Gaithersburg West Master Plan

Community Meeting
March 18, 2009

Gaithersburg West Master Plan

Community Meeting
March 18, 2009

<u>Question and Answer Segment</u>

- Please write your questions on the index cards on the chairs
- Note the subject/topic
- Hand the card to a staff member

Gaithersburg West Master Plan Schedule

October-December	Community-wide Meetings
December-January	Draft Master Plan Prepared
February 12	Draft Plan Presented to Planning Board
March 26	Planning Board Public Hearing Public Hearing Record Tentatively Open for two weeks
April – June	Planning Board Worksessions

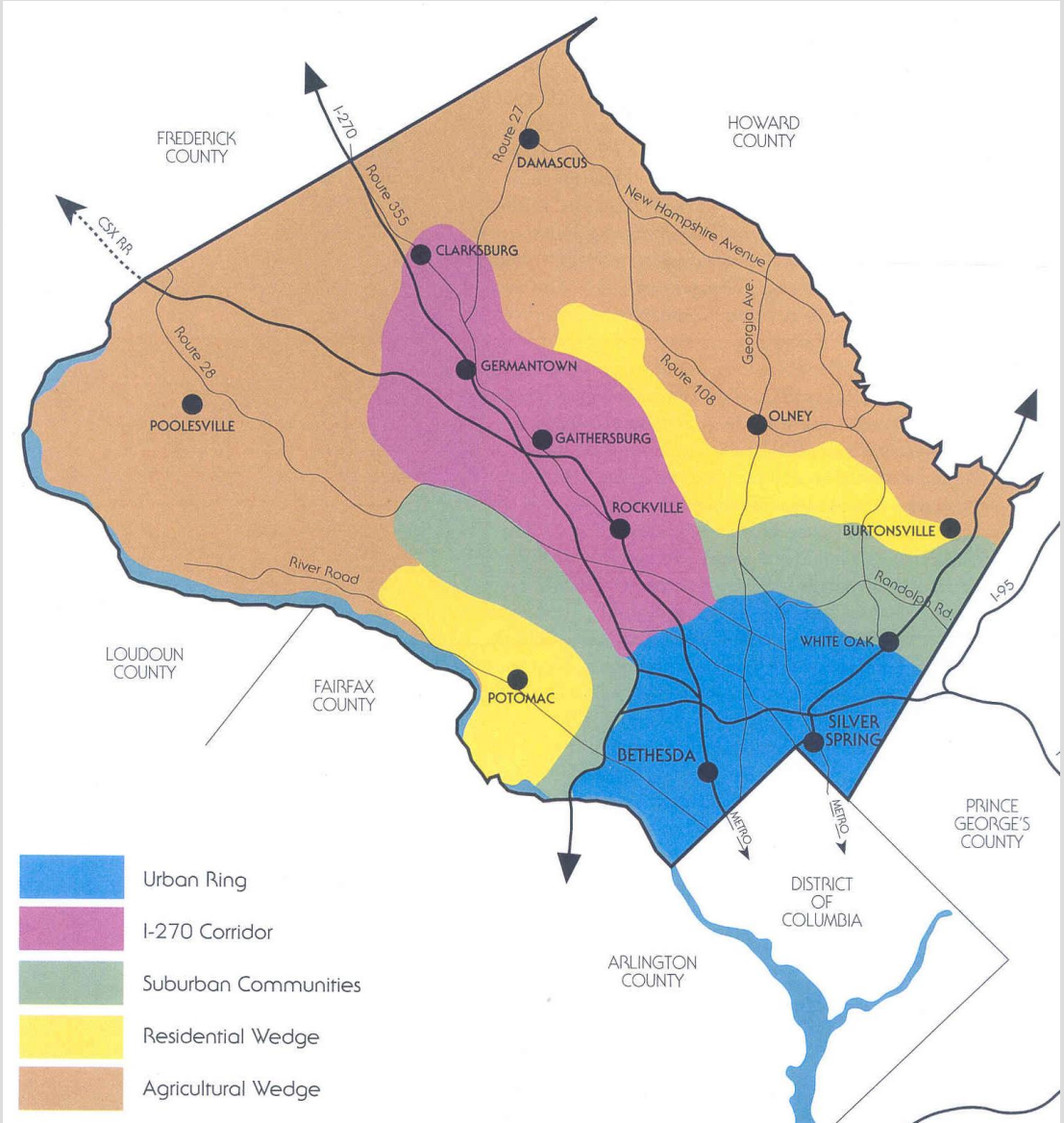
Gaithersburg West Master Plan
Proposed Schedule

July	Planning Board Draft Master Plan to Executive/County Council
September	Executive Transmits to County Council
November	County Council Public Hearing
Nov. - Dec.	County Council Begins Worksessions

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

The I-270 Corridor

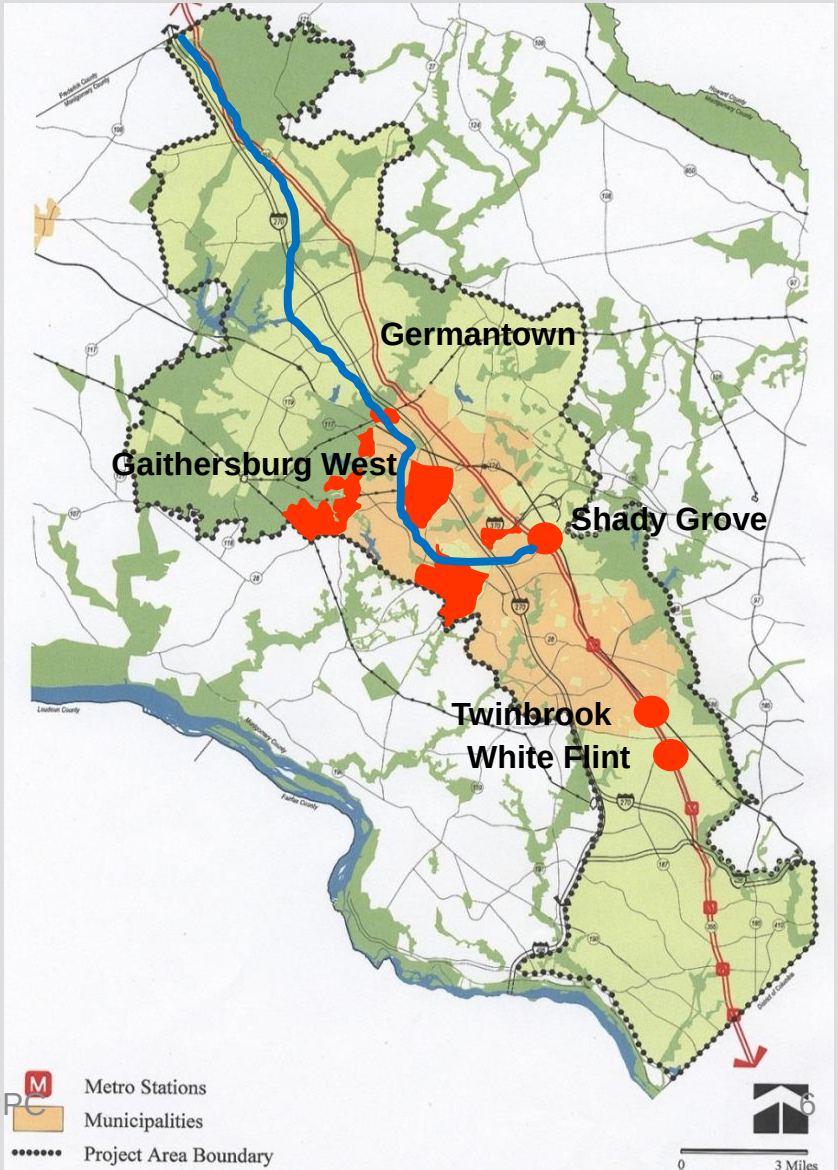
County's Economic Engine

High Quality of Life

Strong Employment Resources

Exceptional Talent Base

Home to almost half of County's workforce



Gaithersburg West Master Plan

I-270 Corridor Plans

Plans Completed

Shady Grove Sector Plan

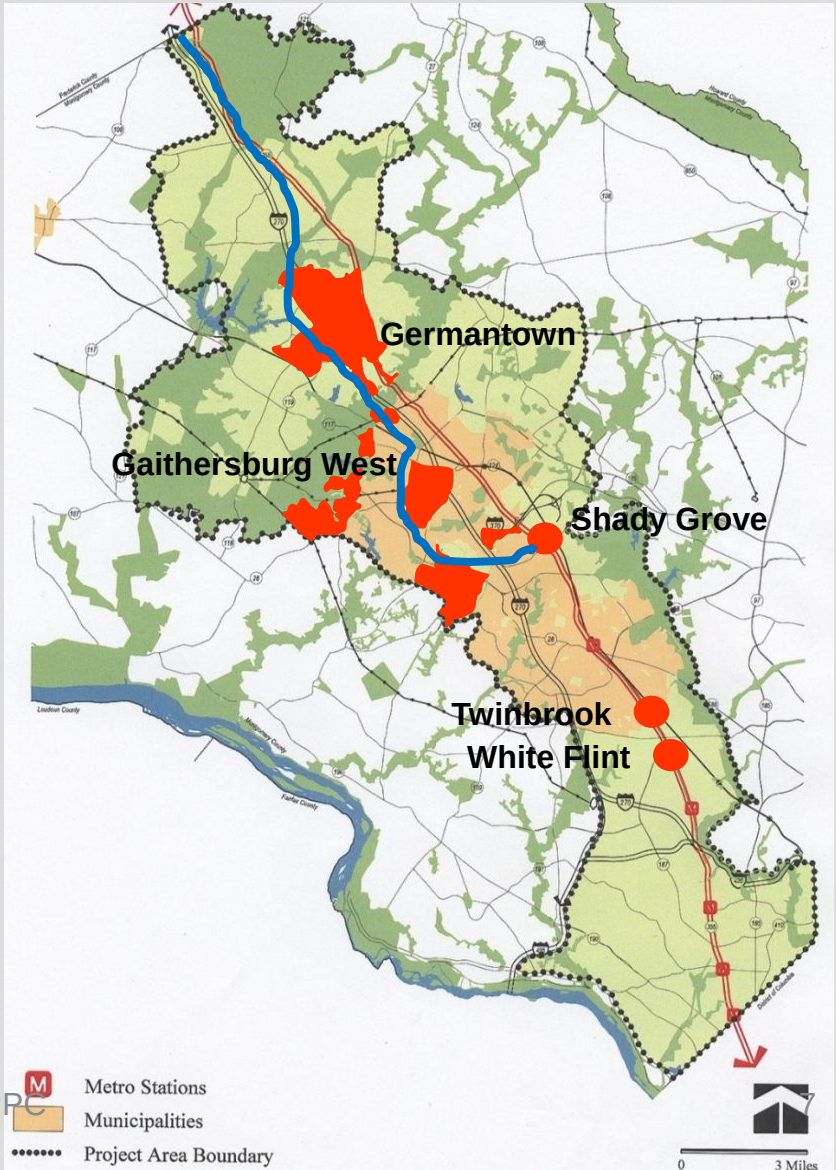
Twinbrook Sector Plan

Plans Underway

Germantown

White Flint

Gaithersburg West



M-NCPPC

Gaithersburg West Master Plan

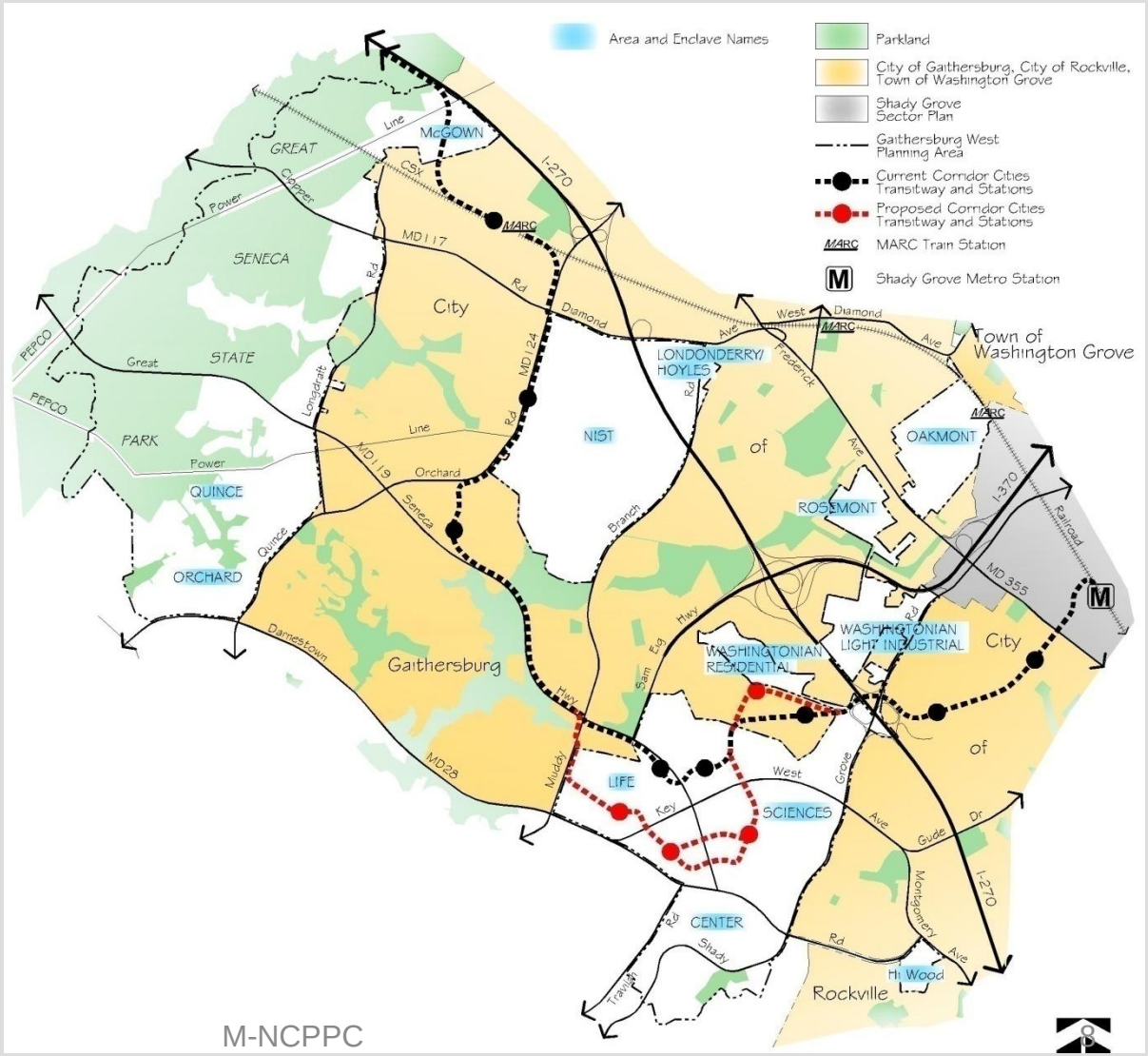
Road Network

Transit

Municipalities

Enclaves

Life Sciences Center



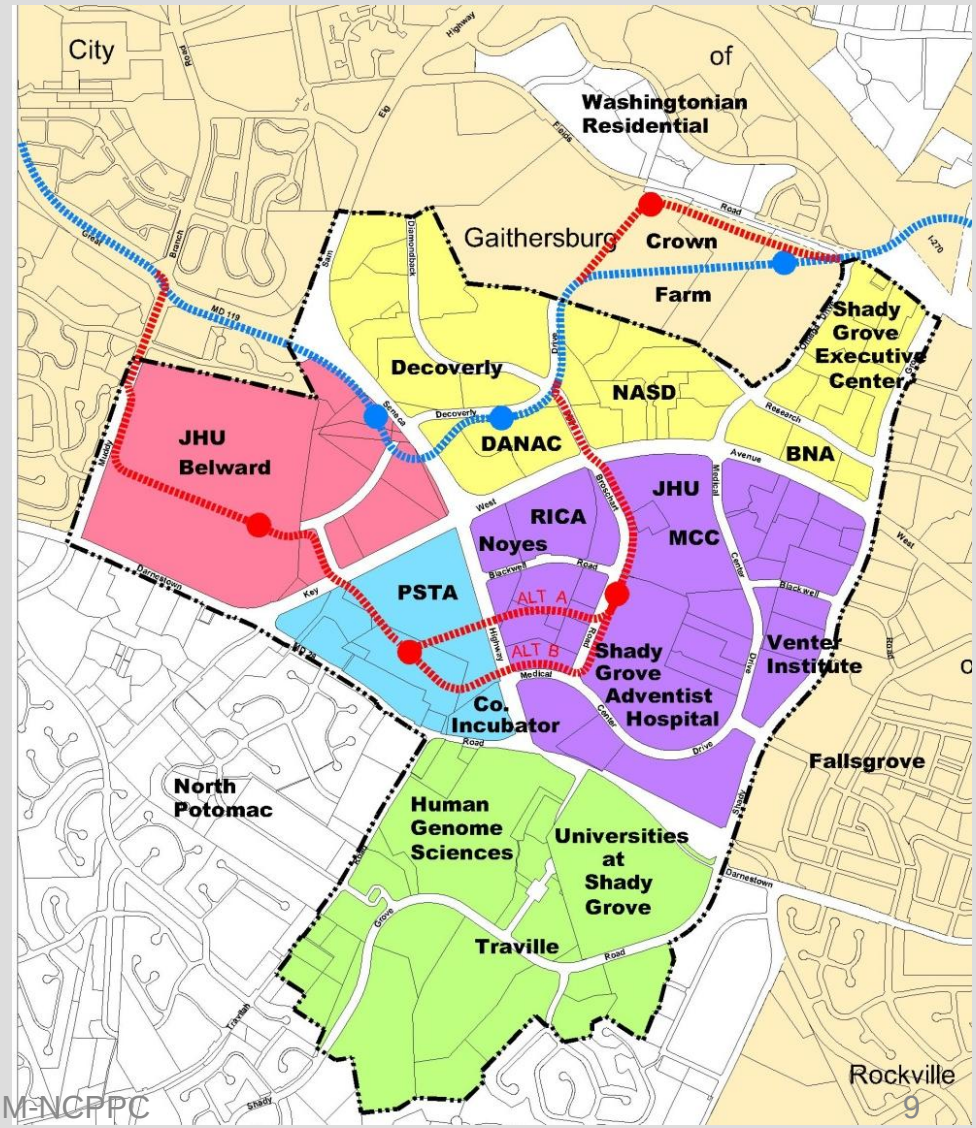
M-NCPPC

Gaithersburg West Master Plan
Life Sciences Center

County's Premier Location for and Largest Concentration of Biotech

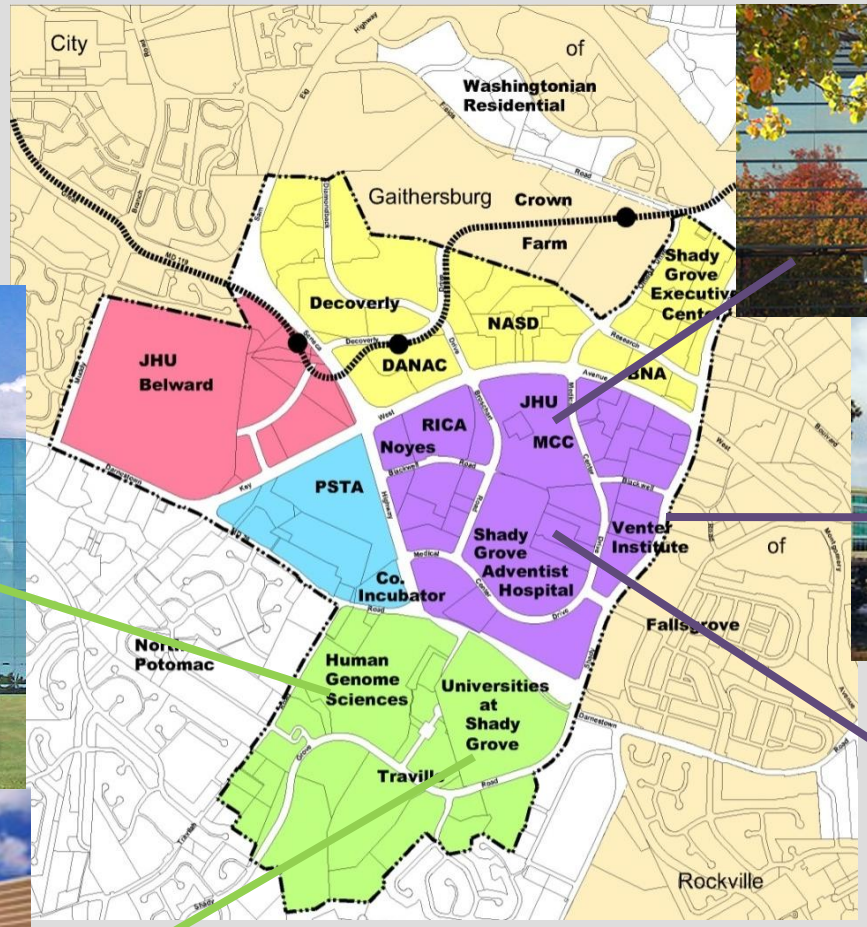
LSC Districts:

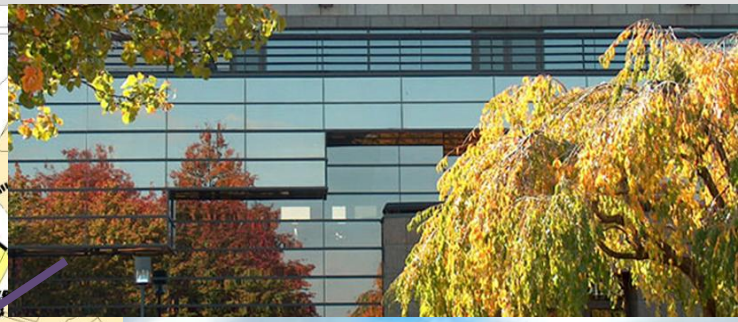
- LSC Central
- LSC West (PSTA)
- LSC Belward
- LSC North
- LSC South

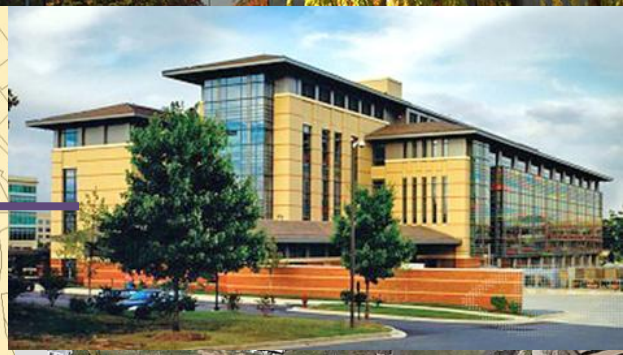


The LSC in the 21st Century

Build on Today's LSC to Create a Vibrant Future







Gaithersburg West Master Plan

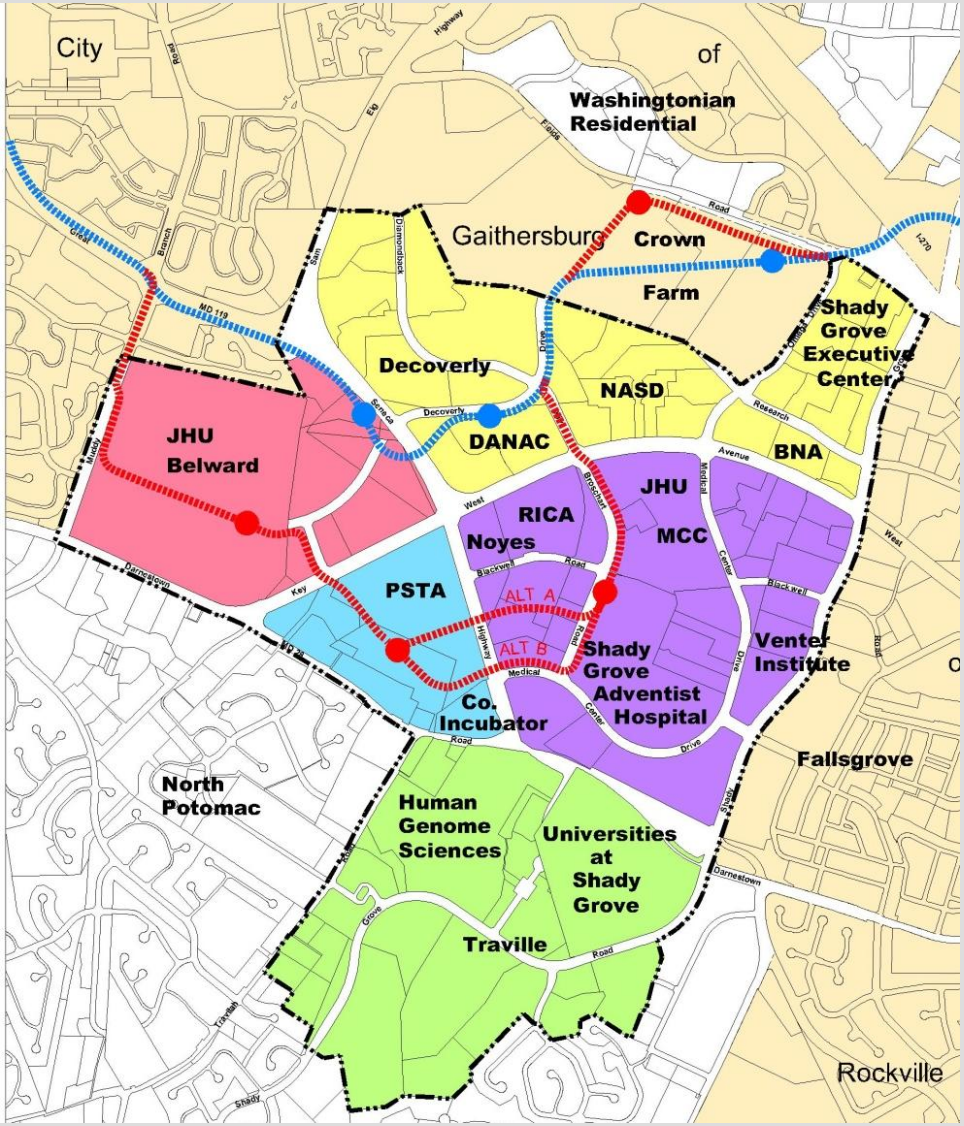
What We Heard from Community:

General Agreement about PSTA relocation and housing

Put more development on Central, less on Belward

Buffers around Belward and protect historic farm setting

Reduce Densities, Reduce Heights



Gaithersburg West Master Plan

Key Master Plan Recommendations

Allow growth of the Life Sciences Center and Medical Center

Bring the CCT into the LSC

Create a new residential community

Allow mix of uses

Gaithersburg West Master Plan

Key Master Plan Recommendations

Concentrate height and density at CCT

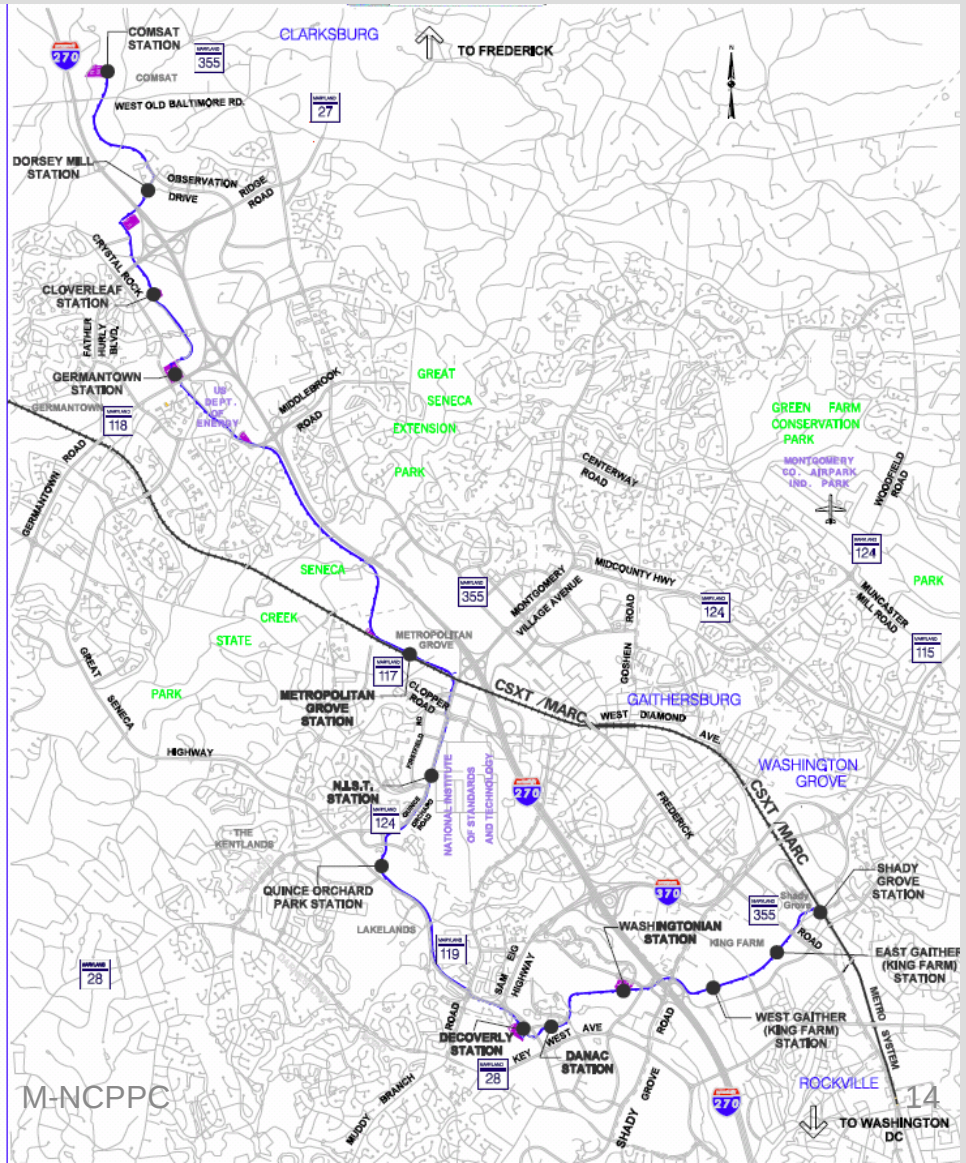
Create grid pattern of streets

Create on open space network

Stage Development

Gaithersburg West Master Plan
Corridor Cities Transitway: Current MTA Study

- CCT Begins at:
  Shady Grove Metro Station
- CCT Ends at:
  Comsat in Clarksburg
- 14-mile Transit Line with 14 stations
- Mode: LRT or BRT

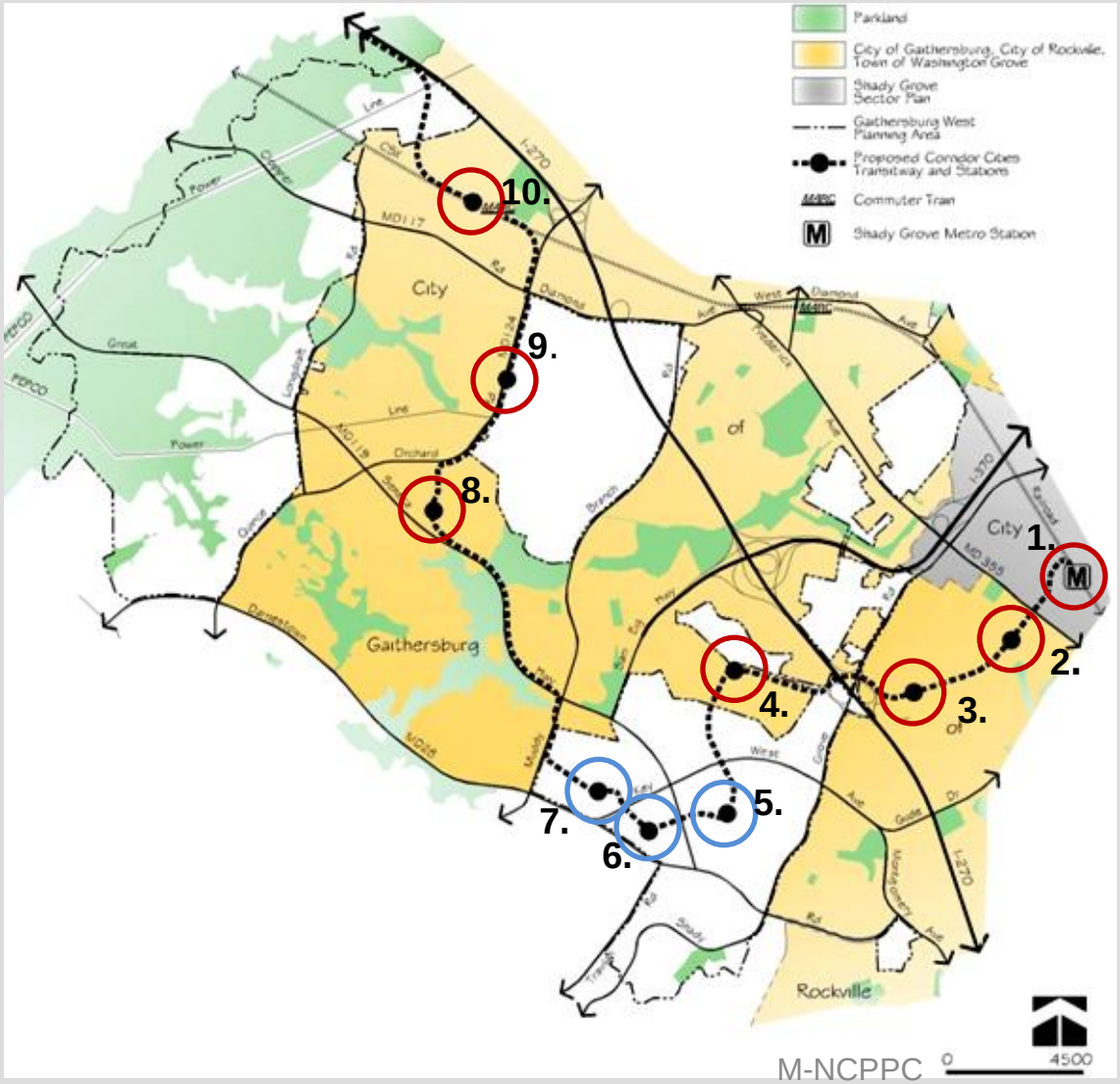


Gaithersburg West Master Plan

CCT in the I-270 Corridor

- Provide Transit Option for Corridor Cities
- Extend transit service from Metro terminus
- Improve Mobility
- Alleviate I-270 Congestion

Linking Land Uses/Connecting Communities



CCT Stations Phase 1

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

Gaithersburg West Master Plan
CCT in the LSC: Transit/Land Use Linked

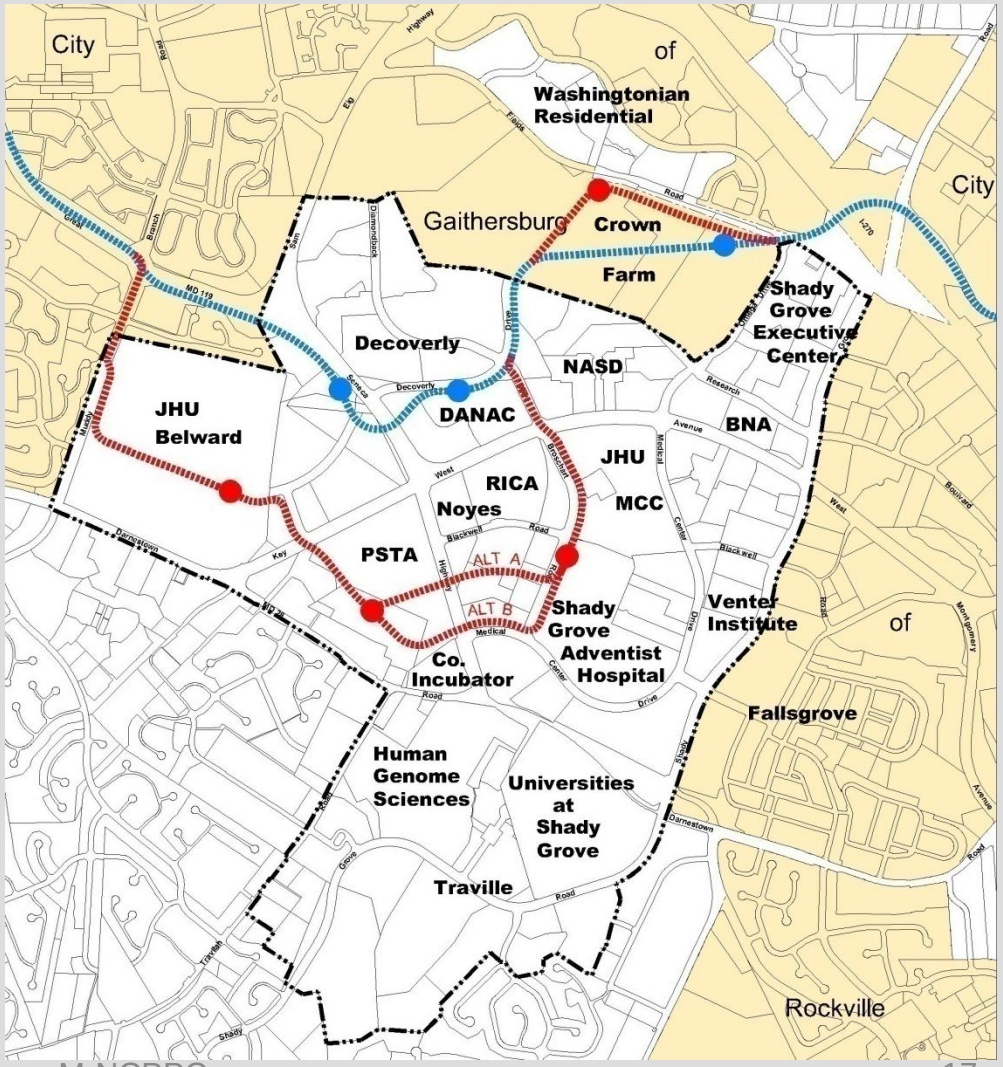
CCT: Centerpiece

Increased Density Linked to CCT through Staging

Current CCT Route

Alternate CCT Route & Stations:

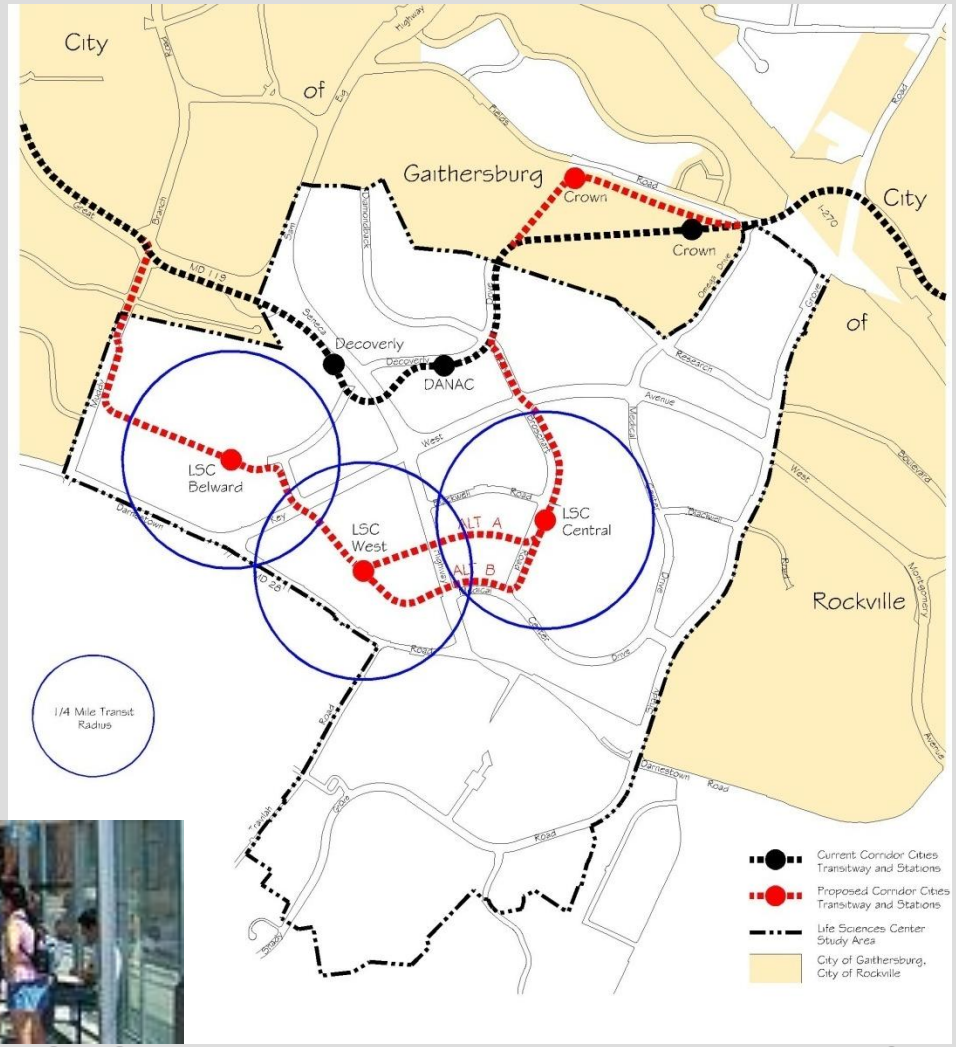
- LSC Central
- LSC West (PSTA)
- LSC Belward



Gaithersburg West Master Plan

LSC CCT Stations:
Central
West
Belward

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



Gaithersburg West Master Plan

LSC Loop

3.5- mile path connecting:

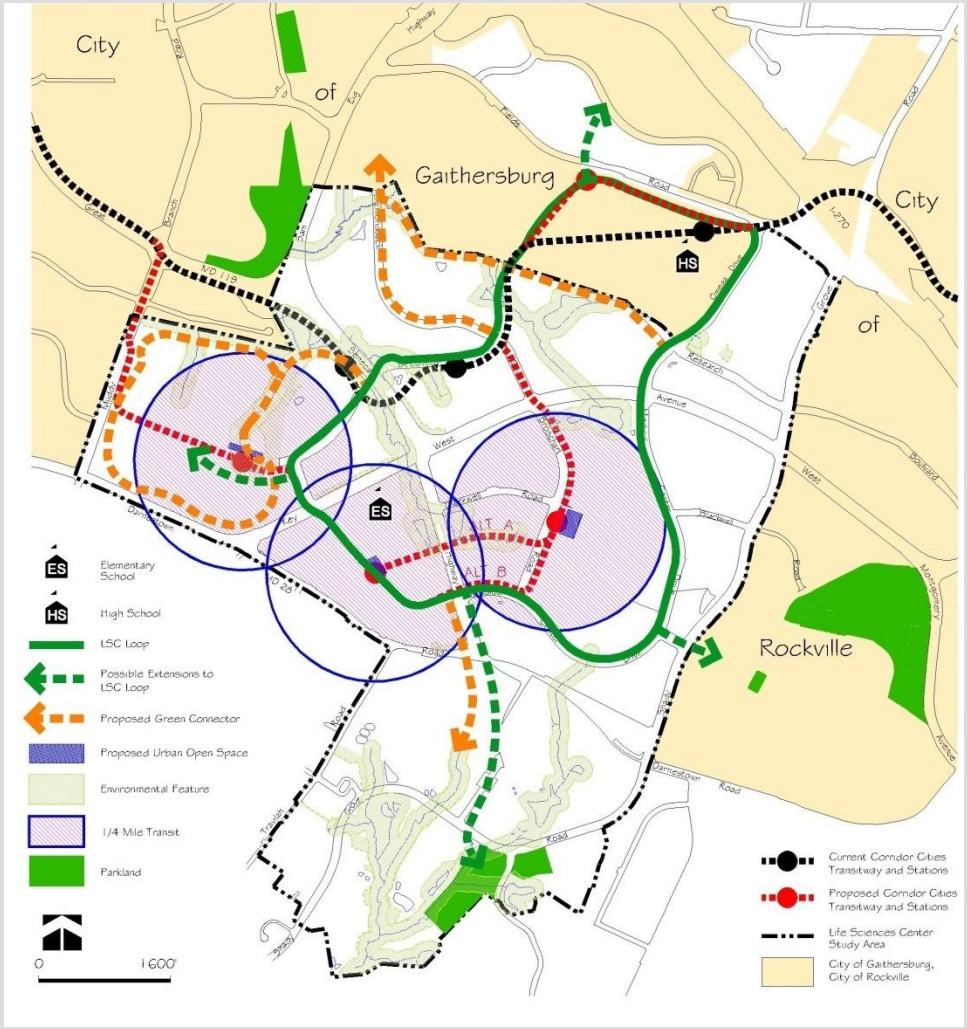
Districts

Destinations

- Belward Farm
- Schools
- Traville
- USG

Open Spaces

- Passive and Active



Gaithersburg West Master Plan

Examples of
Public Open Spaces & Plazas

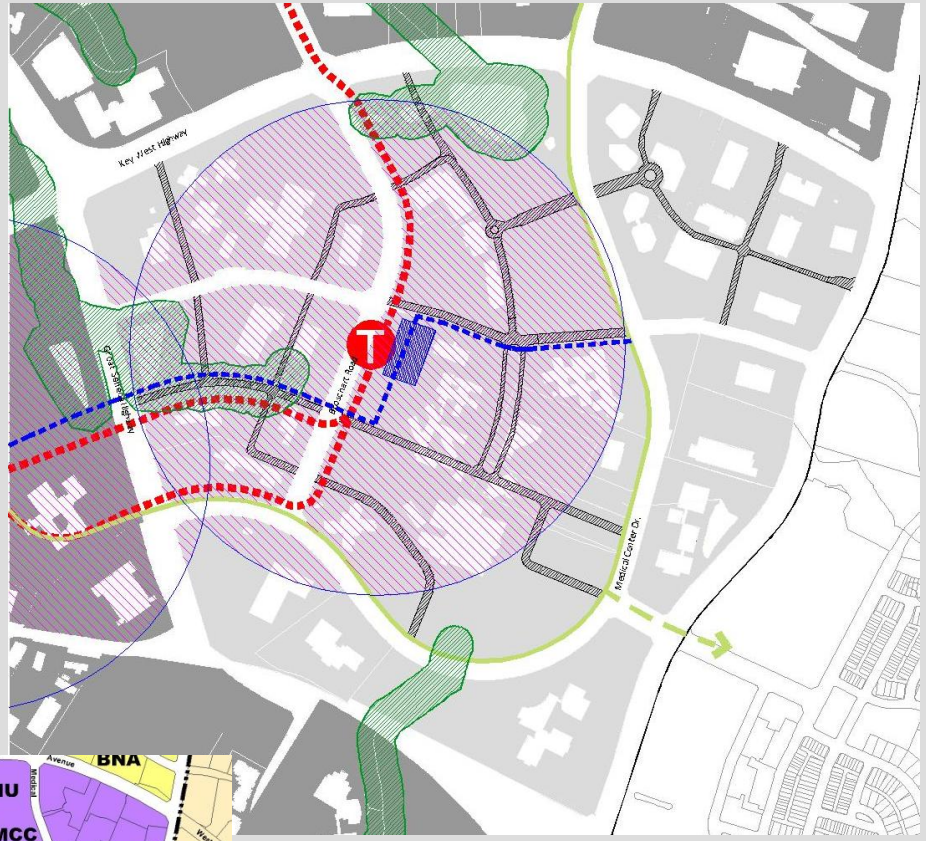
Gaithersburg West Master Plan
Open Space Network – Connectors

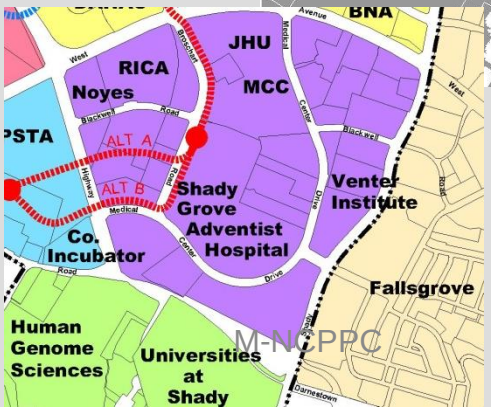
Trails Connecting Natural and Built Environment with Active Civic Spaces

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

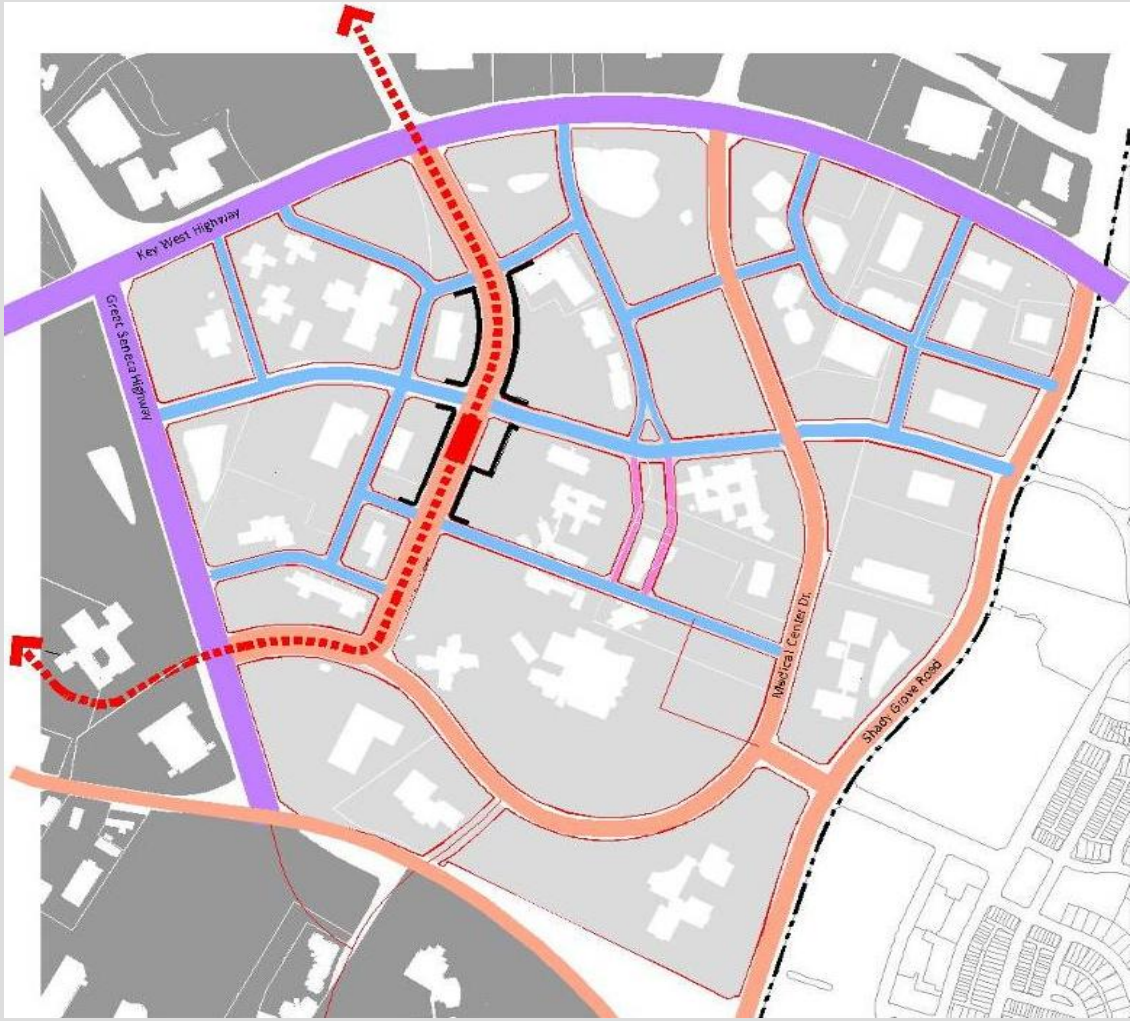
Local Street Grid

Up to 1.5 FAR at Medical Center & JHU-MCC

Up to 1.0 FAR elsewhere

More uses: retail & limited housing

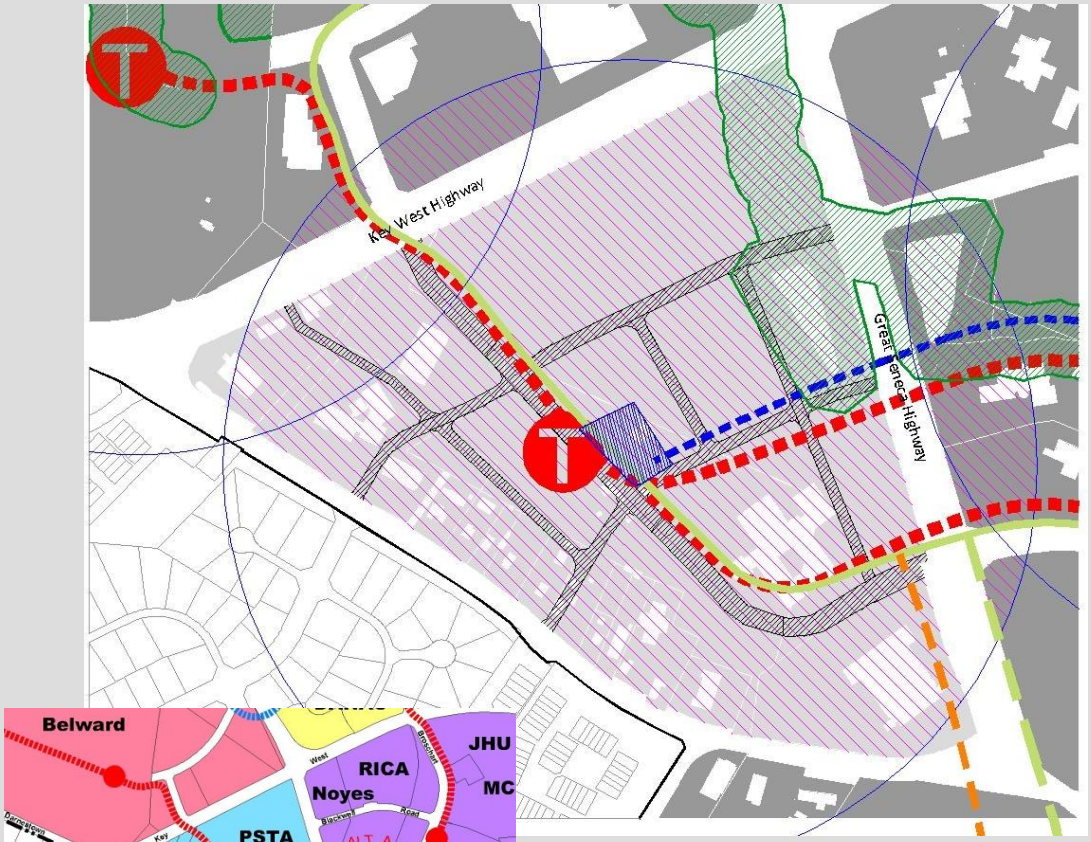
Height: 143 feet



Gaithersburg West Master Plan

LSC West: A New Residential Community

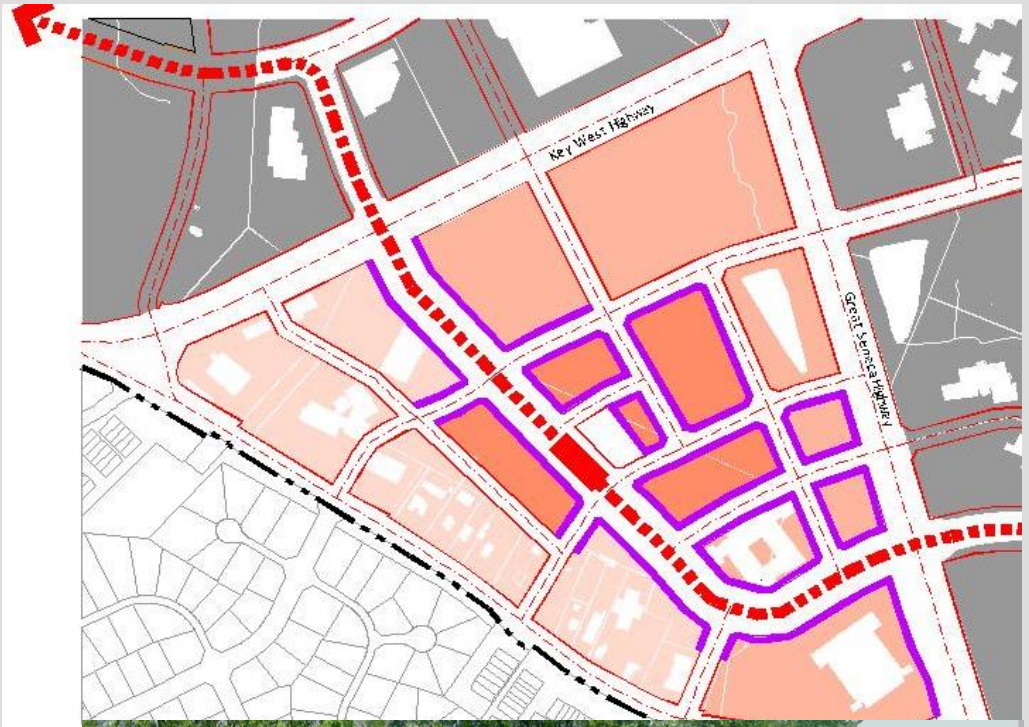
- CCT Station
- Relocate PSTA
- New Street Grid



Gaithersburg West Master Plan

LSC West

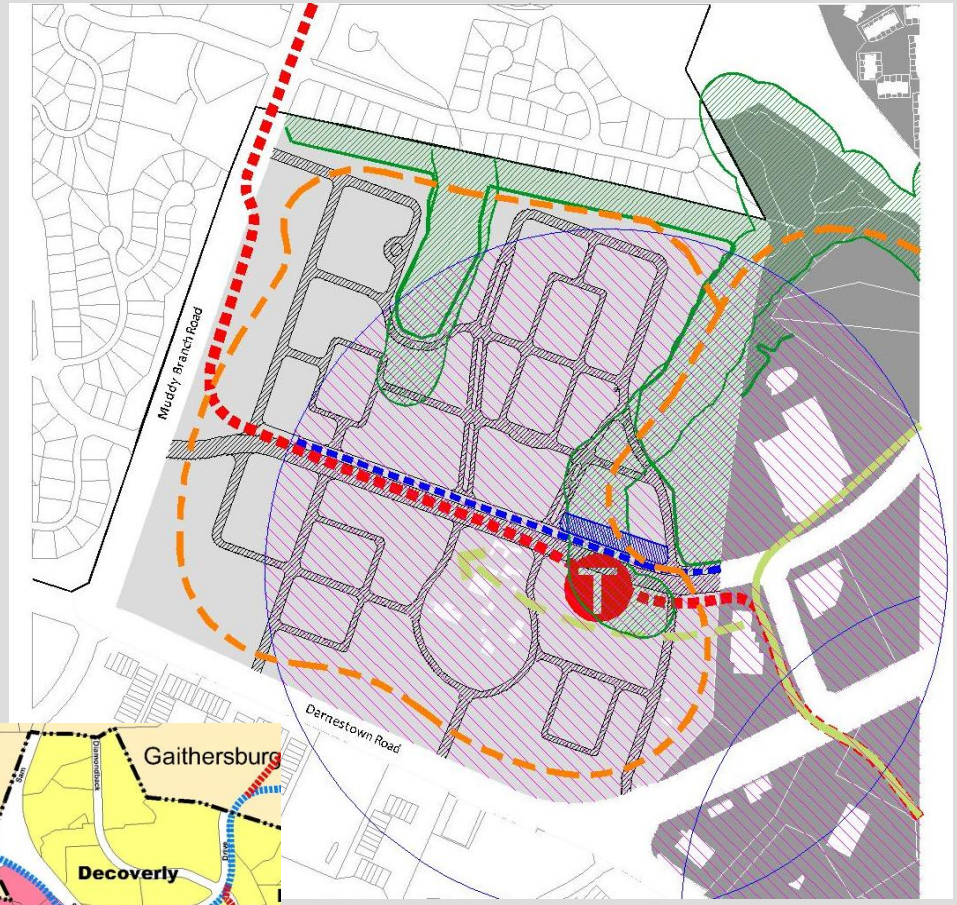
- Rezone to TMX-2
- Allow up to 2000 Dwelling Units
- Local Retail
- School, Fire Station
- Civic Green

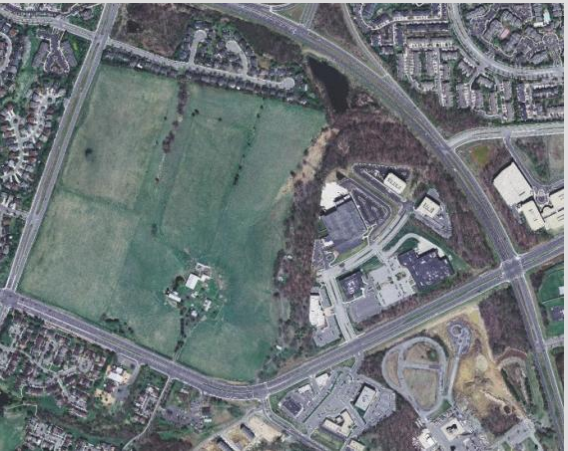


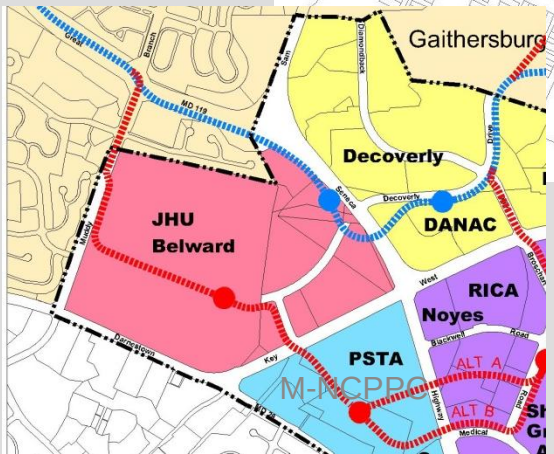
Gaithersburg West Master Plan

LSC Belward:
Science & Research

- CCT Station
- New Local Streets
- Preserve Belward Farm







Gaithersburg West Master Plan

LSC Belward

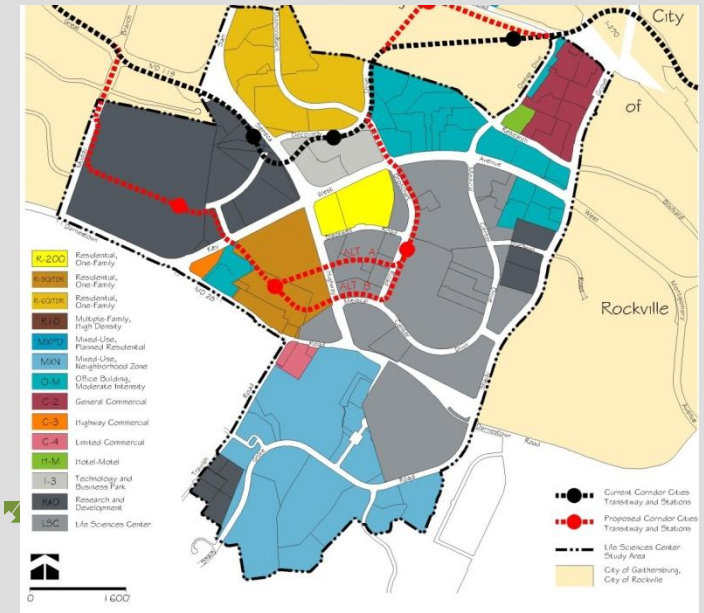
- Expand Farm Setting
- Buffers
- LSC Loop
- Up to 1.0 FAR
- Height: 110 ft. max

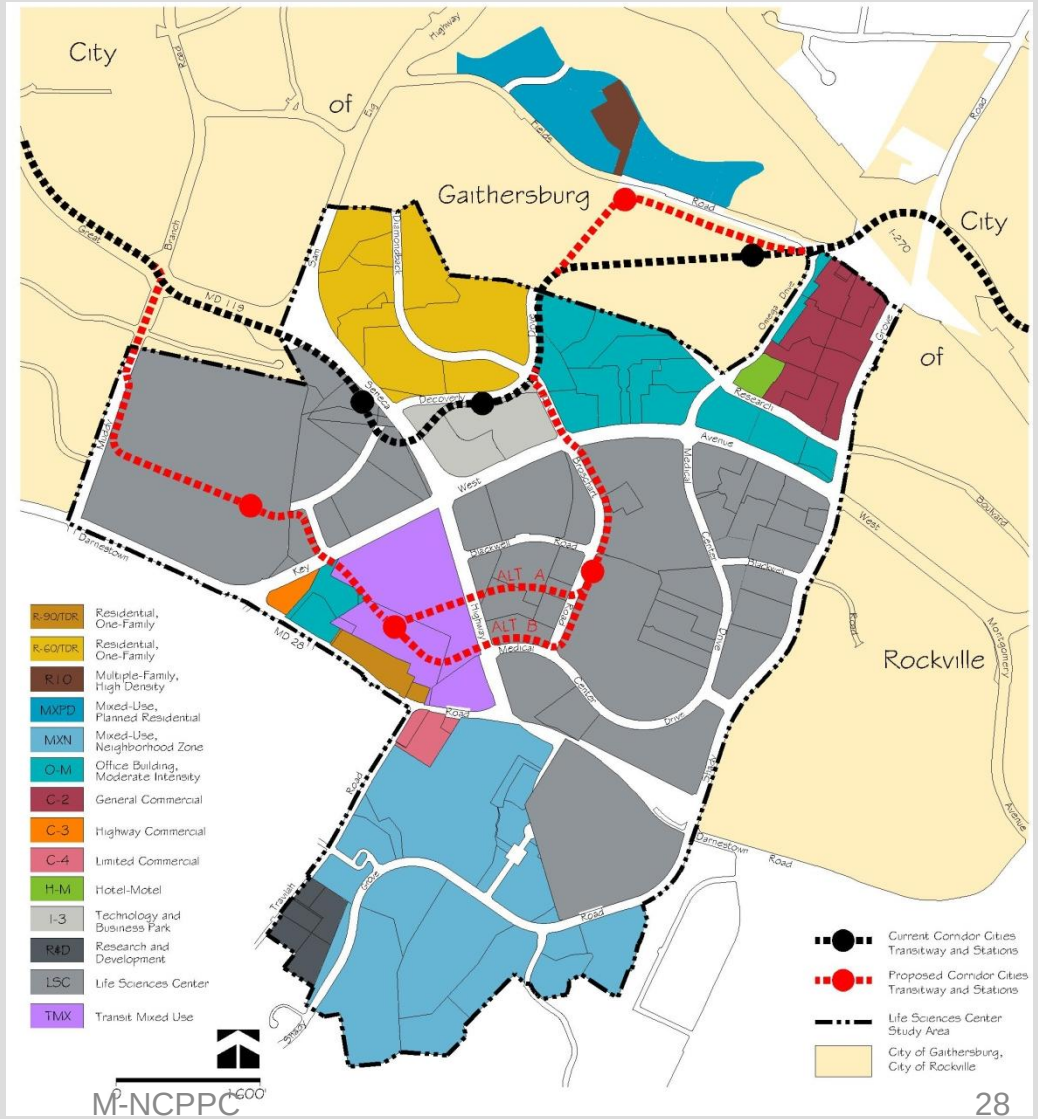
Gaithersburg West Master Plan

Proposed Zoning

LSC Zone at Central and Belward

TMX-2 on LSC West

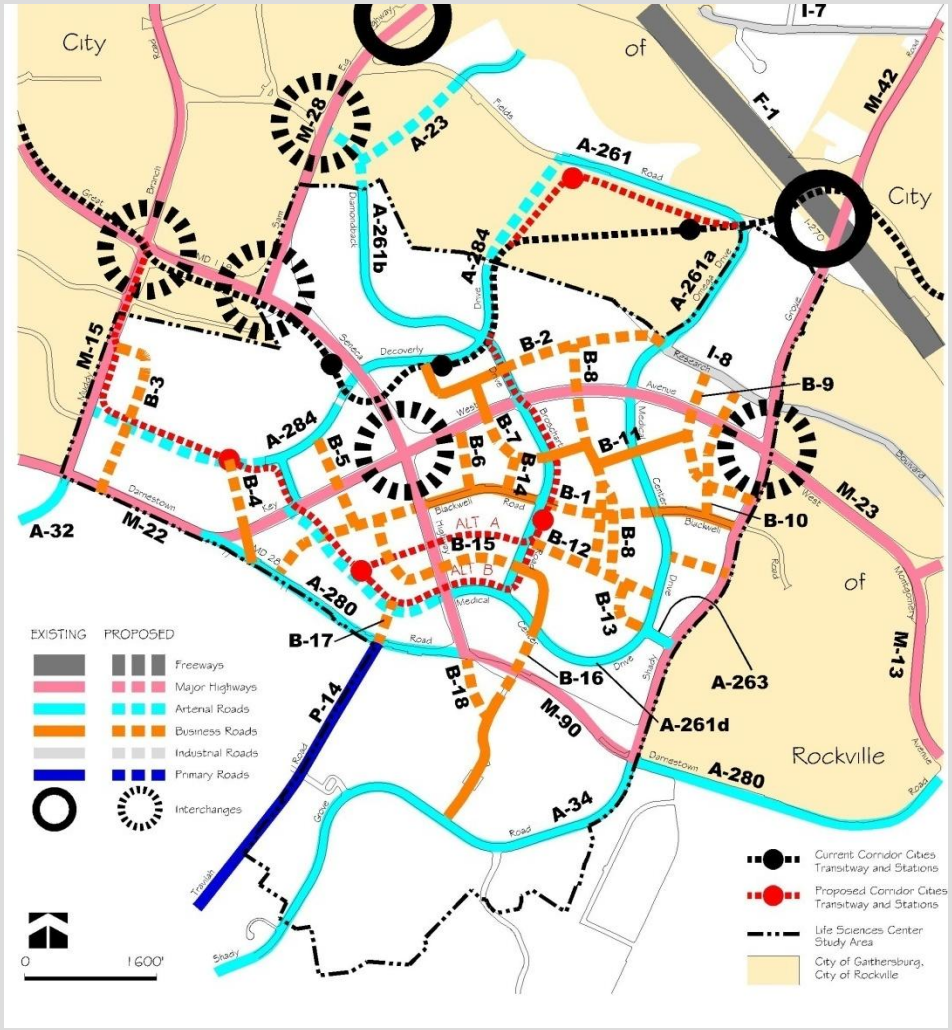




Gaithersburg West Master Plan

LSC Circulation

- 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

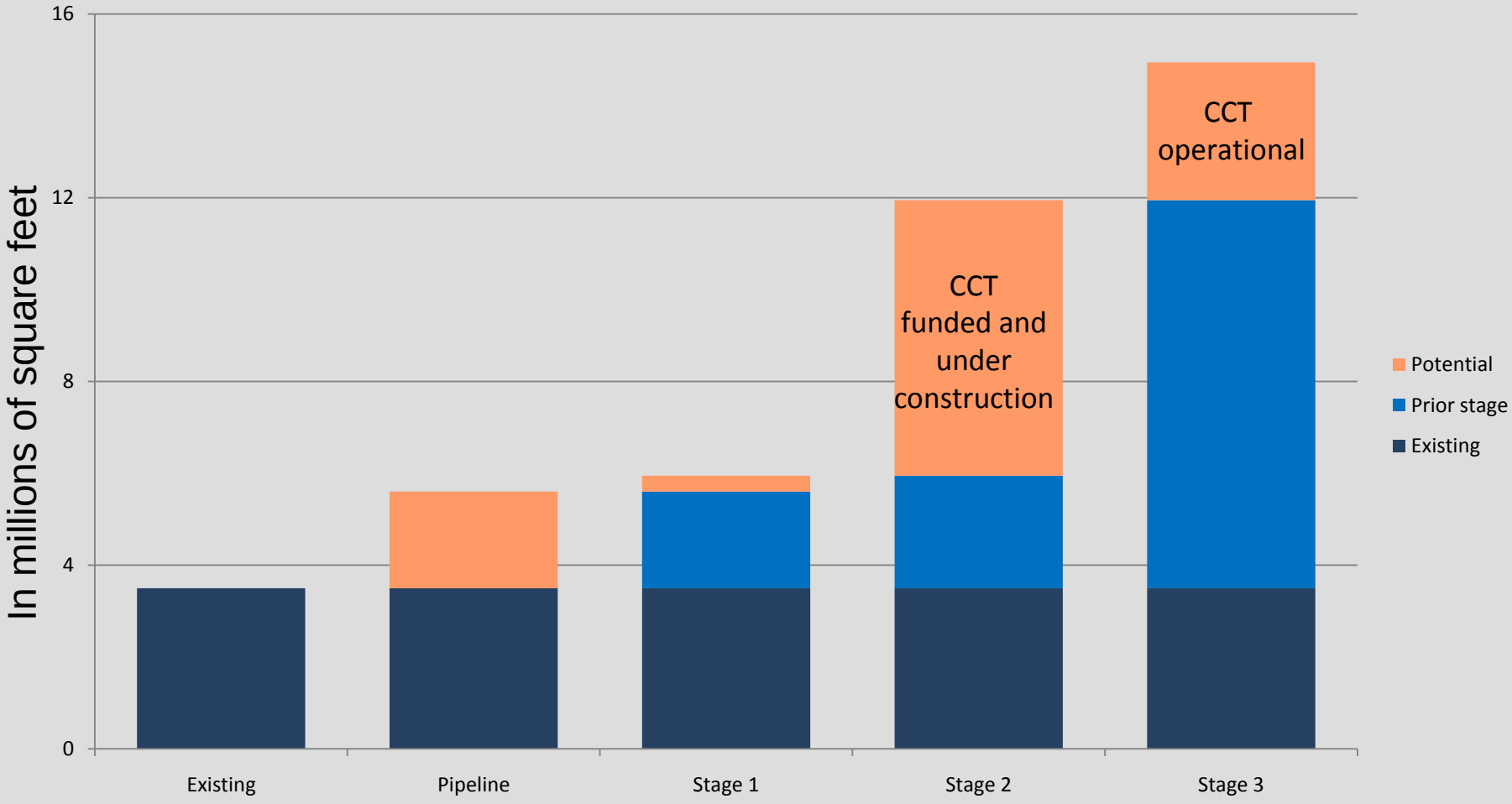


Gaithersburg West Master Plan

Transit Station Commercial Densities: Central and Belward

	Commercial Square feet	Potential New Jobs	Years to Build-out
Total Transit Station Densities	15,000,000		
Less Existing and Approved	- 5,650,000		
Total New Development	9,350,000	32,000	40 years
Likely New Development (75%)	7,012,500	24,000	35 years

Gaithersburg West Master Plan
Staging of Commercial Development



Gaithersburg West Master Plan

Staging of Commercial Development in Three LSC Districts

Stage 1

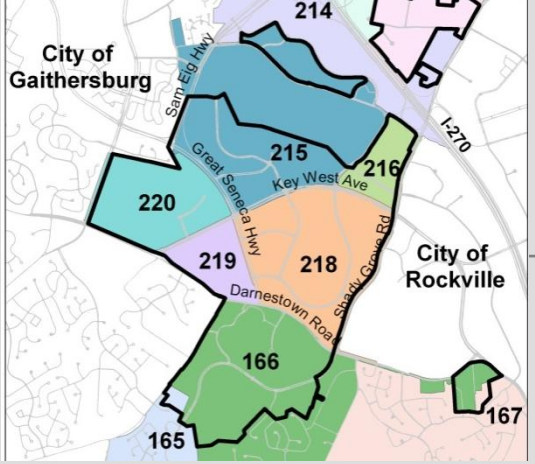
- Begin operating Transportation Management District
- Create new LSC Policy Area
- Document the mode share

Stage 2

- Fully fund construction of CCT from Shady Grove to Belward
- Construct public street linking LSC Central , West, Belward
- Document mode share (goal of 5% increase over baseline).

Stage 3

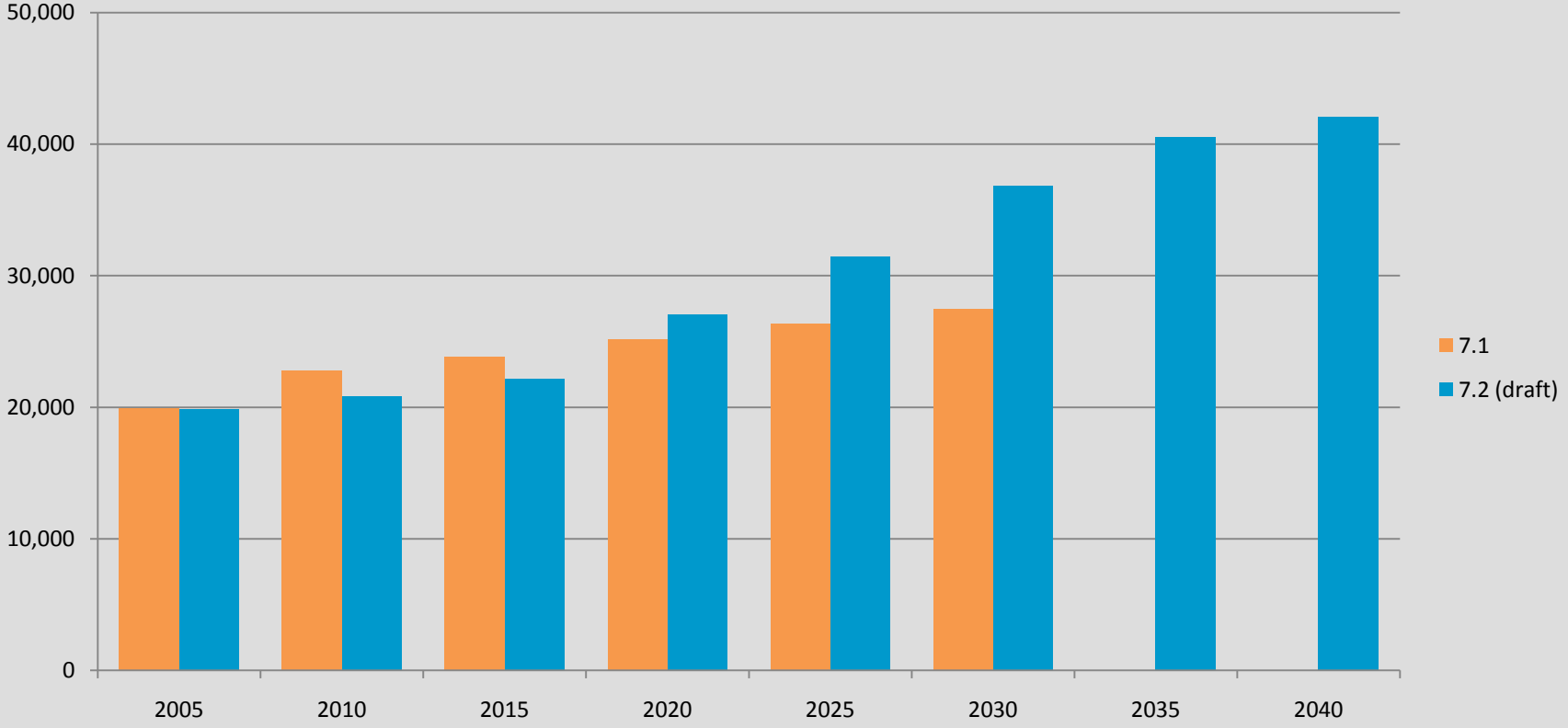
- Begin operating CCT from Shady Grove to Clarksburg
- Fund interchanges and Key West widening
- Document mode share increase (15% increase)
- Fund Elementary School in MCPS Budget, if needed



Gaithersburg West Master Plan

COG Job Forecasts

Round 7.1 (1990 Master Plan)
Round 7.2 Draft (2009 Master Plan)



Require Concept Plans from Major Property Owners

- In addition to normal Regulatory Requirements
- Adherence to Plan Vision to Concentrate Density at Transit
- Provide appropriate neighborhood buffers
- Help create the LSC Loop and civic open spaces
- Create local street network

Gaithersburg West Master Plan

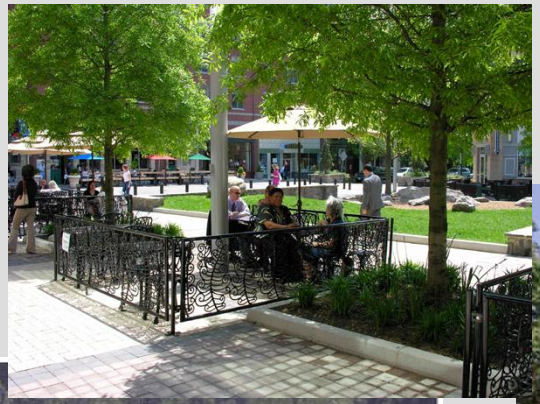
Revisit LSC Plan in Six Years

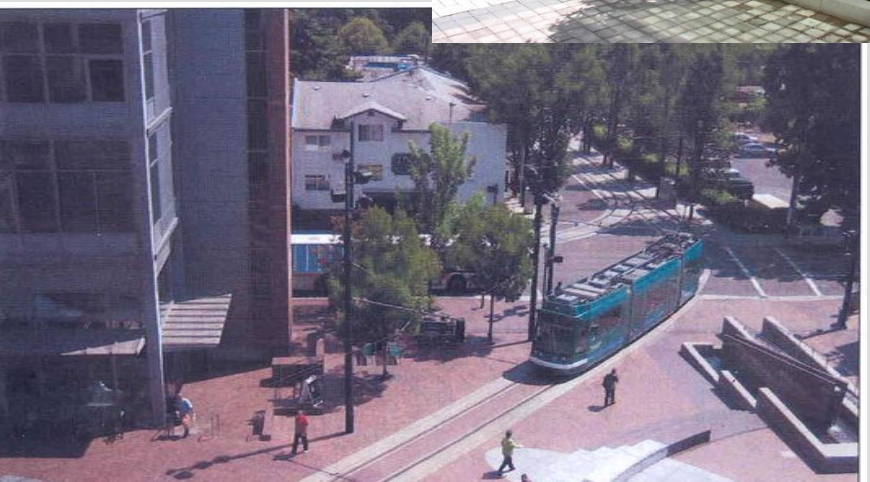
- Economic Factors
- CCT Schedule
- PSTA Relocation
- Institutions' Investment in Plan Vision
- Infrastructure cost and delivery

Gaithersburg West Master Plan

Plan Summary

- Place Density at Three CCT Stations; Limit Elsewhere
- Create Mixed Use Centers with Medical & Biotech Focus
- Require Concept Plans to Implement Plan Vision
- Phase Development & Link to Transit Funding & Operation





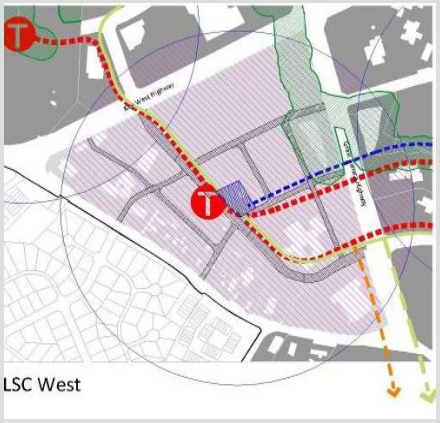
Gaithersburg West Master Plan

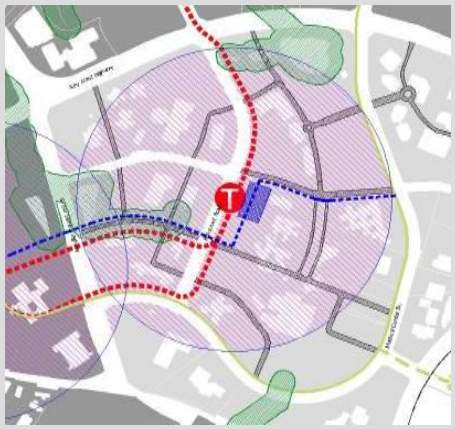
Draft

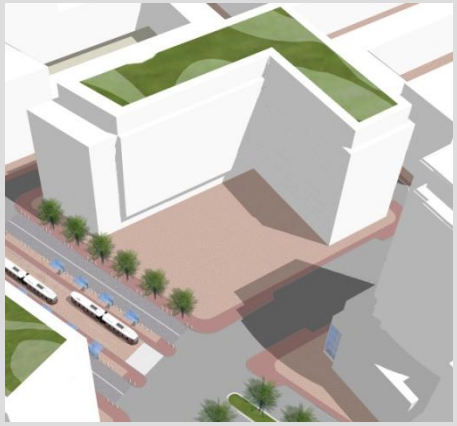
March 2009

Urban Design Guidelines

For the Life Sciences Center in the Gaithersburg West Master Plan

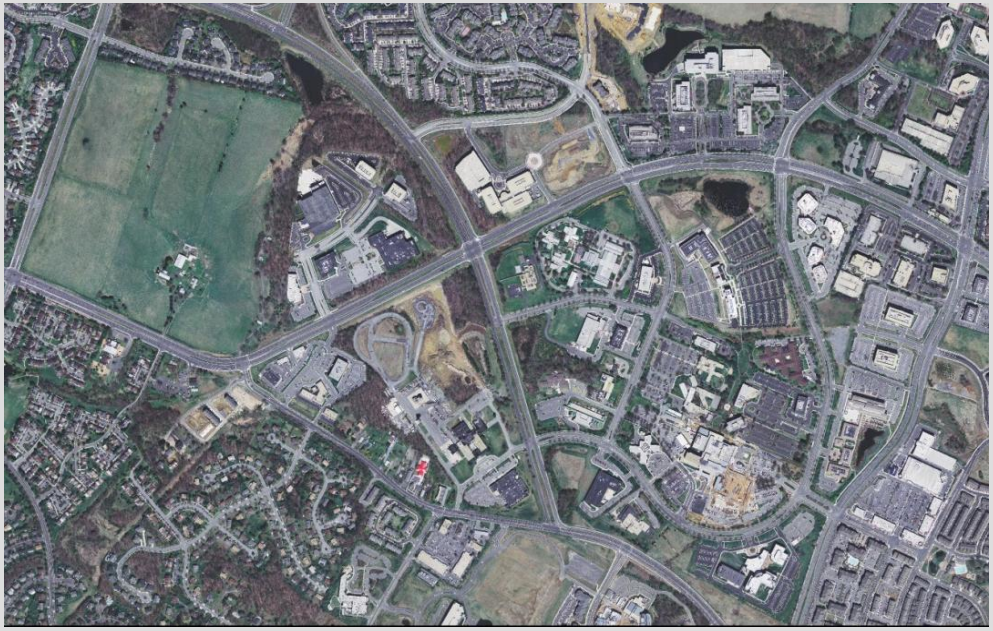




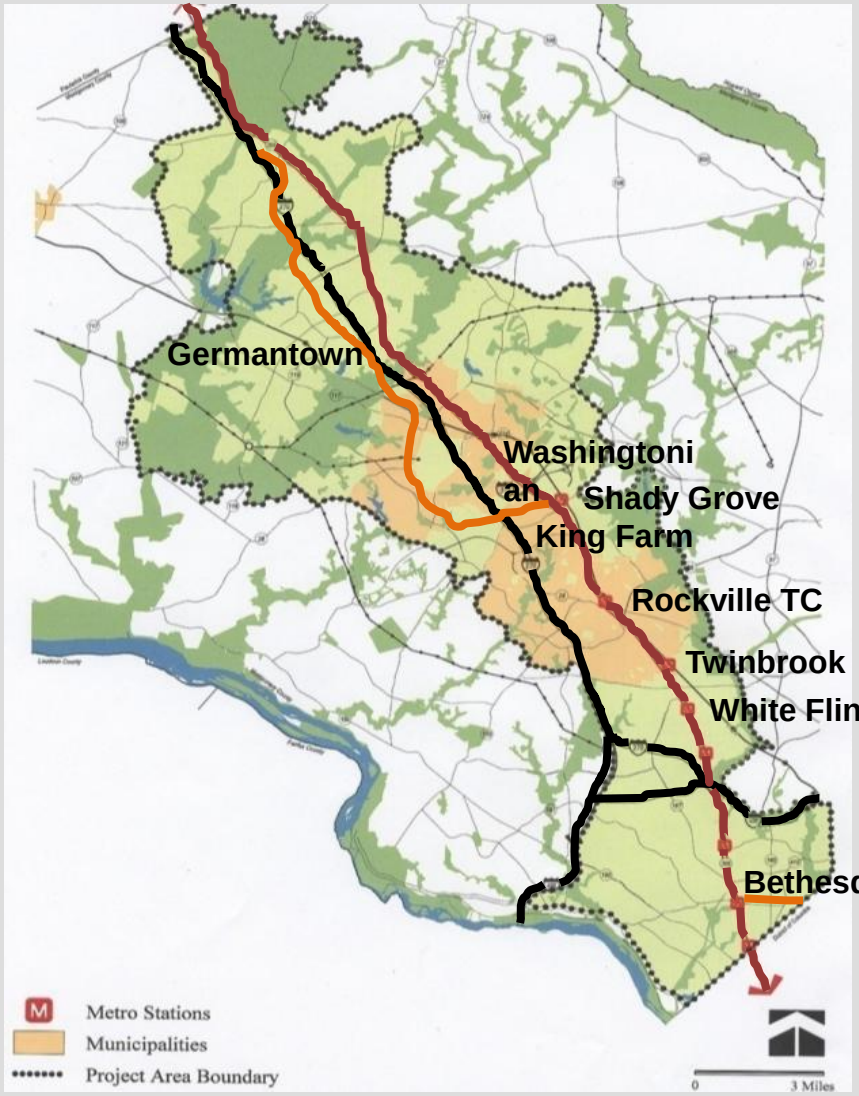


Montgomery County Planning Department
The Maryland-National Capital Park and Planning Commission

Contents



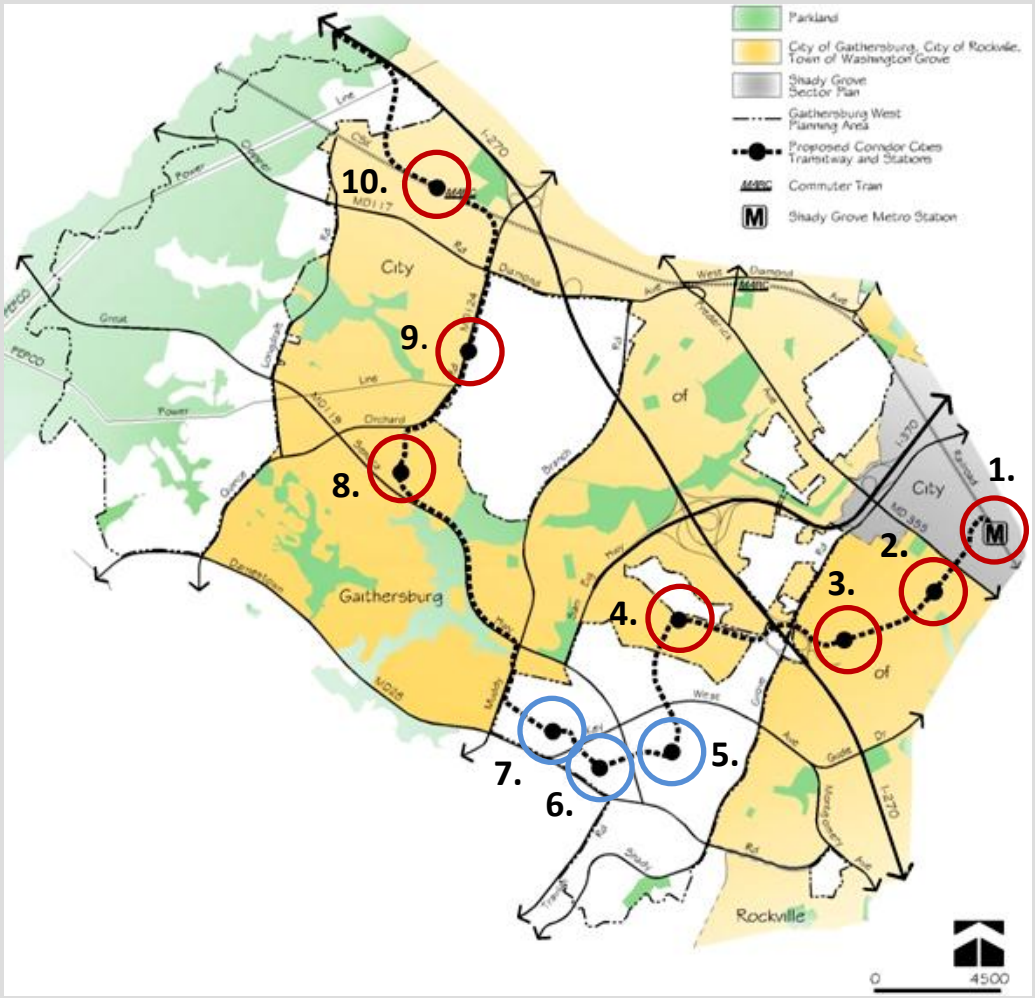
Comparison of Place



Bethesda	4.0 FAR*
Silver Spring	3.0 FAR*
Ballston	3.0 FAR
Rockville TC	2.5 FAR
White Flint (LCOR)	2.0 FAR*
Rockville TC	2.5 FAR
Clarendon	2.0 FAR
Reston TC	2.0 FAR
Twinbrook	1.9 FAR*
Shady Grove	1.5-2.0 FAR*
Germantown	1.0-2.0 FAR*
Washingtonian	1.25 FAR
King Farm	0.4 FAR

* Not including any density bonus (e.g. 30 percent) for MPDUs or Workforce housing)

Comparison of Place



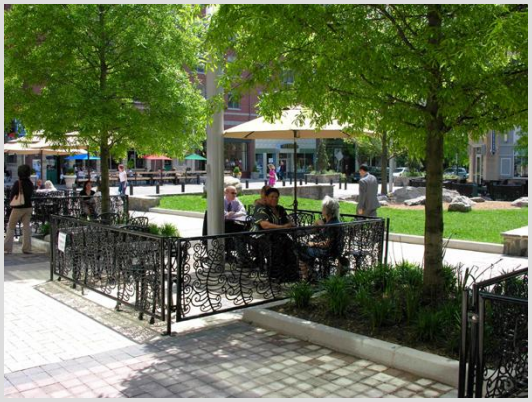
CCT Transit Stations and FAR:

1.	Shady Grove	1.5 - 2.0
2.	King Farm East	0.4
3.	King Farm West	0.4
4.	Crown Farm/ Washingtonian/	0.5 0.75+
5.	LSC Core	1.0 - 1.5
6.	LSC West/PSTA	1.0
7.	LSC/Belward	1.0
8.	Kentlands	.75- 1.5
9.	NIST	0.15
10.	Watkins Mill	0.5

Comparison of Place

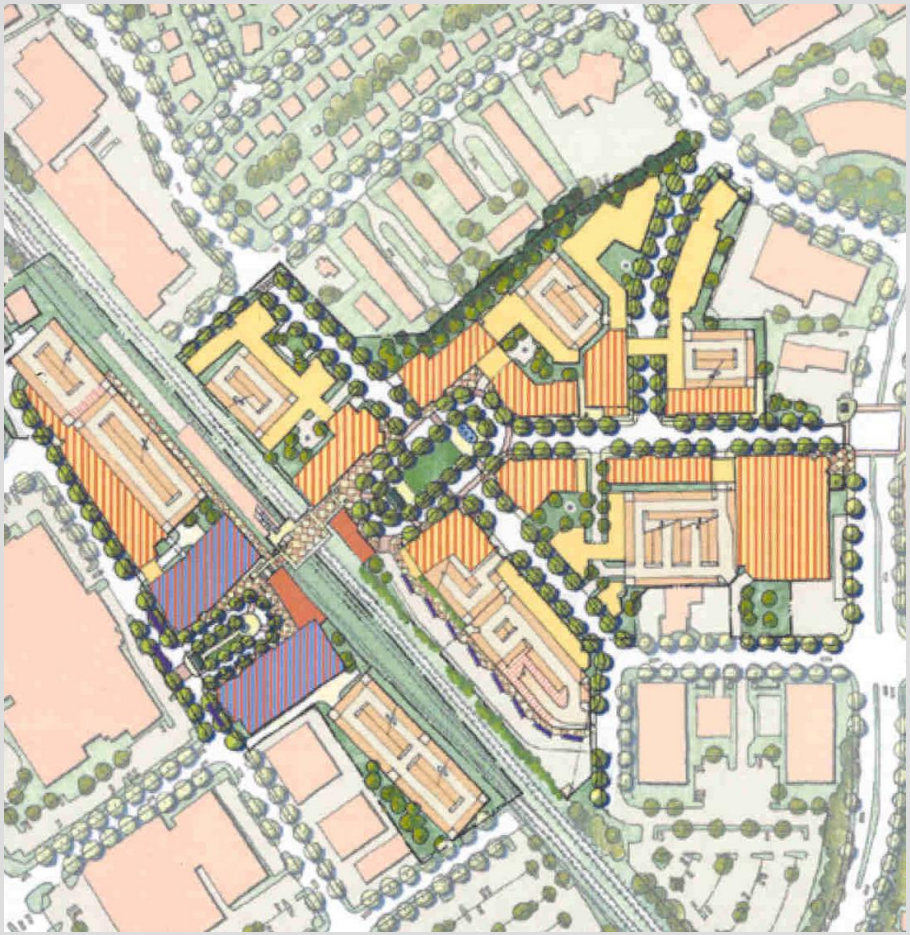
Rockville Town Center

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

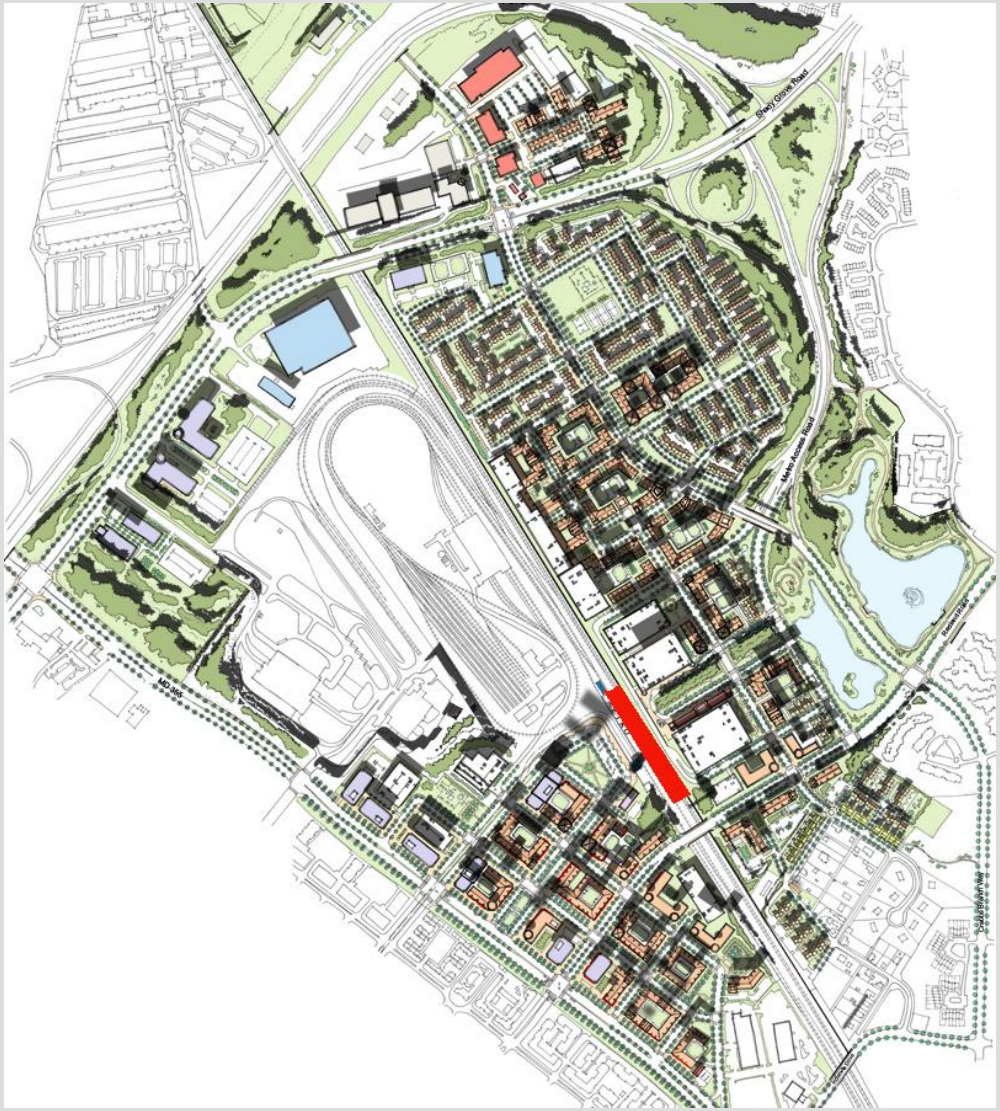


Twinbrook

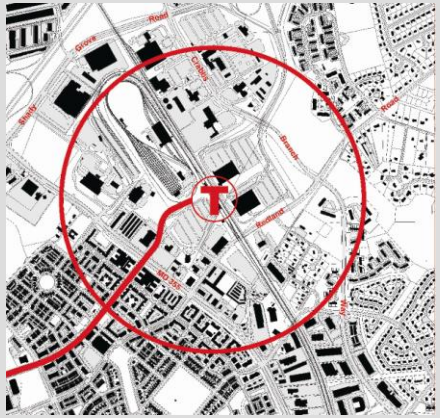
16.95 acres
1,114 dwelling units (65 units/acre)
1.3 million square feet
1.9 FAR



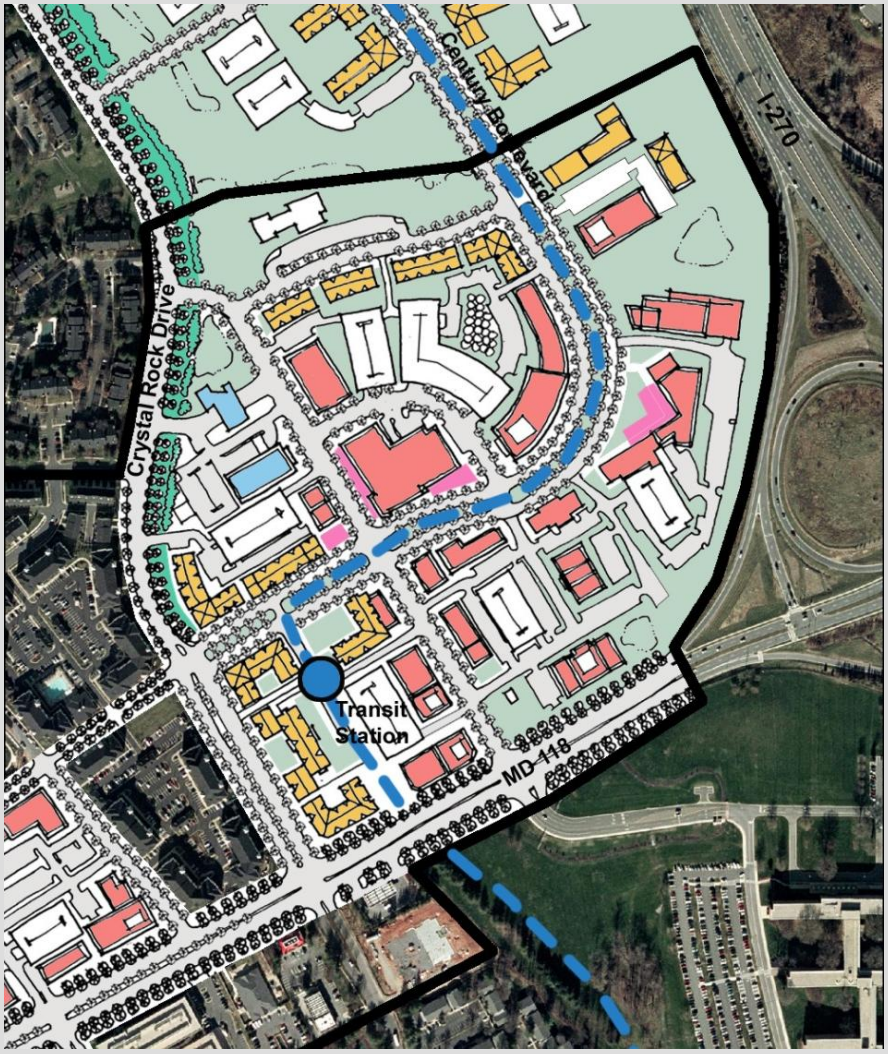
Shady Grove



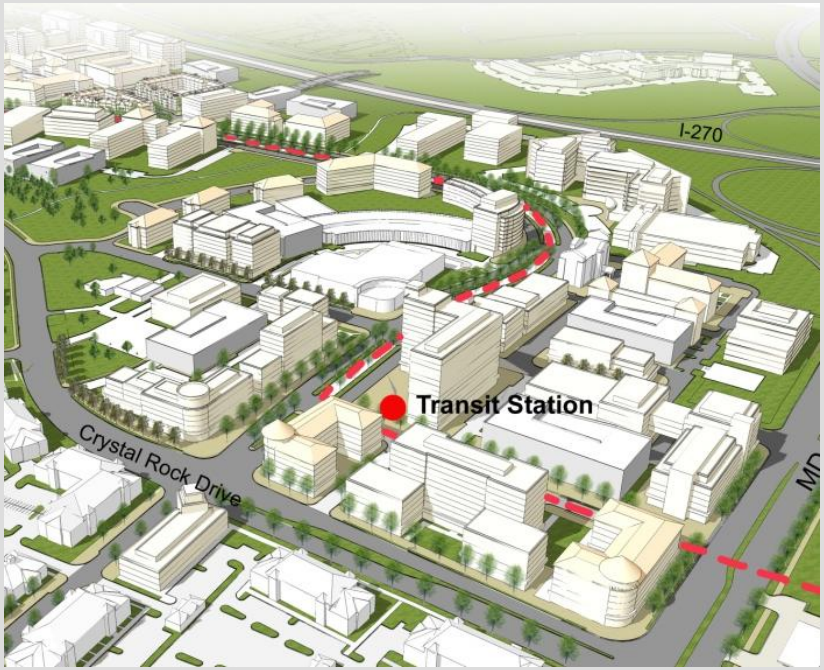
200 Acres
5,850 units
1.5 million sq. ft.
1.5- 2.0 FAR (Core Area)



Germantown Town center



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



Washingtonian/Rio

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

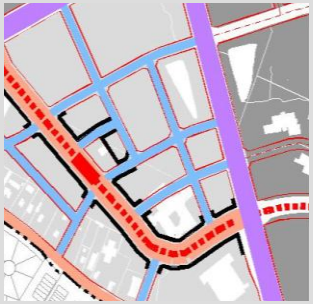
Goals for Streets

Major Highways

Transform the major highways to urban boulevards with street trees and lighting within the Life Sciences Center .

Grid of Streets

Establish a grid of interconnected streets that will provide better connections throughout the Life Sciences Center. The grid system should improve access for vehicles, pedestrians, and bicyclists.



Short Blocks

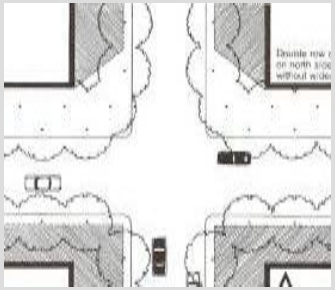
Establish a system of short blocks to expand the pedestrian access throughout the LSC area. The short blocks will create a foreground for street oriented buildings

Variety of Streets

Create an expanded range of street types for the Life Sciences Center that satisfies a variety of functions. The streets range from the six-lane Sam Eig Highway for through traffic to two-lane urban streets for local traffic

Intersections

Create intersections with crosswalks to improve pedestrian access without compromising safety. Require substantial streetscaping with street trees, street lights, and street furniture to establish an urban environment for pedestrians.



Streets

Open Space

Stream Valleys

High priority will be given to protecting the sensitive environmental features within the LSC area. These parks will be connected to the recreation loop.

CCT Plazas

Civic greens and plazas will be located adjacent to the CCT stations and will become the focus of community activity in each of the LSC districts.

Green Buffer

Preserved or established wooded areas that provide forest and tree cover. These areas provide compatibility with the adjacent residential neighborhoods

Public Use Space

Parklands, civic spaces, community gardens provide opportunities for active and passive recreation, and public gathering spaces.

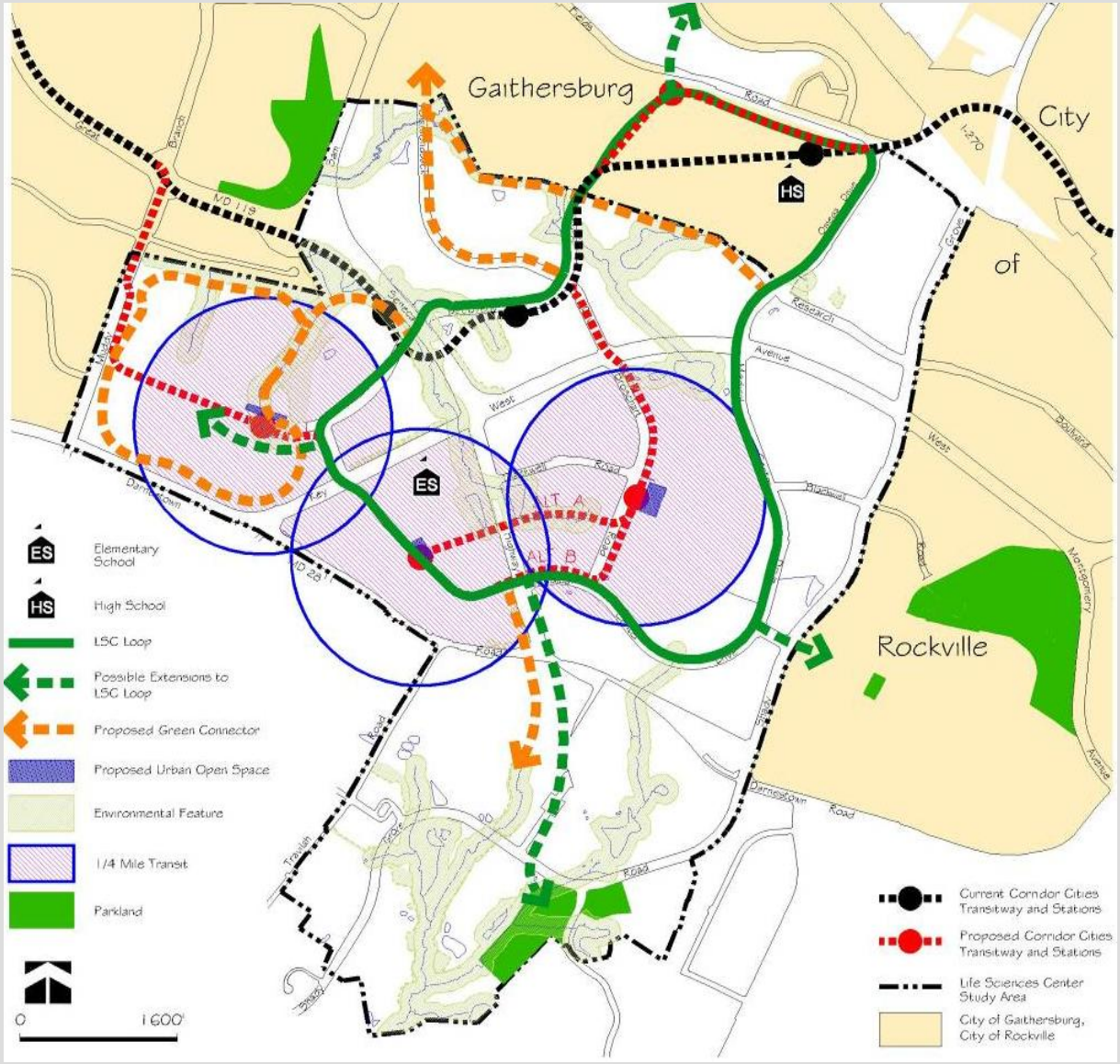
Historic Setting

A revised environmental setting is to be established for the historic Belward Farm.
New buildings will be setback from the existing residence.

Linear Park

These tree-lined spaces are important features along roadways, between groups of buildings, and along natural areas.

Open Space

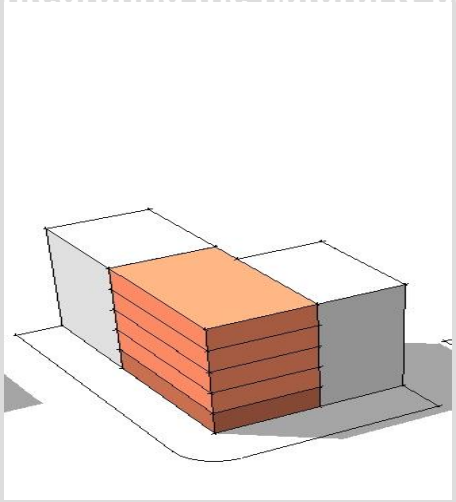

Gaithersburg
City
of
Rockville
HS
ES
Elementary School
High School
LSC Loop
Possible Extensions to LSC Loop
Proposed Green Connector
Proposed Urban Open Space
Environmental Feature
1/4 Mile Transit
Parkland
0
1,600'
Current Corridor Cities Transitway and Stations
Proposed Corridor Cities Transitway and Stations
Life Sciences Center Study Area
City of Gaithersburg, City of Rockville

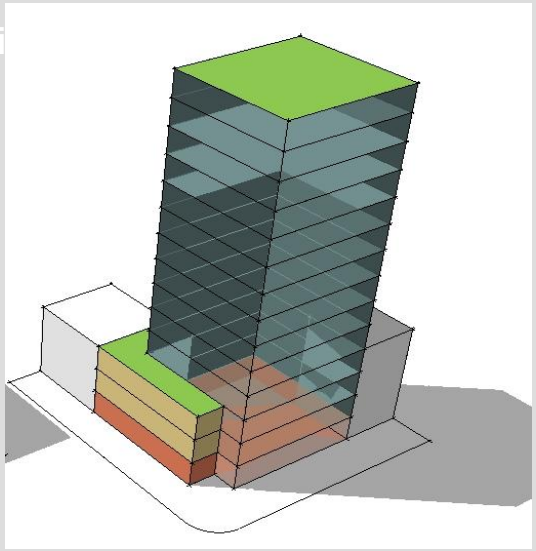
Open Space

Buildings

Range of Building Types

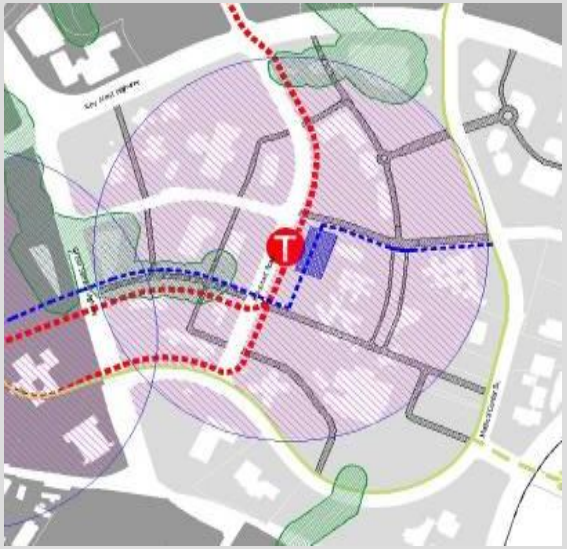
Integrating the natural & bui





▪ Transition Areas ▪ Retail on the ground floor ▪ Office or residential above ▪ 2 - 4 stories ▪ 50 feet high maximum	▪ Adjacent to the CCT Stations ▪ Retail on the ground floor ▪ Office or residential above ▪ 3-4 story base ▪ 143 feet high maximum (LSC Central and West) ▪ 110 feet maximum (LSC Belward)

Buildings



Environment

Stream Protection

Shape development around existing streams and environmental buffers. Key stream areas are located in all three LSC districts.

Imperviousness

Reduce the use of impervious surfaces along streets by the use of tree panels, and lawn areas in public open spaces.

Forestation/Tree Canopy

Maximize forest cover and establish tree cover in natural areas and buffer areas. Include closely spaced street trees along all streets. Provide a tree canopy within all public spaces.

Green Buildings

The use of solar cells, geothermal technology, and green roof area are encouraged for sustainability.

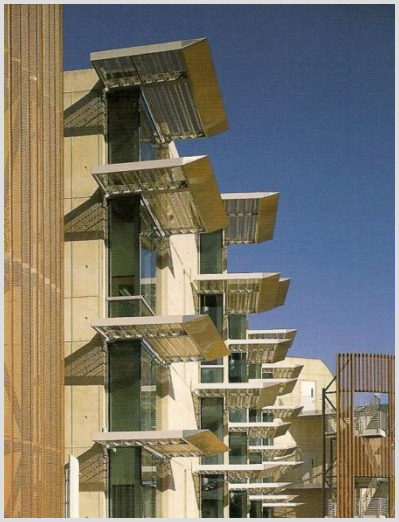
Stormwater Management

Providing creative solutions to stormwater management is a priority. Stormwater management includes the use of green roof technology.

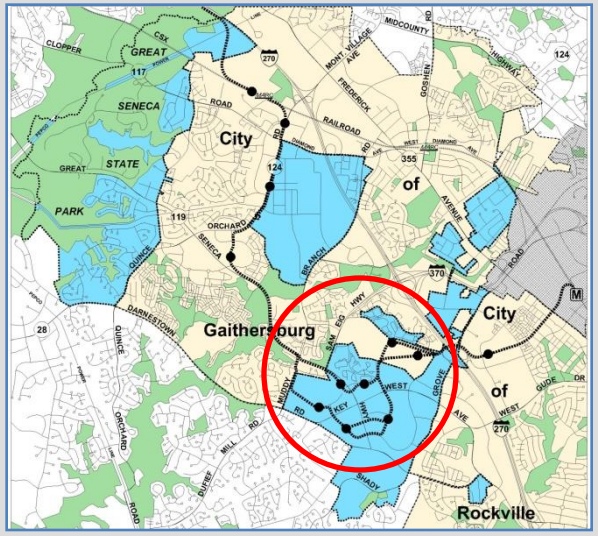
Connectivity

Green connections will link and integrate the built environment and the natural environment. Connections should be both visual and functional. Providing connections will reduce dependence on the automobile.

Environment



Specific Areas



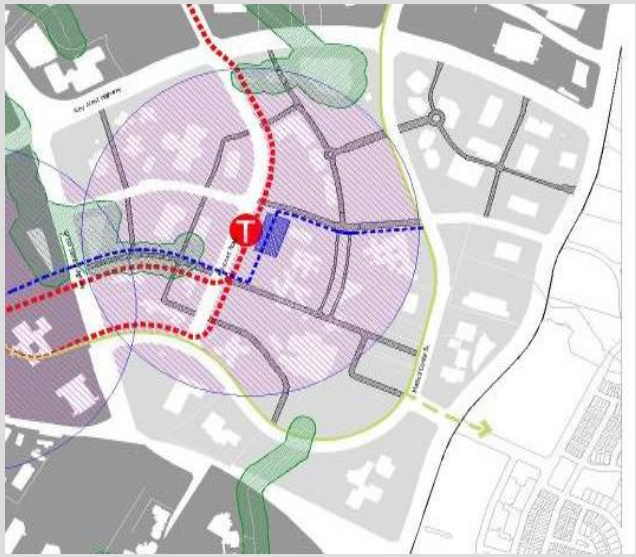
Transit Nodes:

1. LSC Central
2. LSC West (PSTA)
3. LSC Belward

LSC Central

Urban Design Concept:

- Medical Center Expansion
  - Expanded hospital
  - Centers of Excellence
- Advanced Education (Johns Hopkins and the Universities of Maryland)
- Center for Research
- Housing
- CCT Station



LSC Central (Life Sciences Center)

Building Form and Character Examples








LSC West (PSTA)

Urban Design Concept:

- Housing Resource
- Elementary School
- Fire Station
- Neighborhood Retail
- CCT Station

LSC West (PSTA)

Building Form and Character Examples

LSC Belward (Banks Farm)

Urban Design Concept

- Research Center
- CCT Station
- Preservation
- Green Buffers
- Limited Retail

LSC Belward

Building Form and Character Examples

Gaithersburg West Master Plan