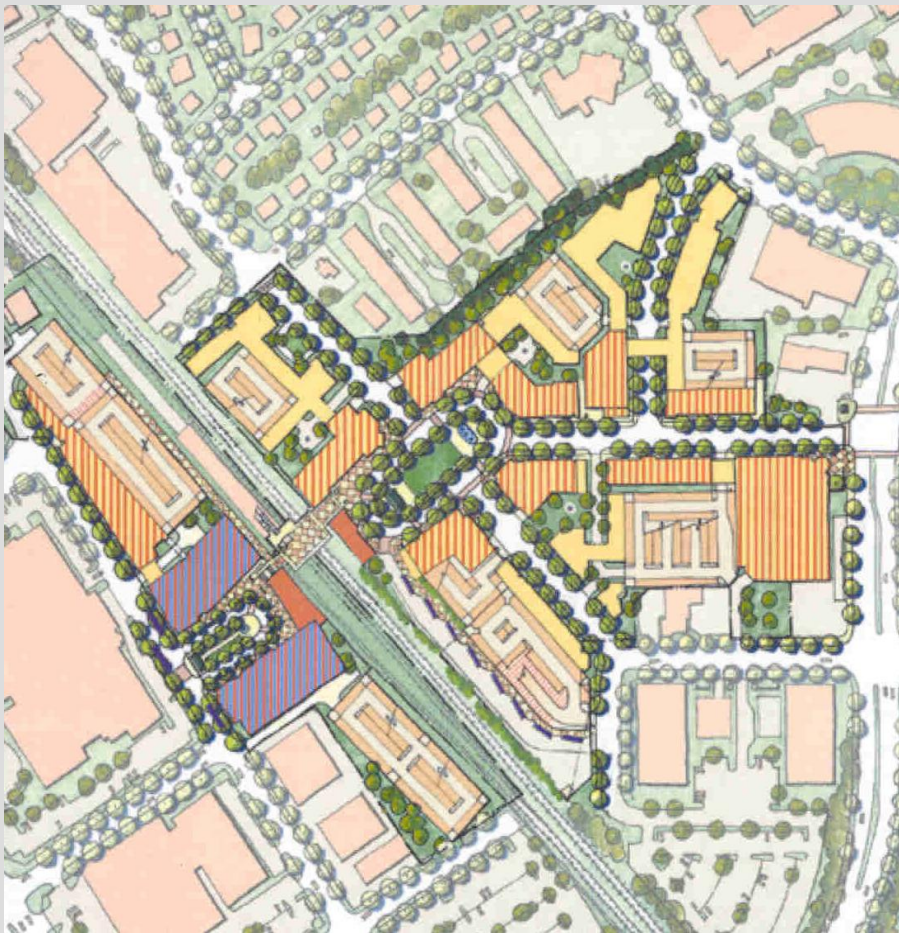
58 acres  
1,360 dwelling units (23 units/acre)  
4.94 million square feet  
2.0 FAR





Comparison of Place  
**Twinbrook**

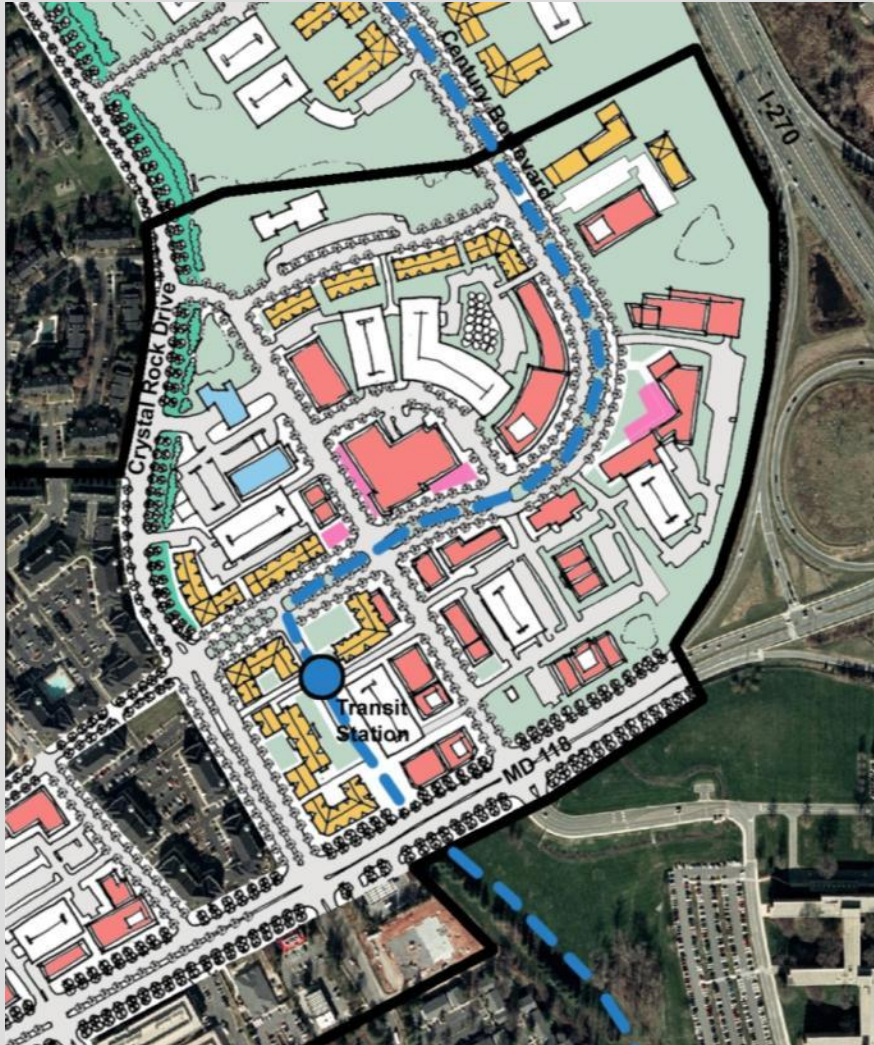
16.95 acres  
1,114 dwelling units (65 units/acre)  
1.3 million square feet  
1.9 FAR



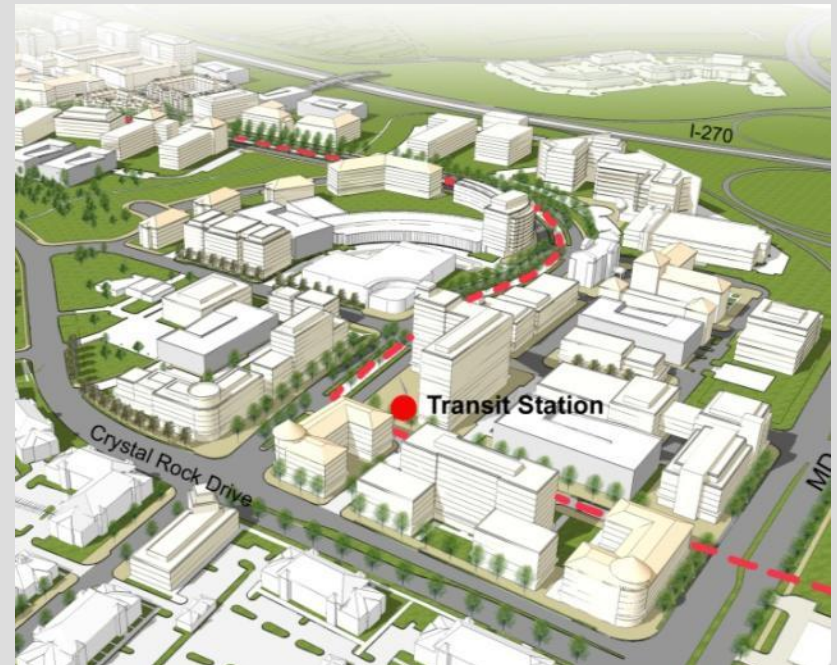


Comparison of Place

# Germantown Town Center



66 acres  
1,040 dwelling units (16 units/acre)  
3.09 million square feet  
1.0 - 2.0 FAR

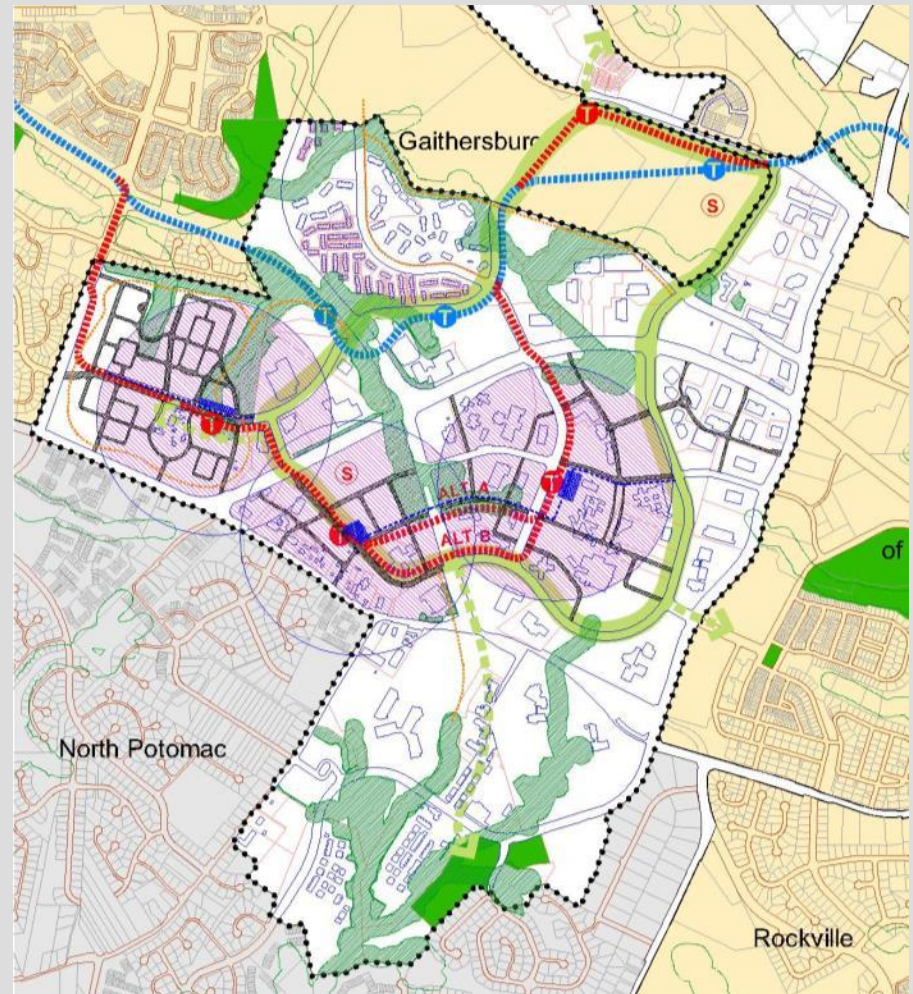




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## Open Space Network

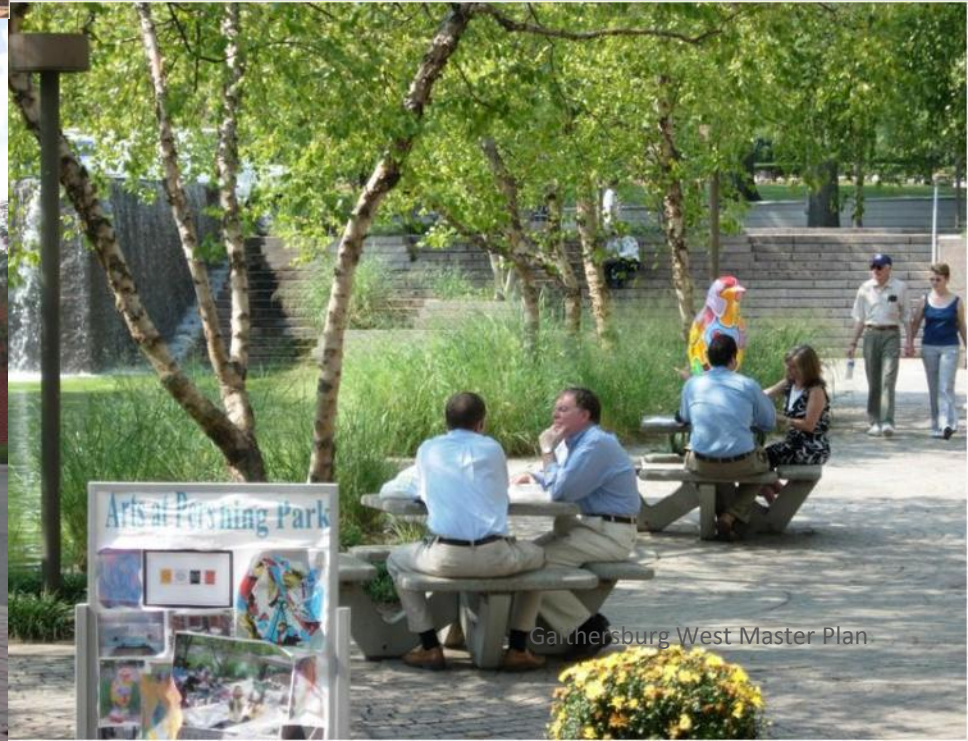
- Corridor Cities Transit (CCT)
- Primary Pedestrian/Bike Loop
- Natural Open Space
- Street Network
- Green Connectors and Urban Spaces
- Density Centered at CCT





# Gaithersburg West Master Plan

Examples of  
Public Open Spaces & Plazas





# Gaithersburg West Master Plan Open Space Network – Urban Connectors



Natural Trails connecting with  
Urban Civic Spaces

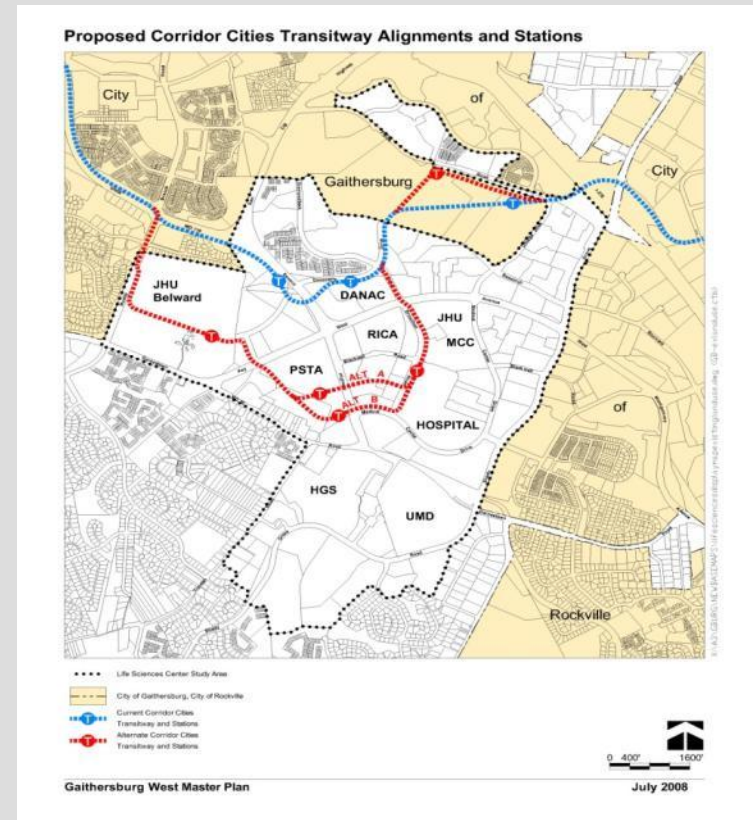


# Gaithersburg West Master Plan

## Draft Transportation Recommendations

### LSC Area Transit Services

- Realign CCT to serve LSC, PSTA & Belward
  - Stations are focal point for evolving mixed-use communities
  - CCT bridges possible over Key West Ave & Great Seneca Highway
  - LRT/BRT decision Spring 2009
- Develop express bus service from I-270, ICC
- Develop circulator transit services





# Gaithersburg West Master Plan

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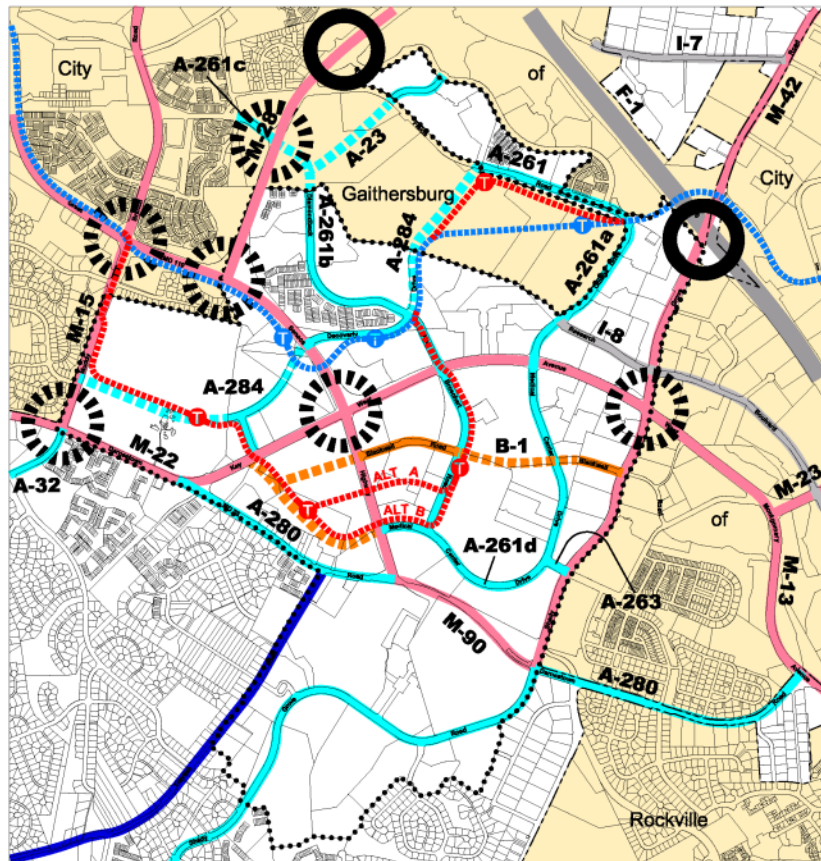
## Draft Transportation Recommendations

### **LSC Area Travel Demand Management**

- Establish Parking Lot District
- Define public garage sites for LSC & PSTA
- Establish long-term parking space caps for LSC Core, PSTA & Belward
- Establish mode share goal

# Gaithersburg West Master Plan

## Draft Transportation Recommendations



Draft under refinement

### LSC Area Street Network

- Local business street network
- Key West/Sam Eig capacity potential for 8 lanes on Key West
- Grade-separated interchanges
  - Great Seneca at Muddy Branch
  - Key West at Shady Grove
  - Quince Orchard at Great Seneca
- Network of shared-use paths/trails
- Bicyclists in mixed traffic on local roads

# Gaithersburg West Master Plan

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## Draft Transportation Recommendations

### LSC Transportation Staging Elements

- Begin operation of Greater Shady Grove TMD
- Graduated mode share goals for employees
- Transit services (CCT, local shuttle services)
- Local roadway network improvements
- Consider establishing a new Policy Area for CCT Stations



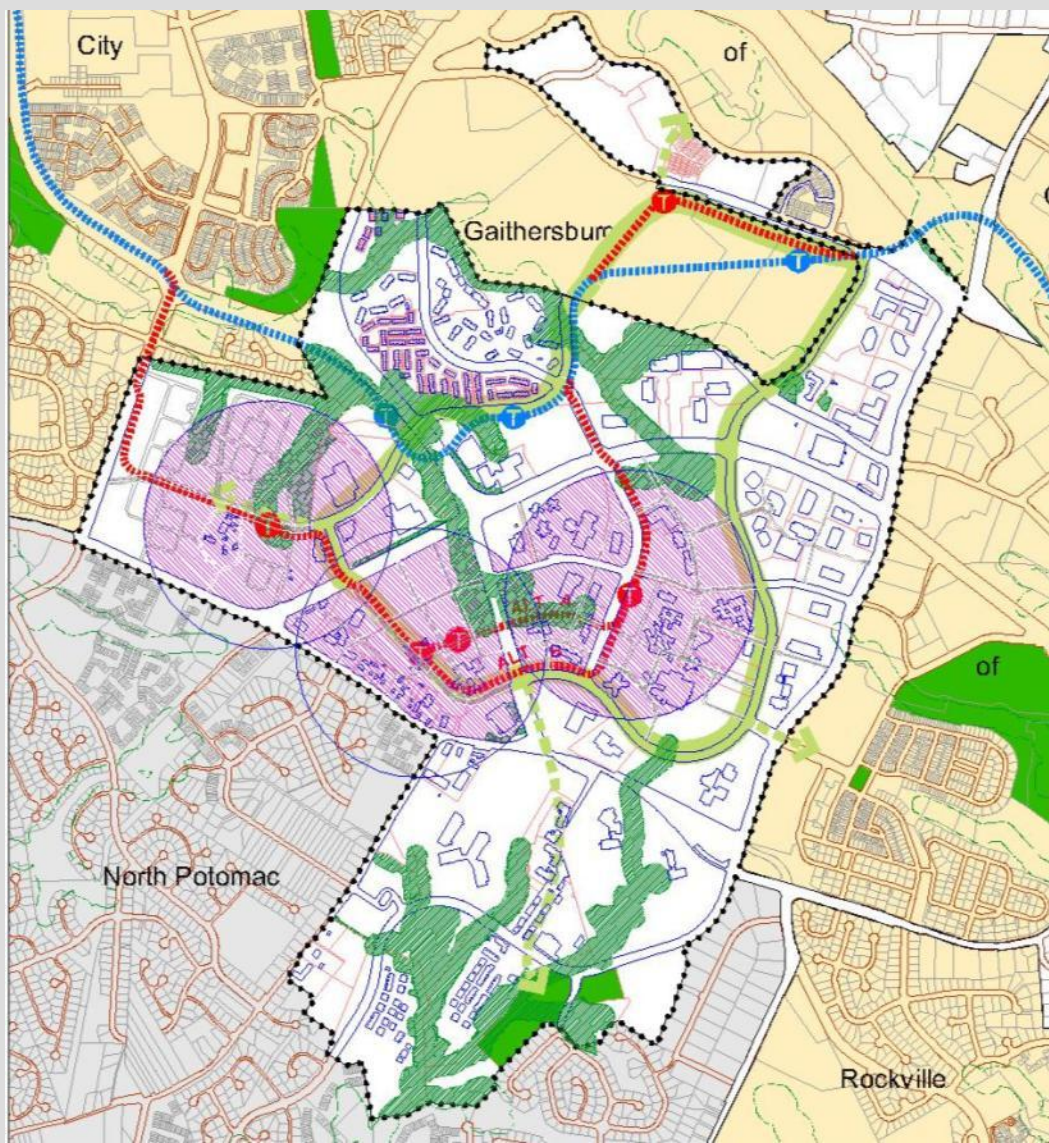
# Gaithersburg West Master Plan

## LSC in the 21<sup>st</sup> Century

Transit:  
Centerpiece of  
Future

Limiting Density to  
CCT Stations

Creating amenities  
and open space  
network





# Gaithersburg West Master Plan

## The LSC in the 21<sup>st</sup> Century

### LSC of the Future:

A vibrant, walkable community for workers, residents and visitors.

