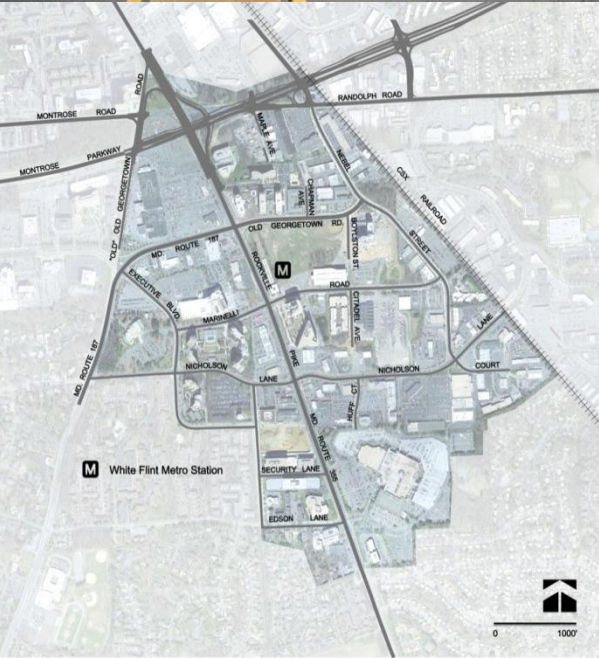
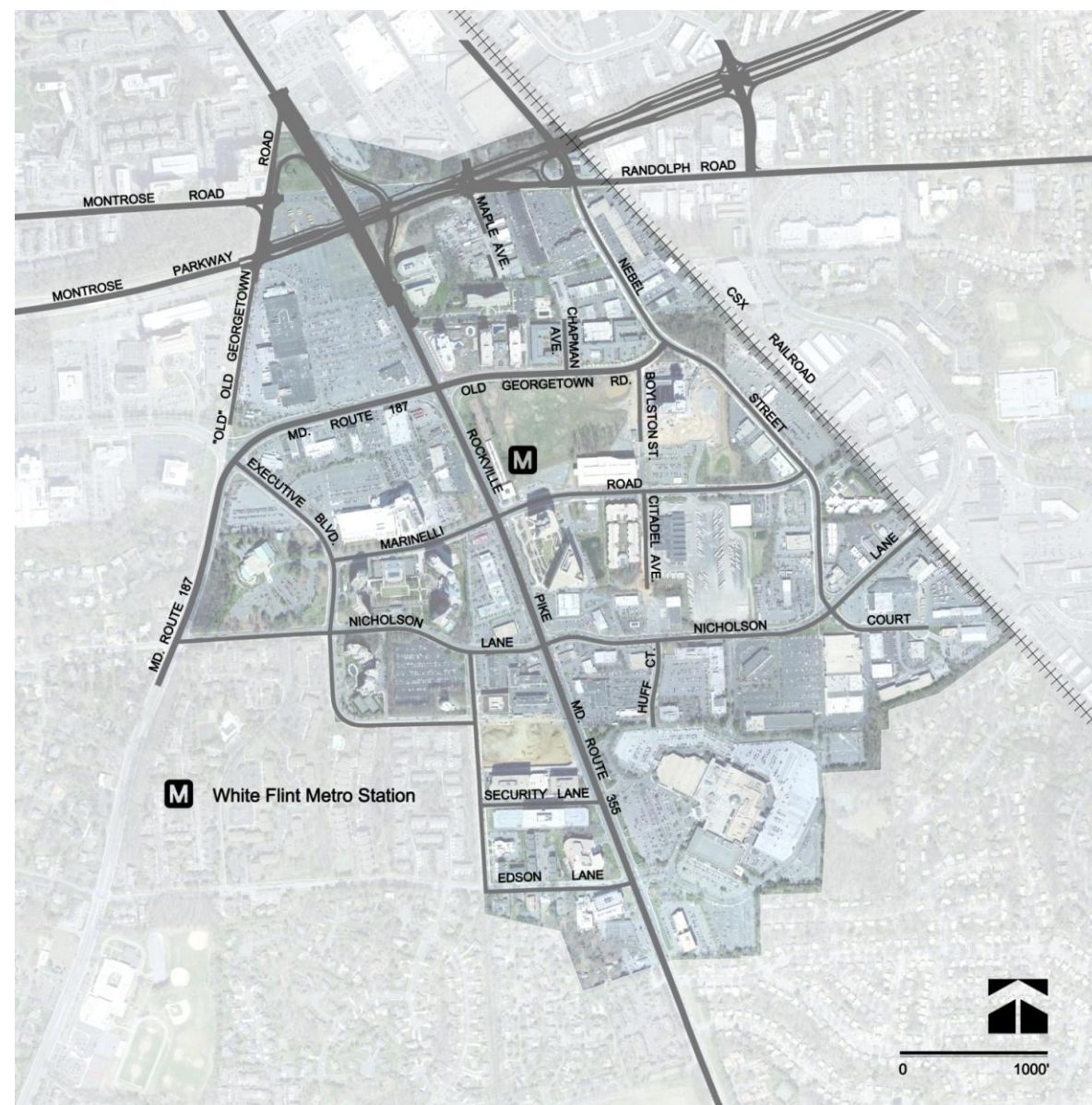


White Flint Sector Plan

Staging and Monitoring Presentation
White Oak Science Gateway CAC, April 24, 2012
Maryland-National Capital Park and Planning Commission



Sector Plan Area



Development

Existing and Proposed

Amount of Development				
	Existing	Pipeline (Approved/ Under Construction)	Plan Recommendation	Totals
Dwelling Units	2,259 dus	2,220 dus	9, 800 dus *	14,279 dus
Residential Square Feet	2.7M	2.6 M	11.7 M*	17 M
Non- Residential Square Feet	5.5M	1.79 M	5.69 M	12.9 M
*Average dwelling unit size is 1, 200 sq.ft				

All Phases

Table 6 : Staging Plan

Phase 1 3,000 dwelling units 2 million square feet non-residential	Phase 2 3,000 dwelling units 2 million square feet non-residential	Phase 3 3,800 dwelling units 1.69 million square feet non-residential
<p>Contract for the construction of the realignment of Executive Boulevard and Old Georgetown Road.</p> <p>Contract for construction of Market Street (B-10) in the Conference Center block.</p> <p>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.</p> <p>Fund and complete the design study for Rockville Pike to be coordinated with SHA, MCDOT and M-NCPPC.</p> <p>Achieve 34 percent non-auto driver mode share for the Plan area.</p> <p>The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals.</p>	<p>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.</p> <p>Complete realignment of Executive Boulevard and Old Georgetown Road.</p> <p>Construct the portion of Market Street as needed for road capacity.</p> <p>Fund the second entrance to the White Flint Metro Station.</p> <p>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.</p> <p>Increase non-auto driver mode to 42 percent.</p> <p>The Planning Board should assess whether the build out of the Sector Plan is achieving the Plan's housing goals.</p> <p>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.</p>	<p>Complete all streetscape improvements, sidewalks, and bikeways outside one-quarter mile from the Metro.</p> <p>Reconstruct any remaining portion of Rockville Pike not constructed during prior phases.</p> <p>Achieve the ultimate mode share goals of 51 percent NADMS for residents and 50 percent NADMS for employees.</p>

Staging

Phase I and CIP

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

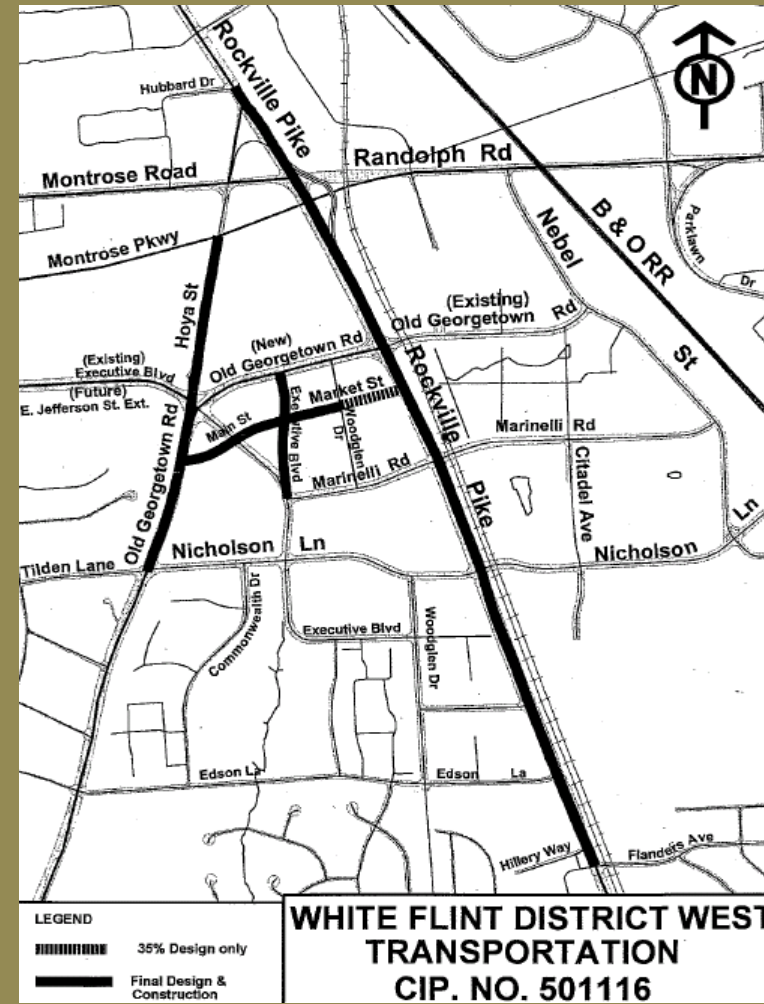
Contract for construction of Market Street (B-10) in the Conference Center block.

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-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.



Staging Allocation

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.

1 of 6

Development Applications and Regulatory Coordination Division
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: July 13, 2011

8787 Georgia Avenue
Silver Spring, Maryland 20910-3780
www.montgomeryplanning.org
Phone 301.495.4595
Fax 301.495.1306

STAGING ALLOCATION REQUEST FORM

SAR Number _____ SAR _____ Lead Reviewer _____
Date First Application Received _____ Planning Board Date _____

An application will not be accepted for review unless all required information is provided. If an item requires more space, attach a separate sheet.

Plan Name (most recently approved): _____

Approval Requested:

Planning Board Level _____ Staff Level _____

☐ Associated with M-NCPPC Approved Plan ☐ SAR Exemption

☐ Building Permit Only* ☐ No-Net Draw on Capacity

*Provide Property Tax ID _____ ☐ Development Plan Approvals Pre-Date Sector Plan Approval

Previous Plan Approvals: (enter information, if applicable)

Sketch Plan: _____
Preliminary Plan: _____
Site Plan Name: _____

Does Site Plan cover the entire Preliminary Plan property boundary? ☐ Yes ☐ No

Other Plans: _____

Applicant: (☐ Owner or ☐ Owner's Designee - check applicable; written verification required if not the owner.)

Contact Person _____ Company Name _____
Street Address _____
City _____ State _____ Zip Code _____
Telephone Number _____ Fax Number _____ E-mail _____

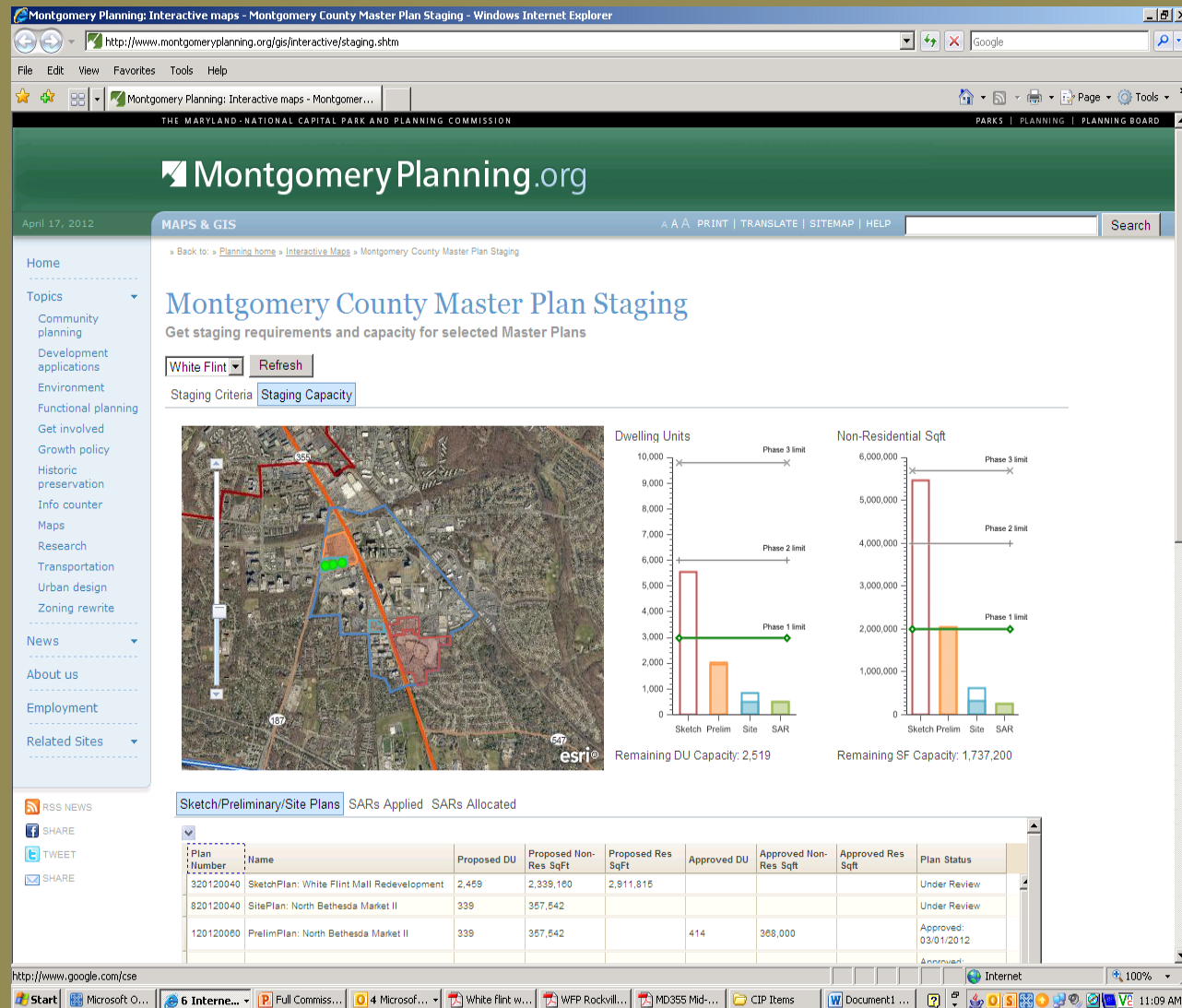
Use page 4 to provide additional contacts' information, if desired.



White Flint Sector Plan
Planning Board Approved
Implementation Guidelines
July 2011

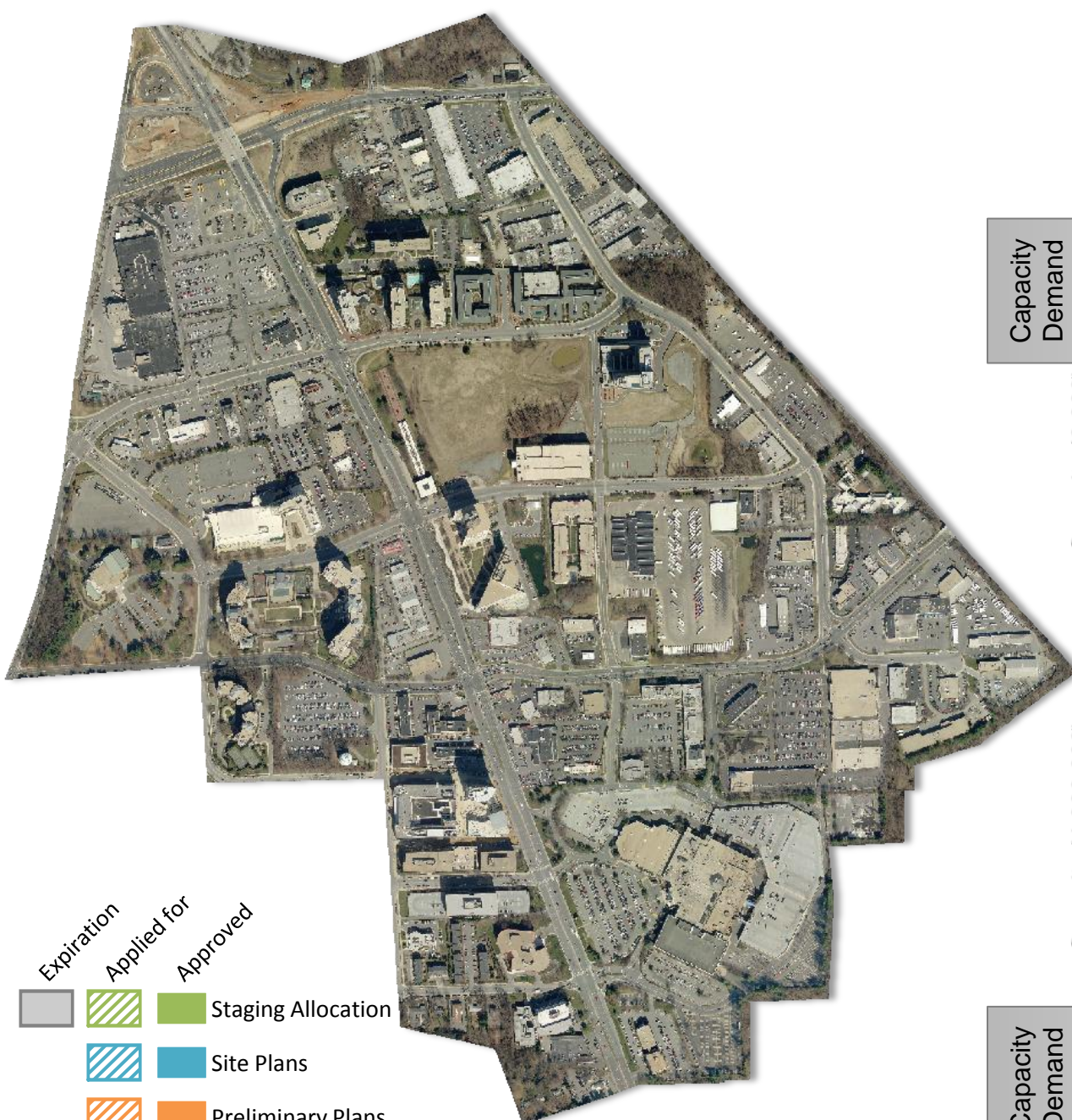
Staging Allocation

On-Line Tracking

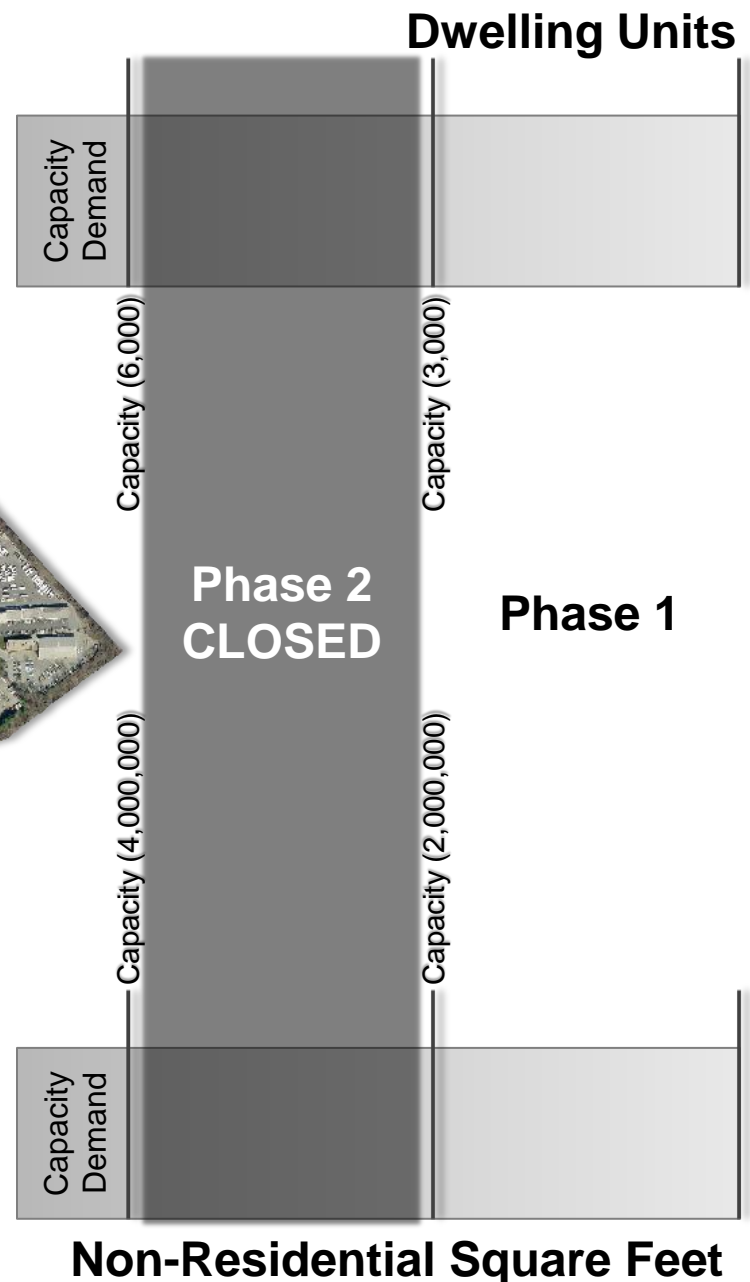


A new online tool allows for the tracking of all types of approval: Sketch Plans, Preliminary Plans, Site Plans and Staging Allocation.

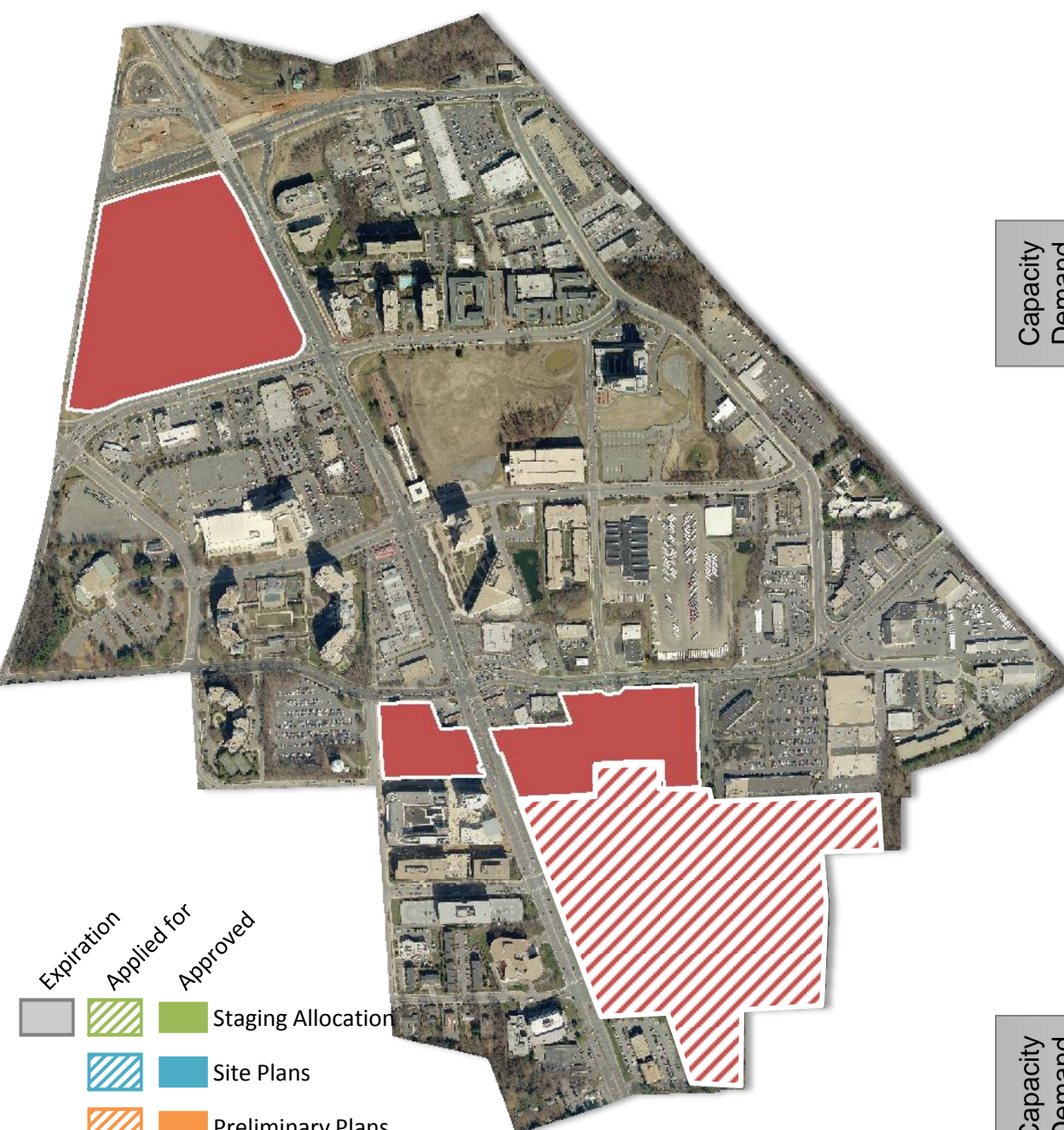
www.montgomeryplanning.org/gis/interactive/staging.shtm



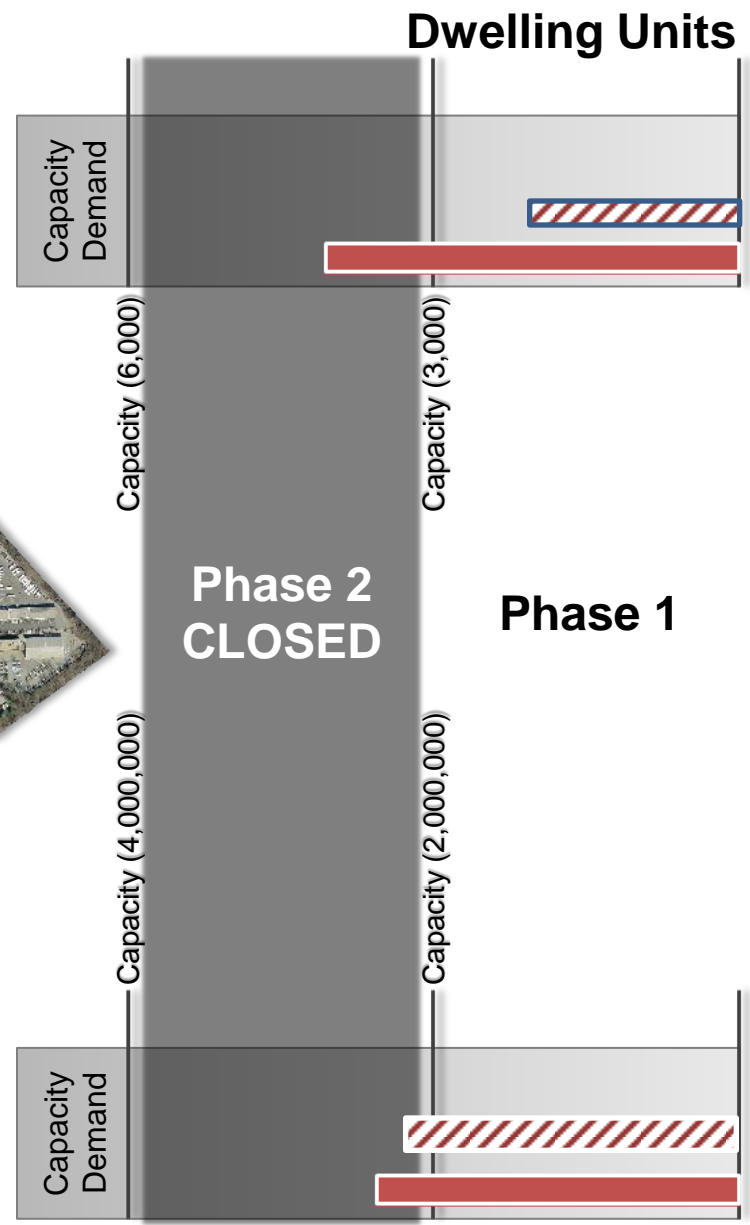
- Expiration
- Applied for
- Approved
- Staging Allocation
- Site Plans
- Preliminary Plans
- Sketch Plans



Sketch Plans



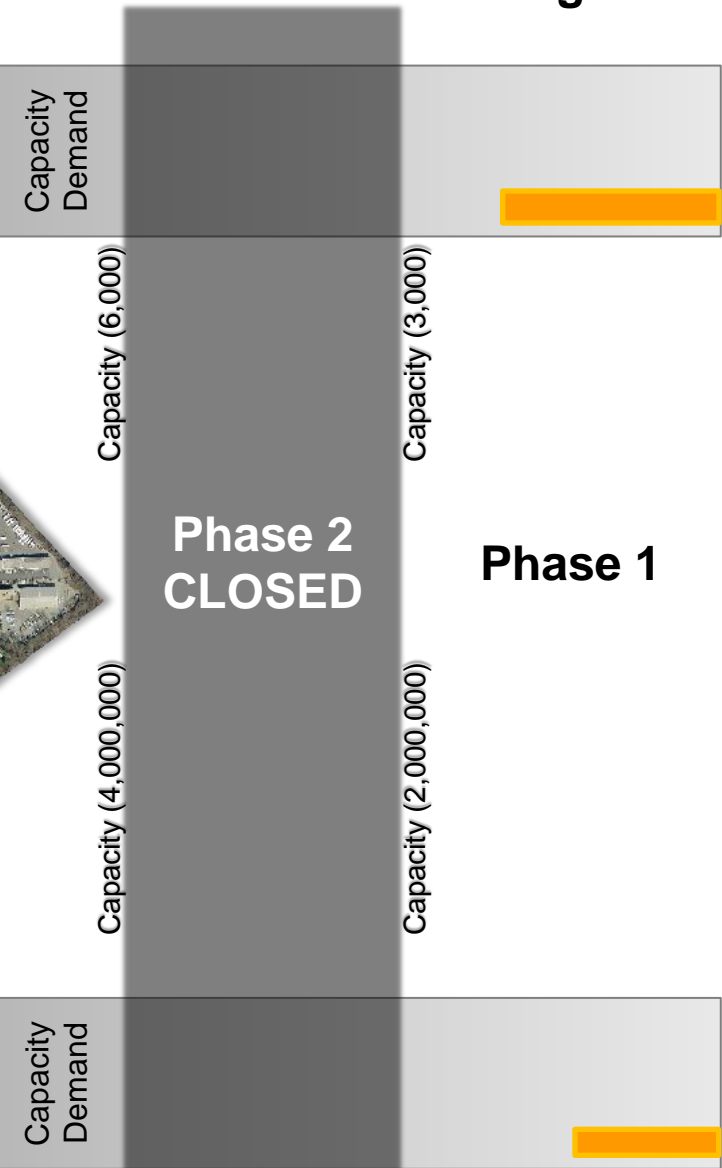
- Expiration
- Applied for
- Approved
- Staging Allocation
- Site Plans
- Preliminary Plans
- Sketch Plans



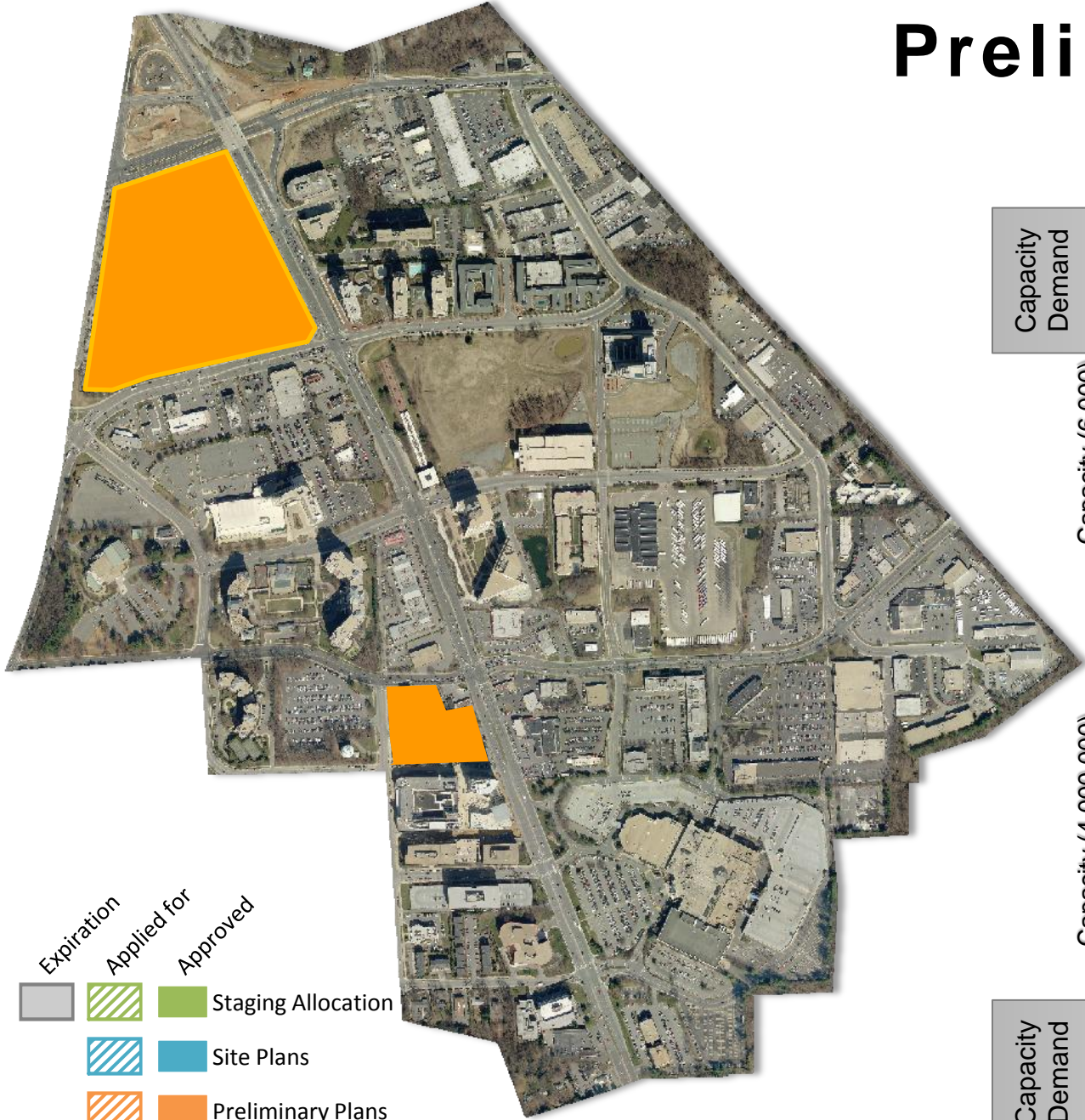
Non-Residential Square Feet

Preliminary Plans

Dwelling Units



Non-Residential Square Feet



- Expiration
- Applied for
- Approved
- Staging Allocation
- Site Plans
- Preliminary Plans
- Sketch Plans

Site Plans

Dwelling Units



Capacity (6,000)

Capacity (3,000)

Phase 2
CLOSED

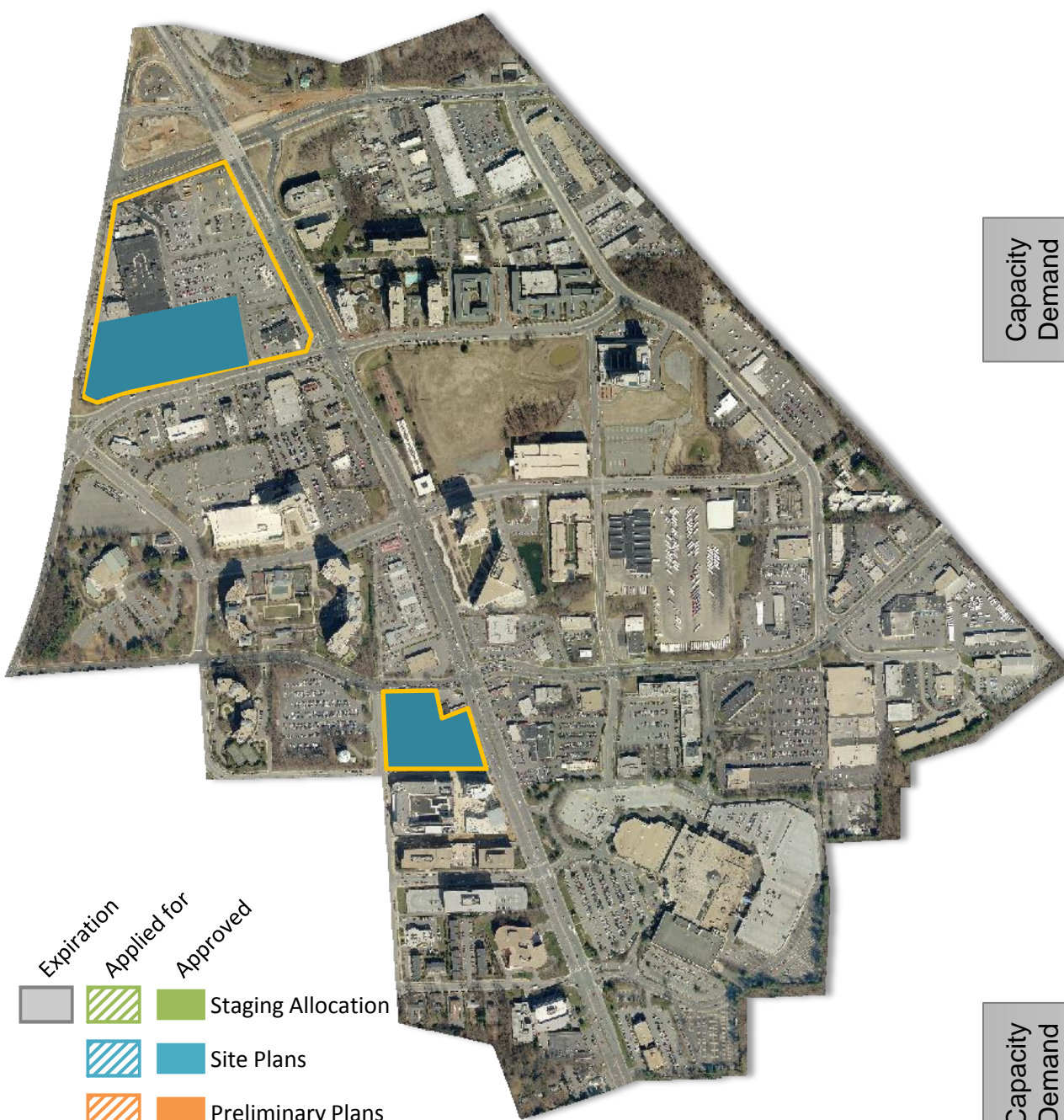
Phase 1

Capacity (4,000,000)

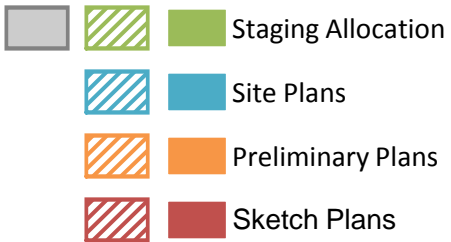
Capacity (2,000,000)



Non-Residential Square Feet



Expiration
Applied for
Approved



SARs

Dwelling Units

Capacity
Demand

Capacity (6,000)

Capacity (3,000)

Phase 2
CLOSED

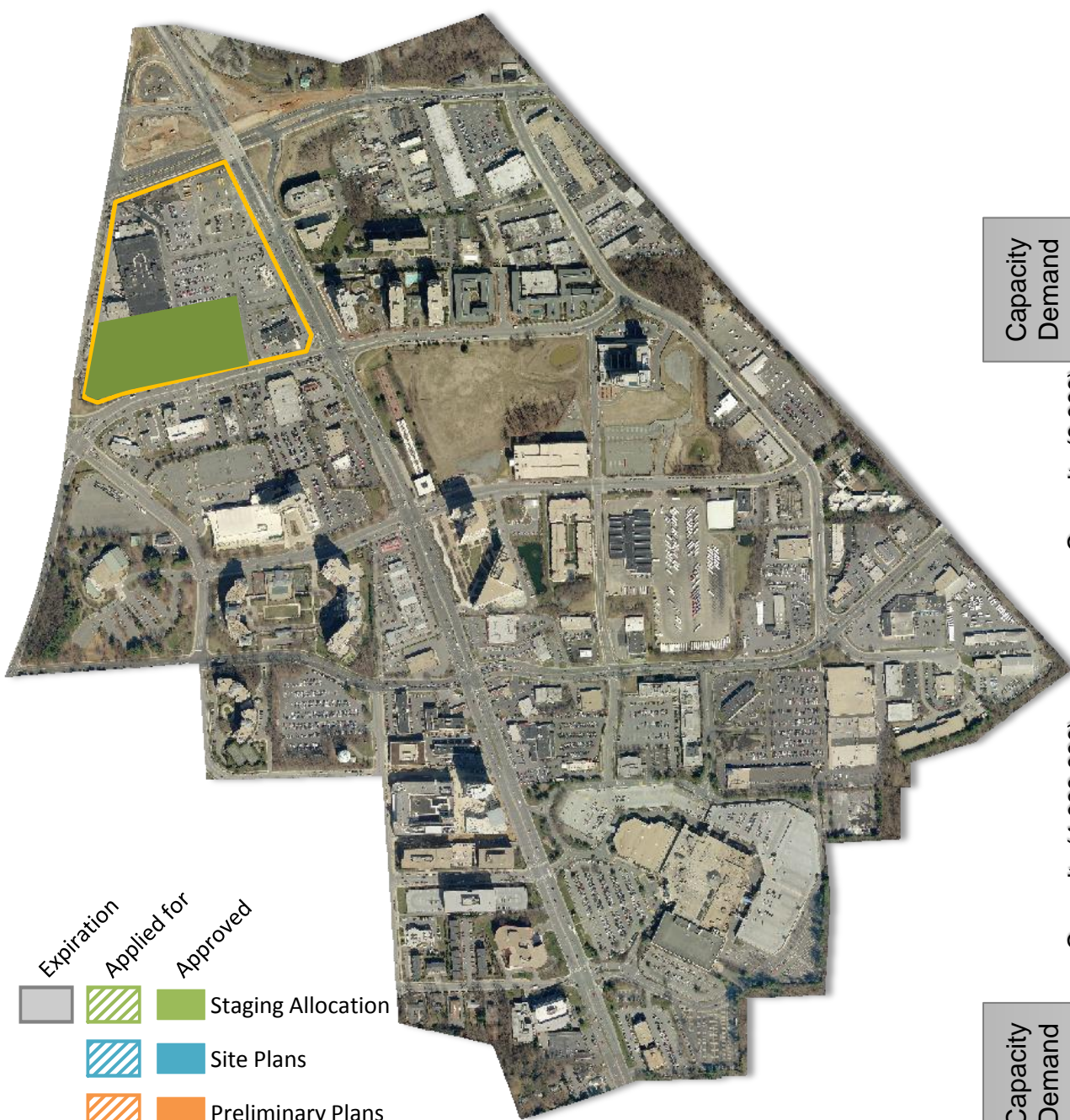
Phase 1

Capacity (4,000,000)

Capacity (2,000,000)

Capacity
Demand

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

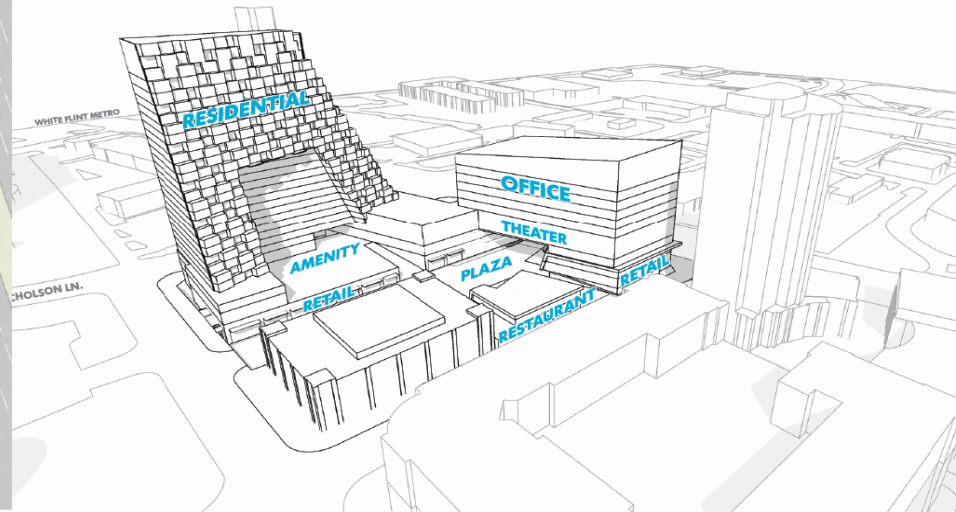
Land Area: 4.41 acres

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

New Development

White Flint Mall

Land Area: 45 acres

Residential: 2,459 dwelling units

Non-Residential:

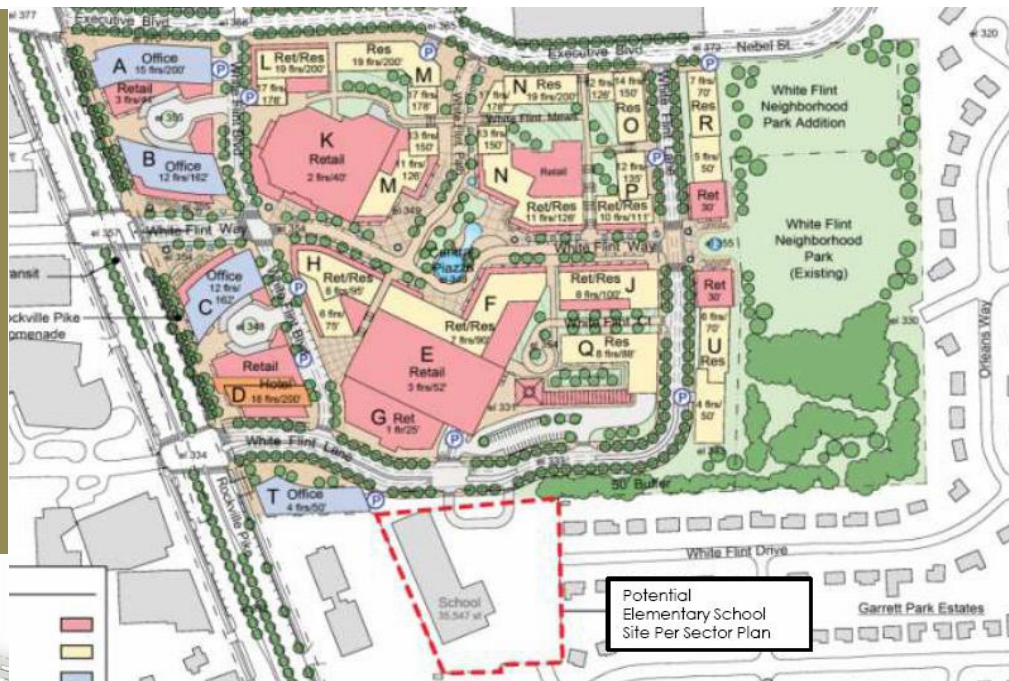
Retail: 1.0 million sq.ft

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

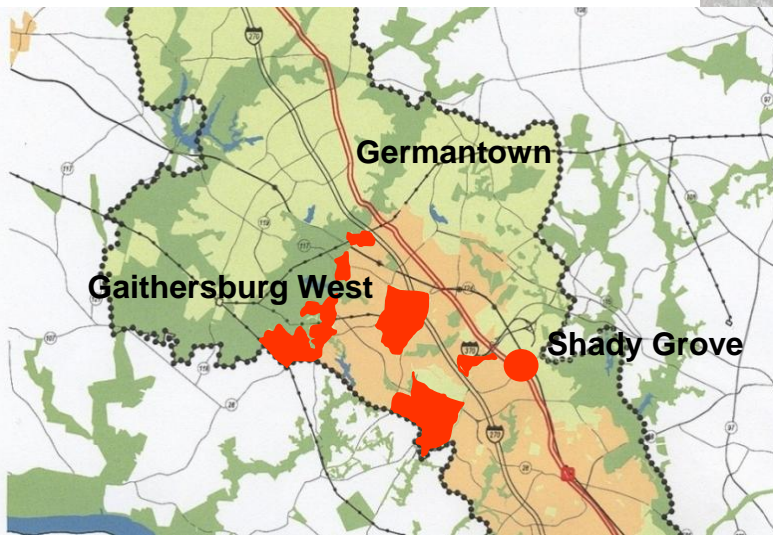
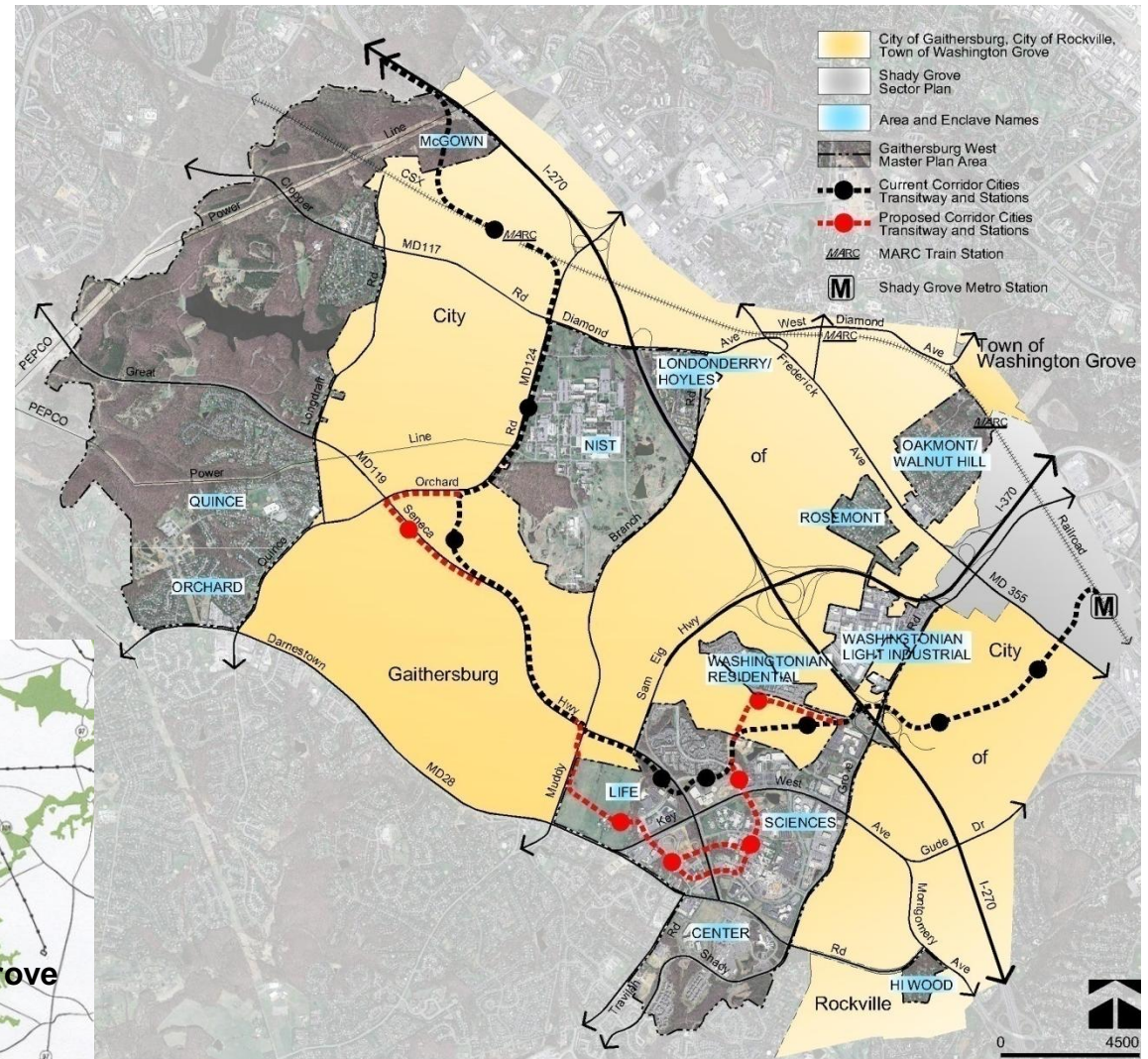
MontgomeryPlanning.org

Great Seneca Science Corridor

Municipalities

Life Sciences
Center

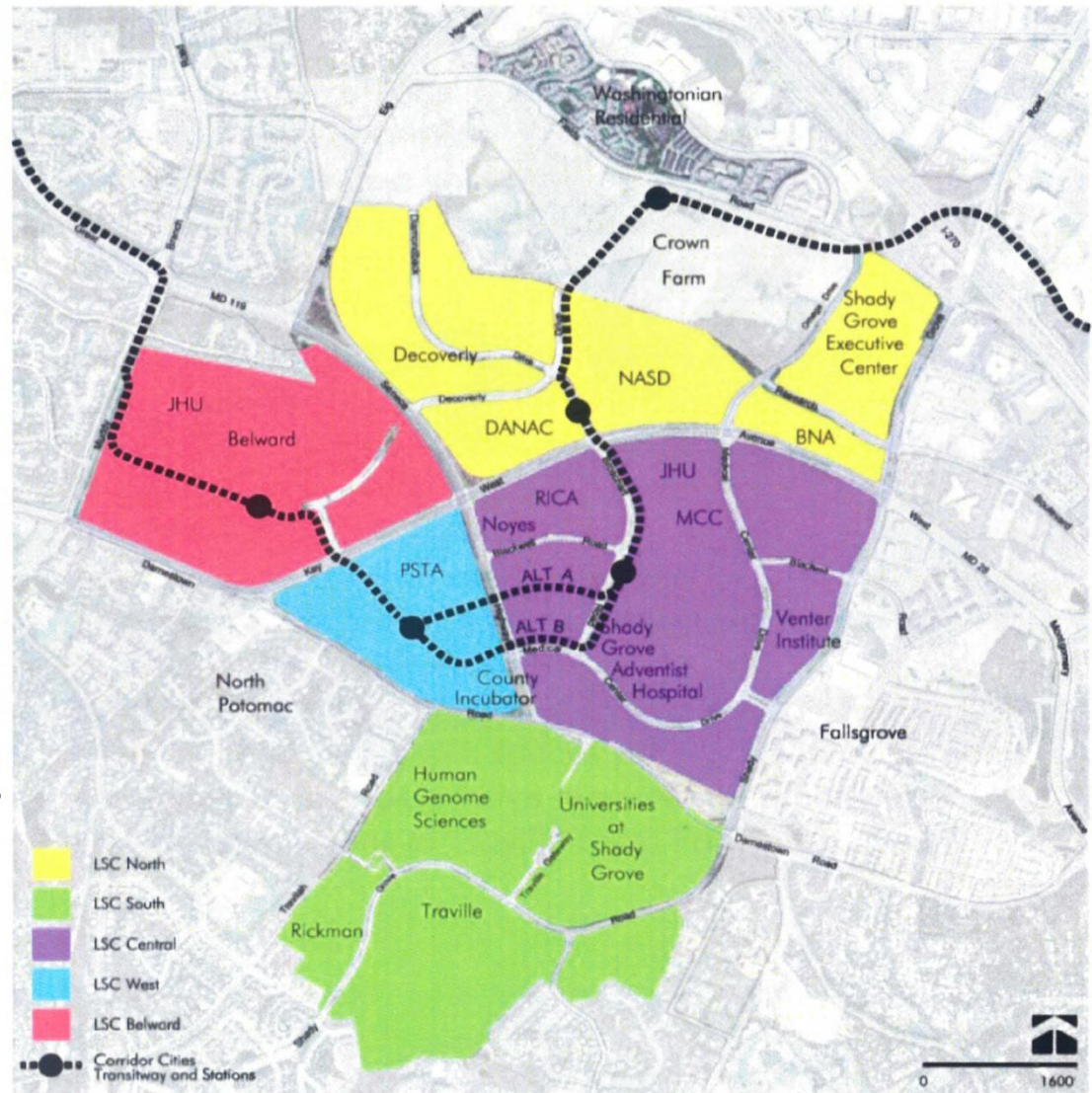
Other Areas



Life Sciences Center

LSC CCT Stations: DANAC Central West Belward

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



Staging



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

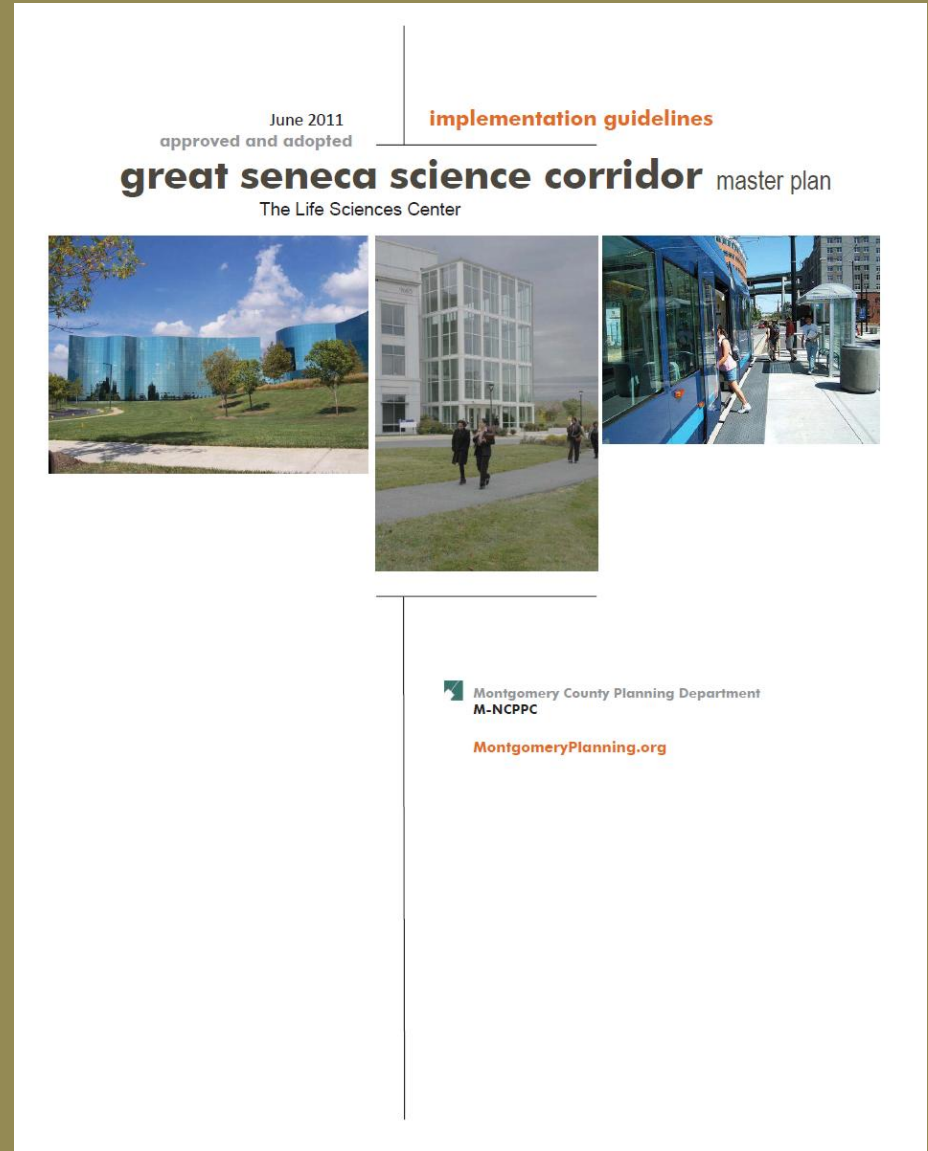
No additional Stage 4 residential dwelling units

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

Staging Allocation

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

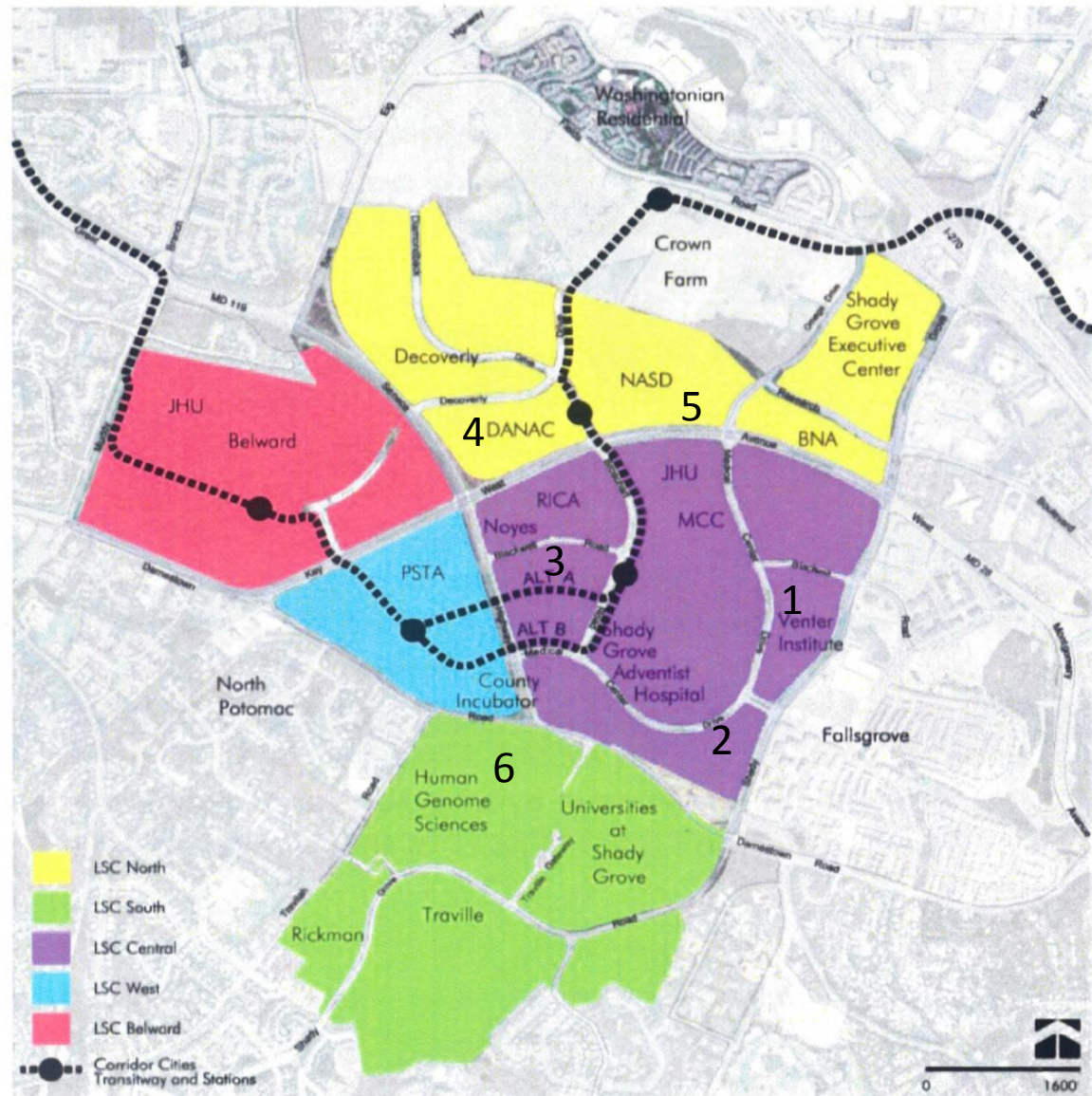
The Plan states that “The owner of a property approved for commercial development may re-subdivide and convert to residential development and still be exempt from staging, provided that the change in development will not increase the number of vehicle trips. This may require an administrative adjustment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

Existing Approved But Unbuilt

“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



Existing Approved But Unbuilt

“Pipeline” Capacity

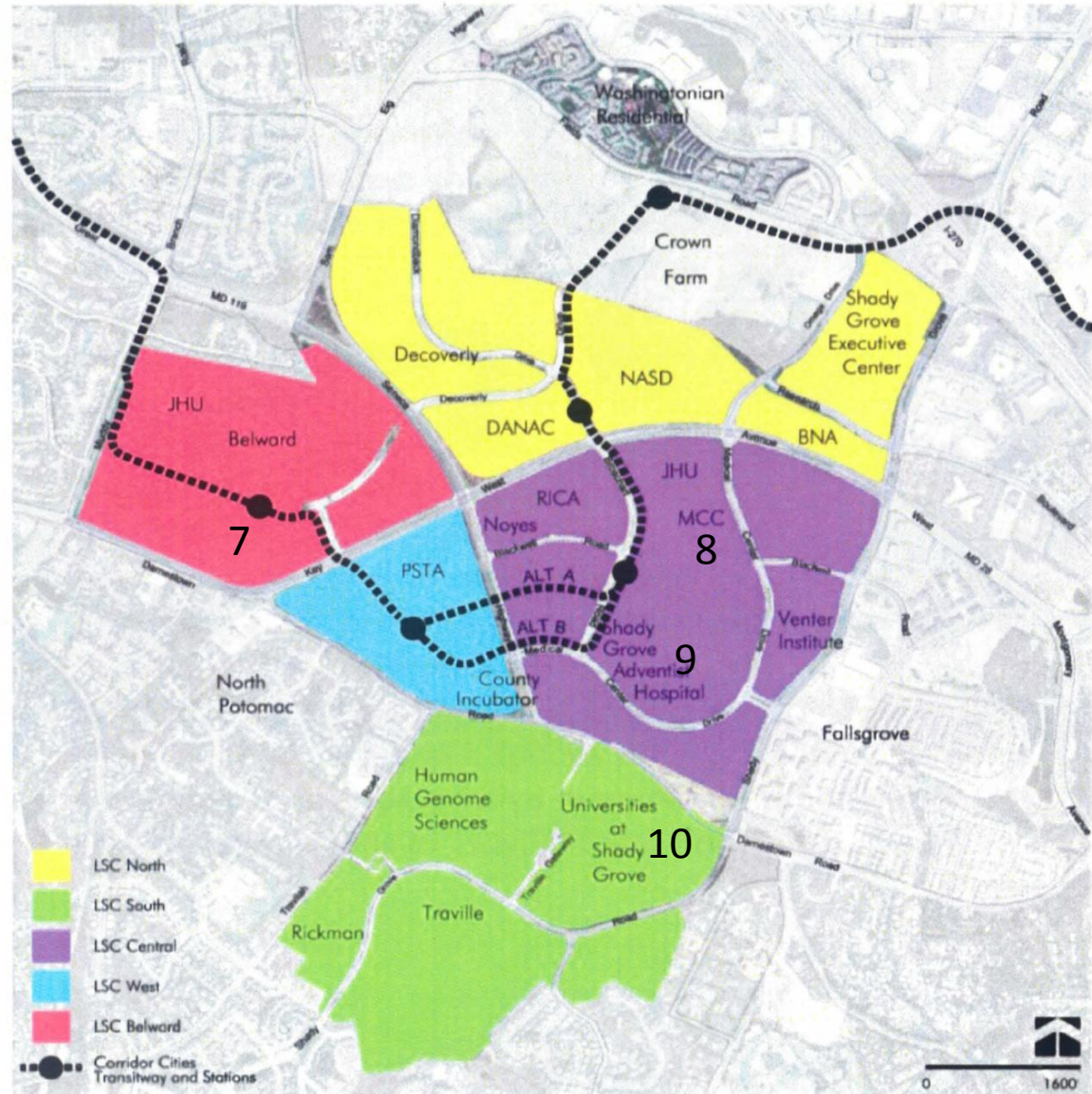
7. JHU Belward Campus – Pipeline = 1,410,000 square feet

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

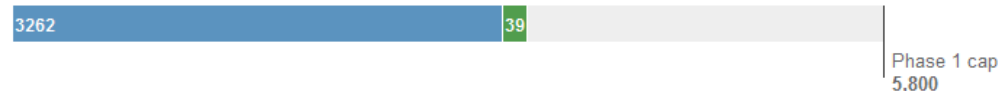
Square feet



Residential development

Available capacity for Stage One: 2,500

Units



Existing
Pipeline
Applications

GSSC Preliminary Plan Tracking

Plan No.	Plan Name	Existing SF	Approved/Unbuilt	Current Approval	Additional SF Requested	Total SF
120110080	9800 Medical Center Drive	281379	32271	313650	230929	544579
11986115C	JHU Mont. Co. Medical Center	742936	151700	894636	169,071	1294636
11996110A	JHU Belward Campus**	390000	1410000	1800000	0	*1410000
120110160	Shady Grove Adventist Hospital**	523480	103430	626910	506946	1133856

* 390000SF on approximately 30 acres of land conveyed to county;

** Exempt from the requirements of stage 1

[back to top](#)

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.

[back to top](#)

3. Traffic Performance

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