

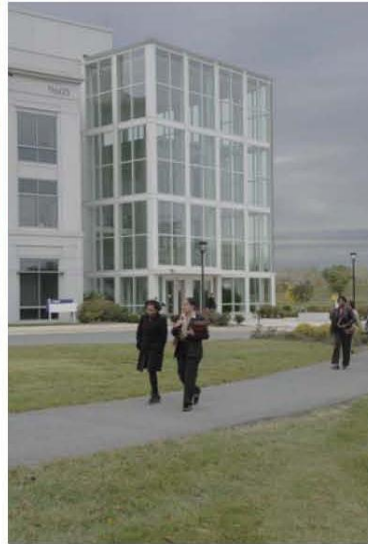
Great Seneca Science Corridor (GSSC) Master Plan

March 15, 2011 Presentation to Implementation Advisory Committee

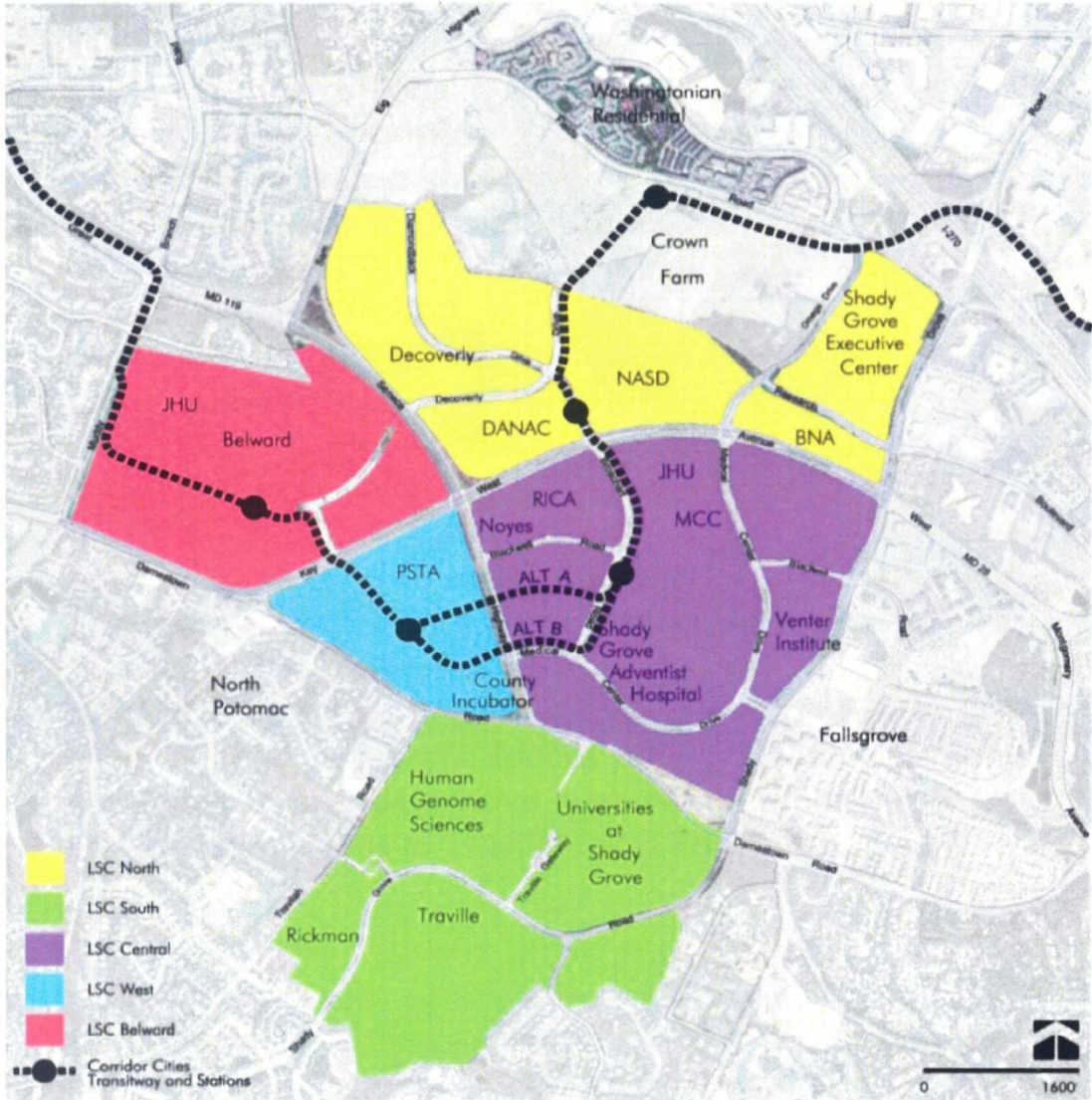
June 2010
approved and adopted

great seneca science corridor master plan

The Life Sciences Center



GSSC Master Plan



GSSC Master Plan

Staging Requirements

table 3 staging of commercial development

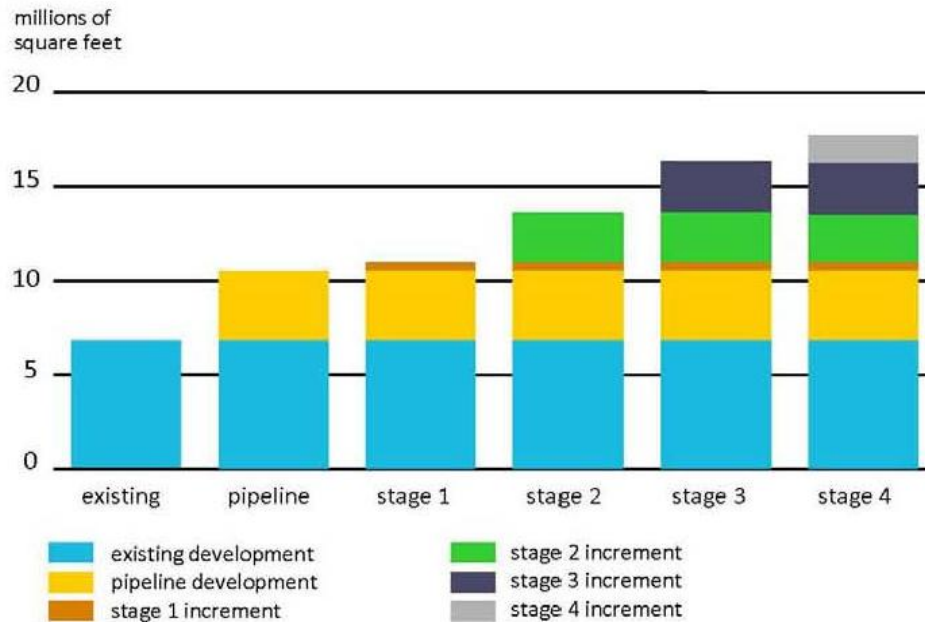


table 2 life sciences center: existing and proposed development

	existing	existing and approved	1990 Master Plan	proposed 2010 Plan
commercial (sf)	6,940,000	10,700,000	13,000,000	17,500,000*
dwelling units	3,300	3,300	3,800	9,000
jobs	21,200	30,550	38,000	52,500
jobs-housing ratio	6.4	9.2	10.0	5.8

*Although zoning would allow up to 20 million square feet of development, the staging plan limits development to 17.5 million square feet.

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Staging Requirements

Staging applies to all 5 LSC Districts – North, Central, South (except Rickman property), West, and Belward

Before Stage 1 begins, all of the following must occur:

- Approve and adopt the Sectional Map Amendment. **Status: Done**
- Designate the LSC Central, West, Belward, and North Districts as a Road Code Urban Area. **Status: Done**
- Include the entirety of the Rickman Property on Travilah Road in the R&D Policy Area **Status: Done**
- Fund and begin operating the Greater Shady Grove Transportation Management District (TMD). **Status: In process**
- Document the baseline of non-driver mode share through monitoring and traffic counts. **Status: In process**

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Staging Requirements

Before Stage 1 begins, all of the following must occur:
(continued)

Within 12 months of adopting the sectional map amendment, the Planning Board must develop a biennial monitoring program for the LSC that addresses:

- development approvals
- traffic issues (including intersection impacts)
- public facilities and amenities
- the CIP and Growth Policy as they relate to the LSC.

The program should conduct a regular assessment of the staging plan and determine if any modifications are necessary. The biennial monitoring report must be submitted to the Council and Executive prior to the development of the biennial CIP. **Status: In process**

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Issues and Staging Requirements

Before Stage 1 begins, all of the following must occur:
(continued)

The Planning Board must establish an advisory committee to:

- Evaluate assumptions made regarding congestion levels, transit use, and parking
- Monitor the Plan recommendations
- Monitor the CIP and Growth Policy
- Make recommendations regarding
 - community impacts and design and
 - the status and location of public facilities and open space.

Status: Done

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Issues and Staging Requirements

Before Stage 1 begins, all of the following must occur:
(continued)

Dependent on the availability of outside funding, the Planning Board must initiate an ongoing health impact assessment of development in the Plan area.

Status: Staff applied for a grant to fund the health impact assessment, but was not awarded the grant.

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Staging Requirements

Stage 1 –

- Commercial Development Totals

 - 7.0 million square feet – existing

 - 3.7 million square feet – pipeline

 - (10.7 million square feet – existing + pipeline)

 - 400,000 square feet – additional**

 - 11.1 million square feet – total Stage 1 Commercial development**

Health care services are exempt from the requirements of Stage 1

- Residential Development Totals

 - 3,300 - total existing and approved dwelling units

 - 2,500 – additional new dwelling units**

 - 5,800 Total Stage 1 residential dwelling units**

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Staging Requirements

Definition of Health Care Services

“Establishments providing health care by trained professionals. These establishments include hospitals, hospice care facilities, life care facilities, nursing homes, medical clinics, physical therapy facilities, and occupational therapy facilities.”

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Staging Requirements

Before Stage 2 begins, all the following must occur:

- Fully fund construction of the CCT, including the proposed realignment through the LSC, from the Shady Grove Metro Station to Metropolitan Grove within the first six years of the County's CIP or the State CTP.
- Fully fund relocation of the Public Service Training Academy from LSC West to a new site.
- Fund the LSC Loop trail in the County's six-year CIP and/or through developer contributions as part of plan approvals.
- Attain an 18 percent non-auto driver mode share (NADMS).

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Staging Requirements

Stage 2 –

- Commercial Development Totals

11.1 million square feet Stage 1 development

2.3 million square feet additional Stage 2 development

13.4 million square feet total Stage 2 commercial development

Residential Development Totals

5,800 Stage 1 residential dwelling units

2,000 additional Stage 2 residential dwelling units

7,800 total Stage 2 residential dwelling units

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Staging Requirements

Before Stage 3 begins, all the following must occur:

- CCT is under construction from Shady Grove Metro Station to Metropolitan Grove and at least 50 percent of the construction funds have been spent.
- Program for completion within six years any needed master-planned transportation improvement identified by the most recent biennial monitoring review.
- Construct and open at least one public street (such as Medical Center Drive extended) across LSC West and Belward.
- Attain a 23 percent NADMS.

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Staging Requirements

Stage 3 –

- Commercial Development Totals

13.4 million square feet Stage 2 development

2.3 million square feet additional Stage 3 development

15.7 million square feet total Stage 3 commercial development

Residential Development Totals

7,800 Stage 2 residential dwelling units

1,200 additional Stage 3 residential dwelling units

9,000 total Stage 3 residential dwelling units

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Staging Requirements

Before Stage 4 begins, all the following must occur:

- Begin operating the CCT from the Shady Grove Metro Station to Clarksburg.
- Program for completion within six years any needed master-planned transportation improvement identified by the most recent biennial monitoring review.
- Attain a 28 percent NADMS.

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Staging Requirements

Stage 4 –

- Commercial Development Totals

15.7 million square feet Stage 3 development

1.8 million square feet additional Stage 4 development

17.5 million square feet total Stage 4 development at full buildout

Residential Development Totals

9,000 Stage 3 residential dwelling units

No additional Stage 4 residential dwelling units

9,000 total Stage 4 residential dwelling units at full buildout

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Issues and Staging Requirements

Issue 1. At what point is staging capacity allocated?

The Master Plan states that, “Each development stage will be initiated when all of the triggers for that stage are met. After a stage has been triggered, individual properties can proceed with Preliminary Plan approval.” Staff believes this section of the Plan implies two things:

- Preliminary plans that include new additional development cannot proceed to the Planning Board for approval until all of the triggers for that stage are met.
- Allocation of additional new development occurs at the time of Preliminary Plan approval by the Planning Board.

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Issues and Staging Requirements

Staff Recommendation: Staff believes that a “first come, first served” policy should be applied so that each plan submitted goes to the Board in the order it was received. This should be accomplished by a two-step process:

- An application will enter the queue when the application has been accepted as final by our Development Application and Regulatory Coordination Division.

- A Board date will be set 180 days from the time the application is accepted as final. If the application is not ready to go to the Board within 180 days, the application will lose its place in the queue to the next available application.

- *Applications could be heard if the applicant requests it and the order of the queue is not disrupted

- *No extension requests will be considered

- *Capacity will not be allocated until the Planning Board approves the preliminary plan, or when Adequate Public Facilities approval is granted.

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Issues and Staging Requirements

Issue 2. Each stage lists both new development maximums and total development maximums for both commercial and residential development. Which number – the incremental addition of new development or the total maximum for the stage - should be controlling?

The Plan states that “if a Preliminary Plan expires, the development capacity associated with it becomes available to all eligible applicants. This released capacity would essentially shift from the category of approved, pipeline development to the category of additional new development, while the total in the stage would remain unchanged.”

Staff Recommendation: The total development maximum in each stage should be the controlling number.

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Issues and Staging Requirements

Issue 3. The Plan states that “health care services are exempt from the requirements of Stage 1.” How should this be interpreted?

Context: “Stage 1 allows an additional 400,000 square feet of commercial (nonresidential) development and 2,500 additional dwelling units. Existing and approved development totals 10.7 million square feet and Stage 1 allows 400,000 additional square feet for a total of up to 11.1 million square feet. Health care services are exempt from the requirements of Stage 1.”

Staff Recommendation:

- New health care services development approvals do not wait for Stage 1 triggers.
- New health care services development does not count against the total development allowable under Stage 1; however, new development for health care services should be tracked so that the development can be applied against the totals for Stage 2.

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Issues and Staging Requirements

Recommendations for this issue have been withdrawn and are under discussion

~~Issue 4. Which category of development (pipeline, additional, or total allowed) should capacity be added to for reductions in existing development due to demolitions?~~

~~Staff Recommendation:~~

- ~~• The square footage for existing development demolished with a valid Adequate Public Facilities approval should be subtracted from existing development and added to pipeline development.~~
- ~~• The square footage for existing development demolished with an expired Adequate Public Facilities approval should be subtracted from existing development and added to additional new development allowed by the current stage.~~

~~Again, the controlling number remains the total amount of development allowed per each stage.~~

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Issues and Staging Requirements

Issue 5. If a plan is submitted that exceeds the remaining staging capacity in a given stage, should the applicant be given an opportunity to reduce the plan to match the remaining capacity, or should the allocation go to the next applicant in the queue whose plan is below the remaining capacity?

Staff Recommendation:

- The applicant should have an opportunity to revise the plan to bring it within the available capacity.
- If the applicant chooses not to revise the plan, the opportunity should pass to the next plan in the queue.
- Applicants who choose not to revise their plan will have their plan moved to the queue for the next stage.

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Issues and Staging Requirements

Issue 6: Can approved (pipeline) residential development be converted to commercial development under the staging plan?

The Plan states that “The owner of a property approved for commercial development may re-subdivide and convert to residential development and still be exempt from staging, provided that the change in development will not increase the number of vehicle trips. This may require an administrative adjustment in the number of approved jobs and housing units exempt from staging.”

Staff Recommendation: Staff believes that converting approved (pipeline) residential development to commercial is not allowed.

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Issues and Staging Requirements

Issue 7: What criteria should the Board use to determine that the TMD is funded and operating?

Staff Recommendation: The TMD should appear in the County's approved Operating Budget.

Issue 8: How will the baseline mode share be established?

Staff Recommendation: We are working with the Executive Branch on this now. The baseline mode share will be determined using the results of employee surveys being administered by the County's Division of Commuter Services this spring. The determination of current mode share should be made by the end of this fiscal year.

Issue 9: Is there any MPDU exemption from staging?

Staff recommendation: The Great Seneca Science Corridor Master Plan does not include an exemption for MPDUs, so staff recommends that MPDUs should count towards the residential caps.