



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



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MontgomeryPlanning.org


MCPB

Item No. 6

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Planning Board Virtual Tour for the Great Seneca Science Corridor Minor Master Plan Amendment

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Staff Recommendation:

The Planning Board will receive a virtual tour of the Life Sciences Center, the focus area of the Great Seneca Science Corridor Minor Master Plan Amendment.

Summary

Staff will lead the Planning Board on a virtual tour of the Life Sciences Center.

Attachment

Development Handout



Great Seneca Science Corridor

MINOR MASTER PLAN AMENDMENT



The purpose of the Great Seneca Science Corridor Minor Master Plan Amendment is to balance support for economic development and opportunity in the county with critical transportation connections that service the Life Sciences Center, an important industry hub. Life sciences and other job-creating development has been stymied in recent years due to constraints in the staging requirements established by the 2010 *Great Seneca Science Corridor Master Plan*, which allocates development based on the provision of key public facilities and infrastructure.

Two key recommendations are proposed with this Amendment:

Recommendation 1

Create an interim stage, between Stage 1 and Stage 2, that shifts 400,000 square feet of non-residential development from Stage 2 to this interim stage. Release 400,000 square feet of non-residential development capacity immediately through this interim stage.

Recommendation 2

Initiate a comprehensive Amendment to the 2010 Plan to address the departures and barriers from the 2010 Plan vision identified through this Amendment, as well as the staging requirements. The comprehensive amendment provides an opportunity to integrate policy guidance from countywide plans and initiatives including Corridor Forward: The I-270 Transit Plan, Thrive Montgomery 2050, and Vision Zero, as well as to employ a robust outreach and engagement strategy to create a plan that advances racial equity and social justice.

The scope of the Amendment is narrow; however, the Amendment addresses decades of planning and touches on complex development and planning concepts. The purpose of this document is to define development terms used in the 2010 Plan and current Amendment, as well as highlight select existing and planned projects within the Life Sciences Center that illustrate the various types of non-residential development or are major landmarks in the Plan area.

Development in the Life Sciences Center

When we think about how an area looks and feels and the potential for change in the future, we think about what has been built already (existing development), what has been approved and could be built in the future (pipeline development), and what could potentially be built in the future and the maximum development allowed by zoning.

• **Existing Development** (as of May 2021) is development on the ground and built. There are approximately 8.3 million square feet of existing development. Since the adoption of the 2010 Plan, approximately 1.3 million square feet of additional development has been built, including projects in the 2010 pipeline as well as new projects.

• **Pipeline Development** (as of May 2021) is development that has been approved by the Planning Board but has not yet been built. This includes unbuilt projects that were approved before the 2010 Plan as well as new pipeline approved after 2010. In the Life Sciences Center, approximately 2.5 million square feet of development remain in the pipeline.

• **Zoning Development Capacity** is the maximum potential development, according to zoning, that can be approved and built on a site. Applications for development propose a certain amount of square feet of development—up to the maximum zoning capacity for the site through the development review process. However, due to other market factors, many projects do not propose to construct the maximum allowable square feet of development, including projects in the development pipeline. Some projects that do propose the maximum still never reach their full buildout potential. The maximum non-residential zoning development capacity for the Life Sciences Center is 17.5 million square feet. Of the total zoning development capacity, 6.3 million square feet of capacity has not yet been allocated, but will be available through subsequent stages.

Non-Residential Development in the Life Sciences Center - May 2021	
Existing Development	8,266,850 Square Feet
Pipeline - Approved and Unbuilt	2,474, 084 Square Feet
Commercial to Residential Development*	387,751 Square Feet
Development Available for New Projects Under Current Stage	0 Square Feet
Unallocated Development Capacity (subject to staging)	6,371,315 Square Feet
Zoning Development Capacity	17,500,000 Square Feet

*See page 4 for Commercial to Residential Development Conversions

2010 Great Seneca Science Corridor Master Plan Staging

The 2010 Plan established four stages of development with requirements that must be met before proceeding to the next stage. Staging plans pair incremental development with infrastructure, public facilities, services or specific milestones (i.e.: the dedication of a park, the funding of an infrastructure project) before new development can proceed. Staging plans are intended to:

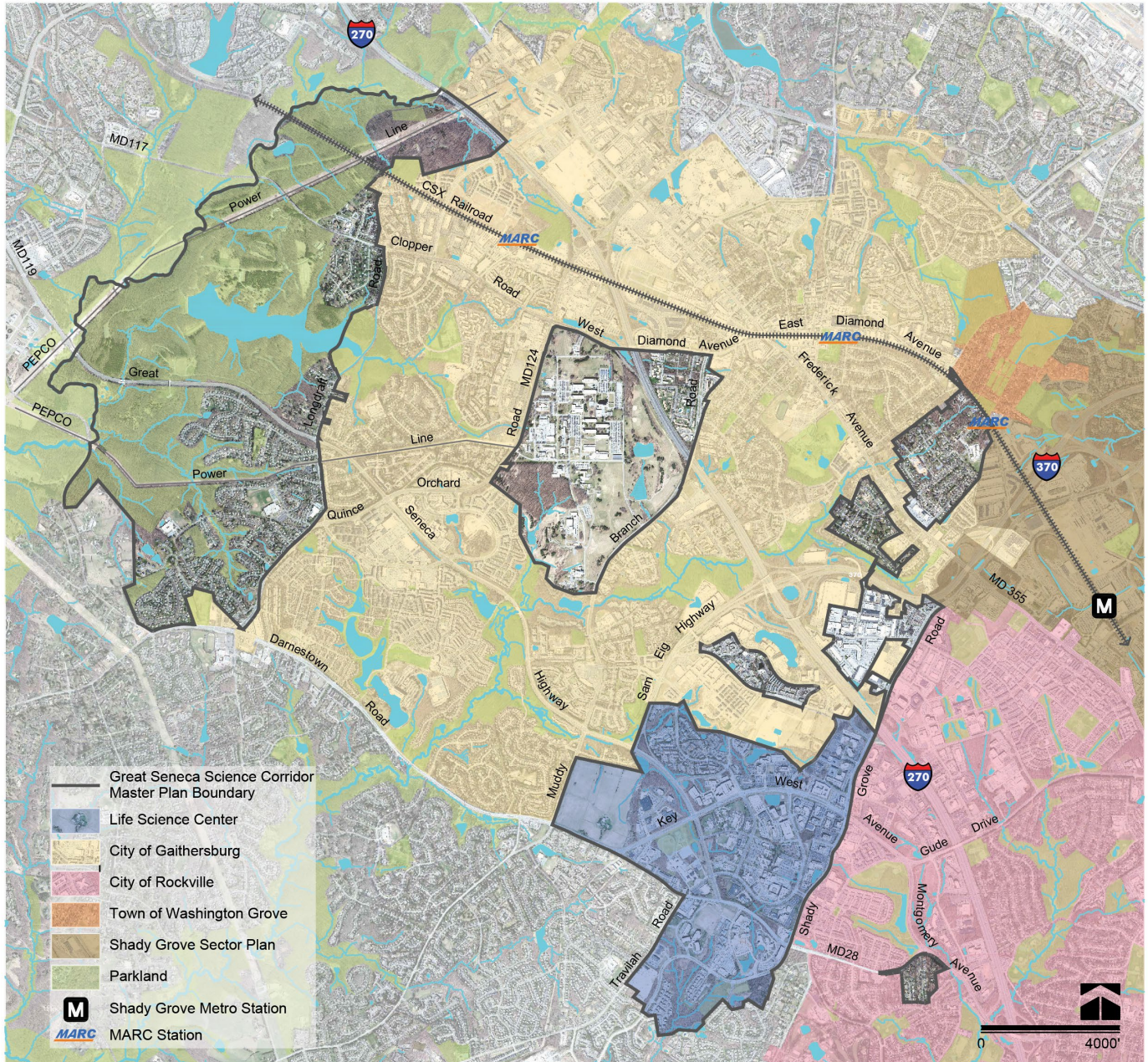
- Address timing of development and provision of key public facilities and amenities.
- Ensure delivery of infrastructure and services to support development and minimize negative impacts.

2010 Plan New Development Capacity and Maximum Potential Development by Stage		
Stage	New Development Capacity	Potential Zoning Development Capacity (Existing + Pipeline + New)
1	400,000	11,100,000
2	2,300,000	13,400,000
3	2,300,000	15,700,000
4	1,800,000	17,500,000

Each stage releases new development capacity—capacity that is already allowed under the zoning. Once the new development capacity is released, new projects can apply for the new development capacity through the development review process. Since 2010, the requirements for stage 1 have been met and 400,00 square feet of new development has been approved and allocated. Approximately 175,840 square feet has been constructed and is now part of the existing development. The remainder of the development capacity allocated in stage 1 remains pipeline development. There is no new development capacity available until the requirements of stage 2 are met.

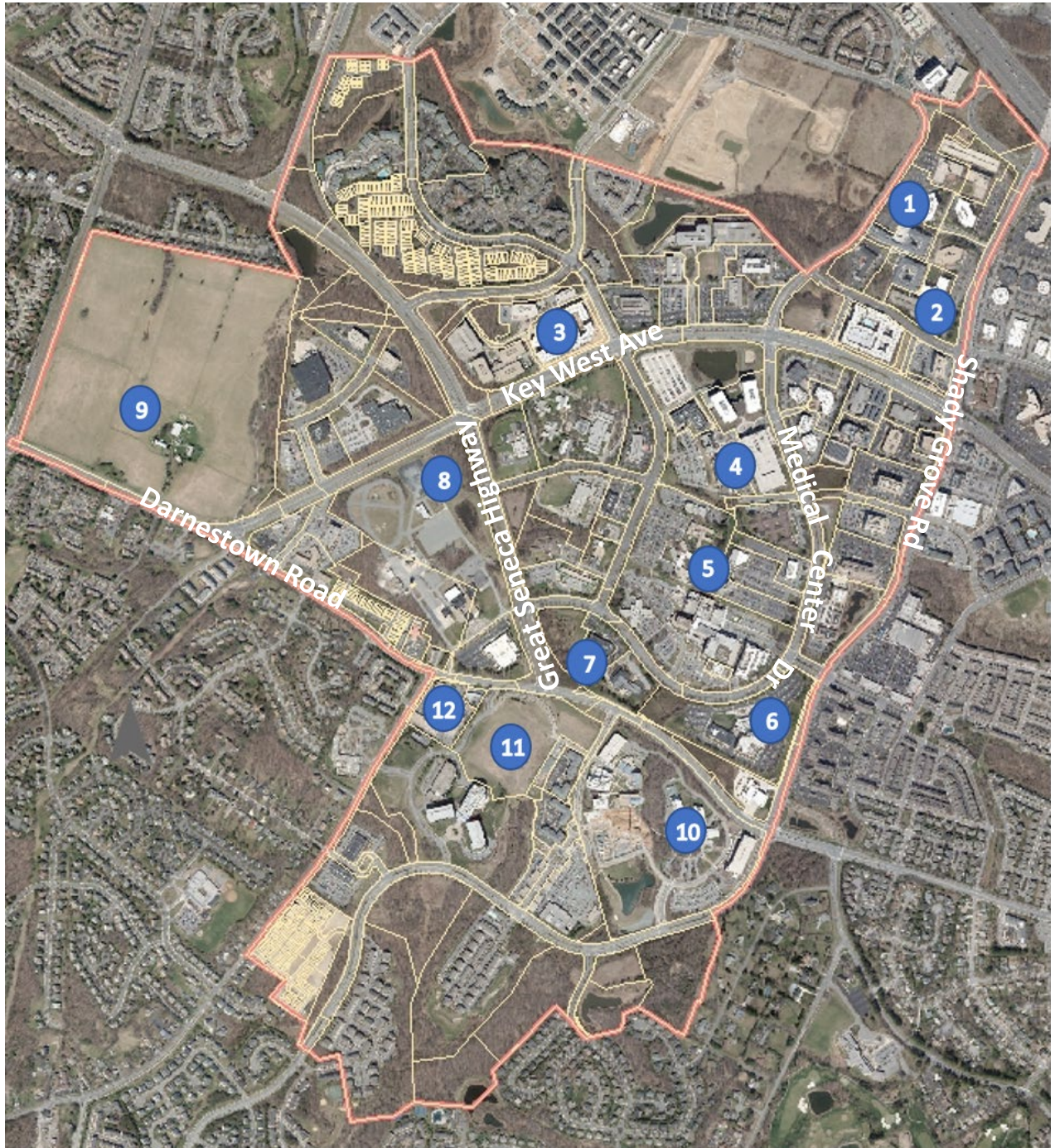
The Commercial to Residential Conversion: The 2010 Plan permitted pipeline projects to convert approved non-residential development to residential development. As long as the conversion did not add any vehicle trips, it would not be counted against staging. Three projects took advantage of the conversion process: Camden Shady Grove, Axis at Shady Grove, and Mallory Square. A total of 387,751 square feet of non-residential development that was in the 2010 pipeline was converted to a potential of 1,212 residential units, however not all the units have been built to date. This development, although it is residential, is included in the non-residential Existing and Pipeline Development.

Great Seneca Science Corridor Master Plan



In the heart of the I-270 corridor, the 2010 Plan area is surrounded by the municipalities of the City of Gaithersburg (yellow), City of Rockville (pink) and the Town of Washington Grove (brown)/ The Amendment follows the 2010 Plan area boundaries. The Amendment focuses on the Life Sciences Center, shown in purple, which is the only part of the 2010 Plan area that is subject to the staging requirements. The projects highlighted within this document all fall within the Life Sciences Center.

Life Sciences Center



- | | |
|---|--|
| 1. Axis at Shady Grove (formerly Hanover Shady Grove) | 7. 9950 Medical Center Drive |
| 2. Mallory Square | 8. The Elms at PSTA |
| 3. Camden Shady Grove | 9. Johns Hopkins – Belward Campus Site |
| 4. Johns Hopkins Montgomery County Campus | 10. Universities at Shady Grove |
| 5. Shady Grove Adventist Hospital | 11. Traville Parcel N |
| 6. 9800 Medical Center Drive | 12. Travilah Square |

Commercial to Residential Development Conversions



1 Axis at Shady Grove

The Axis at Shady Grove (formerly Hanover at Shady Grove) converted 120,063 square feet of approved office to 366 units of residential capacity. An executive center including 710,000 square feet of office uses in six buildings and a hotel was built on this site prior to the 2010 Plan.

2 Mallory Square

Mallory Square converted 112,358 square feet of approved office to 371 units of residential capacity. These units augment the 311 residential units that were approved for the site under the residential staging limits. The development includes 3,500 square feet of retail.



3 Camden Shady Grove

The DANAC Stiles site received its approval in 1997 and constructed 368,000 square feet of office. The 2010 Plan rezoned the site to allow mixed-use development. In 2012 the property owner requested approval to convert remaining non-residential capacity to residential, ultimately converting 155,330 square feet of approved development to 475 units of residential capacity.



Stage 1 Development

Stage 1 of the 2010 Plan released 400,000 square feet of new development capacity. This capacity was allocated to two projects: the Johns Hopkins Montgomery County Campus and 9800 Medical Center Drive. The projects received their approvals in 2011 and 2010, respectively. Since these projects were approved by the Planning Board, no applications for new development have been able to proceed.

4 Johns Hopkins Montgomery County Campus

Johns Hopkins Montgomery County Campus received 169,071 square feet of new development approvals under stage 1—after the 2010 Plan. This development capacity remains in the pipeline, unbuilt. The Johns Hopkins Montgomery County Campus is a larger project; there is 742,936 square feet of existing development, another 151,700 square feet of pipeline development which was approved before 2010 but has not yet been built. The maximum potential development is 1,063,707 square feet (742,936 square feet of existing plus 320,771 square feet of pipeline).



6 9800 Medical Center Drive

Alexandria Real Estate received 230,929 square feet of new development approvals for 9800 Medical Center Drive under stage 1. Of the new approval, 175,840 square feet has been constructed and the other 55,089 square feet remains unbuilt. The building was completed in 2020. This new development joins 281,379 square feet of existing life science development at this site.



Existing Development

5 Shady Grove Adventist Hospital

Adventist Healthcare is one of the largest property owners in the area. The hospital includes over 1.5 million square feet of existing development. The hospital has continued to expand over the last two decades.



10 Universities at Shady Grove

One of two academic institutions in the Plan area, the Universities at Shady Grove is part of the University System of Maryland. Approximately 700,000 square feet of the campus has been built, with another 500,000 in the pipeline.

7 9950 Medical Center Drive Parcel N

The original preliminary plan was approved in 1988, but final site plan was approved by the Planning Board in 2019. Alexandria Real Estate completed 9950 Medical Center Drive Parcel N in 2019. The building contains 85,000 square feet of lab and research facilities. TCR2 Therapeutics will lease the building.



12 Travilah Square

Travilah Square Shopping Center is the largest retail development in the Life Sciences Center. The redevelopment of the shopping center included a facelift of approximately 42,000 square feet of existing retail as well as nearly 14,500 square feet of new retail. 9



Pipeline Development

8

The Elms at PSTA

The Elms at PSTA is proposed on the former Public Safety Training Academy Site. A Corridor Cities Transitway (CCT) station is planned for the site. The 2010 Plan allowed for up to 2,000 residential units, a major residential hub. The preliminary plan for the site, currently under review by Planning staff, proposes approximately 645 dwelling units and 1,940 square feet of ground floor retail space in one of the multi-family structures.



9

Johns Hopkins Belward Campus

The Johns Hopkins Belward Campus site is the largest project in the pipeline, with approximately 1.4 million square feet of approved but unbuilt development. Since receiving initial site plan approval in 1996 for 1.8 million square feet, approximately 400,000 square feet have been built. Home to one of the planned CCT stations, the 2010 Plan increased maximum density on the site from 0.3 to 1.0 Floor Area Ratio (FAR). A site plan for a medical office was submitted in May 2021 for 126,200 square feet.



11

Traville Parcel N

Traville Parcel N, currently under review by Planning staff, is the first phase of a larger planned development of a significant site with pipeline capacity. The 18-acre parcel is part of a 192-acre area owned by Alexandria Real Estate Equity and part of their vision for significant expansion of their life sciences holdings and creation of linked campuses.