Sector Plan Area

Existing
## Development

### Amount of Development

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Pipeline (Approved/Under Construction)</th>
<th>Plan Recommendation</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Dwelling Units</strong></td>
<td>2,259 dus</td>
<td>2,220 dus</td>
<td>9,800 dus *</td>
<td>14,279 dus</td>
</tr>
<tr>
<td><strong>Residential Square Feet</strong></td>
<td>2.7M</td>
<td>2.6 M</td>
<td>11.7 M*</td>
<td>17 M</td>
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<tr>
<td><strong>Non-Residential Square Feet</strong></td>
<td>5.5M</td>
<td>1.79 M</td>
<td>5.69 M</td>
<td>12.9 M</td>
</tr>
</tbody>
</table>

*Average dwelling unit size is 1,200 sq.ft*
### Table 6: Staging Plan

<table>
<thead>
<tr>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
</tr>
</thead>
</table>
| 3,000 dwelling units  
2 million square feet non-residential | 3,000 dwelling units  
2 million square feet non-residential | 3,800 dwelling units  
1.69 million square feet non-residential |

**Contract for the construction of the realignment of Executive Boulevard and Old Georgetown Road.**

**Contract for construction of Market Street (B-10) in the Conference Center block.**

**Fund streetscape improvements, sidewalk improvements, and bikeways for substantially all of the street frontage within one-quarter mile of the Metro station: Old Georgetown Road, Marinelli Road, and Nicholson Lane.**

**Fund and complete the design study for Rockville Pike to be coordinated with SHA, MCDOT and M-NCPPC.**

**Achieve 34 percent non-auto driver mode share for the Plan area.**

The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan’s housing goals.

**Construct streetscape improvements, sidewalk improvements, and bikeways for substantially all of the street frontage within one-quarter mile of the Metro station: Old Georgetown Road, Marinelli Road, and Nicholson Lane.**

**Complete realignment of Executive Boulevard and Old Georgetown Road.**

**Construct the portion of Market Street as needed for road capacity.**

**Fund the second entrance to the White Flint Metro Station.**

**Explore the potential for expediting portions of Rockville Pike where sufficient right-of-way exists or has been dedicated. It should be constructed once the “work-around” roads are open to traffic.**

**Increase non-auto driver mode to 42 percent.**

The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan’s housing goals.

The Planning Board must develop a plan to determine how to bring the mode share to 51 percent NADMS for residents and 50 percent NADMS for employees during Phase 3.

**Complete all streetscape improvements, sidewalks, and bikeways outside one-quarter mile from the Metro.**

**Reconstruct any remaining portion of Rockville Pike not constructed during prior phases.**

**Achieve the ultimate mode share goals of 51 percent NADMS for residents and 50 percent NADMS for employees.**
Staging

Phase I and CIP

Contract for the construction of the realignment of Executive Boulevard and Old Georgetown Road.

Contract for construction of Market Street (B-10) in the Conference Center block.

Fund streetscape improvements, sidewalk improvements, and bikeways for substantially all of the street frontage within one-quarter mile of the Metro Station: Old Georgetown Road, Marinelli Road, and Nicholson Lane.

Fund and complete the design study for Rockville Pike to be coordinated with SHA, MCDOT and M-NCPDC.

Achieve 34 percent non-auto driver mode share for the Plan area.

The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan’s housing goals.
**New Procedures**

Development is allocated at building permit rather than the traditional preliminary plan.

**Staging Allocation Request (SAR)**

Timely acceptance of building permit applications

**Single Building:** An applicant must receive core and shell building permit approval from the Department of Permitting Service (DPS) within 90 days after Planning Board SAR approval.

**Multiple Buildings:** An applicant must receive core and shell building permit approval from DPS within 180 days after the Planning Board SAR approval.

**Validity**

**Single Building:** A staging allocation approval is valid for two years from the date of the Planning Board’s Resolution granting the staging allocation. Any applicant whose building permits are not issued within the 2-year validity period loses any allocated but unused capacity.

**Multiple Buildings:** Three year validity period.
A new online tool allows for the tracking of all types of approval: Sketch Plans, Preliminary Plans, Site Plans and Staging Allocation.

www.montgomeryplanning.org/gis/interactive/staging.shtm
Phase 1

<table>
<thead>
<tr>
<th>Capacity</th>
<th>Demand</th>
</tr>
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<tbody>
<tr>
<td>2,000,000</td>
<td>Non-Residential Square Feet</td>
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</table>

Phase 2

CLOSED

Dwelling Units

<table>
<thead>
<tr>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,000</td>
</tr>
<tr>
<td>6,000</td>
</tr>
<tr>
<td>4,000,000</td>
</tr>
</tbody>
</table>

Non-Residential Square Feet

Capacity Demand

Expiration

Applied for

Approved

Staging Allocation

Site Plans

Preliminary Plans

Sketch Plans
Phase 1
Capacity Demand
Non-Residential Square Feet

Phase 2
CLOSED
Dwelling Units

Site Plans
Capacity (3,000)
Capacity (6,000)
Capacity (2,000,000)
Capacity (4,000,000)

Non-Residential Square Feet

Expiration
Applied for
Approved

Staging Allocation
Site Plans
Preliminary Plans
Sketch Plans
New Development

Pike and Rose (Mid-Pike Plaza)

Land Area:
24 acres (4 acres SHA)

Residential Development: 1,544 dwelling units
(1.72 million square feet)

Non-Residential Development:
Retail: 433,900 Square Feet
Office: 1,192,346 Square Feet
Hotel: 90,000 Square Feet (125 keys)

Phasing: Several

Procedure: Approved preliminary plan and site plan (I)
New Development

North Bethesda Market Phase II

Land Area: 4.41 acres

Residential Development: 414 dwelling units

Non-Residential Development: 290,282 Square Feet

Public Use Space: 27,900 Square Feet

Procedure: Approved Preliminary and Site Plan-March 1
New Development

North Bethesda Gateway

Land Area:
11.04 acres

Residential Development:
1,073,288 Square Feet
1,127 dwelling units

Non-Residential Development:
1,236,648 Square Feet

Public Open Space
69,300 Square Feet (20%)

Phasing:
Several

Procedure:
Approved Sketch Plan
White Flint Mall

Land Area: 45 acres

Residential: 2,459 dwelling units

Non-Residential:
Retail: 1.0 million sq.ft
Office: 1.0 million sq.ft
Hotel: 279,175 sq.ft (300 keys)

Open Space: 16.6 acres

Procedure: Sketch Plan submitted
Great Seneca Science Corridor

Staging and Monitoring Presentation

White Oak Science Gateway CAC, April 24, 2012

Maryland-National Capital Park and Planning Commission

June 2010

approved and adopted

great seneca science corridor master plan

The Life Sciences Center

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

MontgomeryPlanning.org
Great Seneca Science Corridor

Municipalities

Life Sciences Center

Other Areas
LSC CCT Stations:
DANAC
Central
West
Belward

- Highest Height & Density
- Civic Open Spaces
- Activating Mix of Uses
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**
• Fund and begin operating the Greater Shady Grove Transportation Management District (TMD). **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**
• Document the baseline of non-driver mode share through monitoring and traffic counts. **Status: Done**
• Explore funding for a possible health impact assessment. **Status: Done**
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.

**Status: Done**

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.
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**
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
Stage 1 Commercial Capacity Allocation Completed Nov. 10, 2011
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).

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
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.

**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
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.

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
**Procedures**

- Capacity is allocated at preliminary plan.
- “first come, first served” policy
- An application will enter the queue when the application has been accepted as final
- Minimum validity period granted except in unusual circumstances
Conversions

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.”

Properties Proposing Converting Commercial to Residential Capacity:
Camden Shady Grove (DANAC Stiles)
Mallory Square (BNA)
Hanover Shady Grove (Shady Grove Executive Center)
“Pipeline” Capacity

1. 9700 Medical Center Drive – Pipeline = 29,000 square feet

2. 9800 Medical Center Drive – Pipeline = 263,200 square feet

3. BioReliance – Pipeline = 37,000 square feet

4. DANAC Stiles Property – Pipeline = 301,000 square feet

5. Discoverly Hall – Pipeline = 105,000 square feet

6. Human Genome Sciences – Pipeline = 530,000 square feet
“Pipeline” Capacity

7. JHU Belward Campus – Pipeline = 1,410,000 square feet

8. JHU Montgomery County Medical Center – Pipeline = 320,771 square feet

Not Subject to Staging Limitations:

9. Shady Grove Adventist Hospital – Pipeline = 103,430 square feet

10. Universities at Shady Grove – Pipeline = 466,000 square feet
11.0 Monitoring Program

The monitoring program will track the following items in the Life Sciences Center:

• Existing, Pipeline (approved but unbuilt), and new development.
• Conversions from commercial to residential properties.
• Traffic generation and roadway and intersection performance.
• Non-Auto Driver Mode Share (NADMS)
• All CIP projects identified in the Master Plan. Some CIP items are staging triggers, and will be highlighted in the monitoring program. These include:
  a. The Corridor Cities Transitway (may be CIP, developer-funded, or a combination)
  b. The LSC Loop Trail
  c. Relocation of the Public Safety Training Academy
  d. Public street construction that provides connectivity across major highways and between districts, such as Medical Center Drive extended and Belward Campus Drive
• Subdivision Staging Policy (formerly Growth Policy) items that relate to the Life Sciences Center.
• Public facilities and amenities
• Status of staging
Commercial development
Available capacity for Stage One: 400,000

Square feet:
7,491,418
3,242,471
1,196,62

Phase 1 cap
11.1 million

Residential development
Available capacity for Stage One: 2,500

Units
1,262
38

Phase 1 cap
5,800

GSSC Preliminary Plan Tracking

<table>
<thead>
<tr>
<th>Plan No.</th>
<th>Plan Name</th>
<th>Existing SF</th>
<th>Approved/Unbuilt</th>
<th>Current Approval</th>
<th>Additional SF Requested</th>
<th>Total SF</th>
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<tr>
<td>120110082</td>
<td>5900 Medical Center Drive</td>
<td>281,579</td>
<td>322,271</td>
<td>313,059</td>
<td><strong>35,000.0</strong></td>
<td><strong>348,059</strong></td>
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<tr>
<td>119001150</td>
<td>JHU Mont. Co. Medical Center</td>
<td>742,506</td>
<td>1,517,000</td>
<td>894,636</td>
<td>169,071</td>
<td>1,063,707</td>
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<tr>
<td>119001061</td>
<td>JHU Bayard Campus**</td>
<td>358,000</td>
<td>1,040,000</td>
<td>1,000,000</td>
<td>0</td>
<td><strong>1,000,000</strong></td>
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<tr>
<td>120110010</td>
<td>Shady Grove Adventist Hospital**</td>
<td>523,400</td>
<td>103,420</td>
<td>92,010</td>
<td>50,040</td>
<td><strong>673,850</strong></td>
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</table>

* 35,000.0SF on approximately 30 acres of land conveyed to county.
** Exempt from the requirements of stage 1

2. Commercial to Residential Conversion

The owner of a property approved for commercial development may re-subdivide and convert to residential development. This conversion will be exempt from staging, as long as the change does not increase vehicle trips.

3. Traffic Performance

Local Area Transportation Review (LATR) is used to determine traffic levels at

[Image of traffic flow diagram]