

MEMORANDUM

July 15, 2014

To: Nancy Floreen, PHED Chair

From: Isiah Leggett, County Executive



Subject: White Oak Science Gateway

The Executive Branch staff has worked closely with the Planning Board in preparing the revised draft, which strikes a sensible balance between the proposed land uses and the transportation network needed to support future development. I believe this approach to address the unique characteristics of the White Oak region is appropriate.

The County's development partnership with Percontee presents a rare opportunity to leverage a County asset and transform the Life Sciences/FDA Village center. But to do so responsibly and balance the growth with our transportation network will require certain actions, including requiring a higher standard for non-auto driver mode share in the White Oak Science Gateway. However, I do not support the application of this mode share to existing development throughout the White Oak Science Gateway.

Because these more stringent mode share requirements alone will not alleviate congestion in the White Oak Science Gateway, additional transportation infrastructure improvements will be required as well. The County and Percontee will share costs in an equitable manner and the material terms would be elements of the General Development Agreement (GDA) that the County Council will review as part of the disposition process. Clearly, a source of revenue will be identified for the needed improvements to the existing roadway and transit networks.

I support the creation of a new Subdivision Staging Policy (SSP) area category, "Transitional Transit Corridor," with a review standard of 1600 CLV. The new classification is appropriate as it will take advantage of the proposed Rapid Transit System and the overwhelming support for redevelopment opportunities in the sector plan nodes. I do not support the use of an interim measure of 1525 CLV.

Additionally, I recommend the following provisions apply to new development:

- A 30% non-auto driver mode share (NADMS) must be attained in the Life Sciences/FDA Village Center at full build-out as confirmed by the White Oak Transportation Management District. Attainment of interim NADMS goals will be on an appropriately graduated scale as each phase of a specific project is developed and accompanied with adequate sureties;

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- An equitably shared transportation cost program will be developed that adequately finances the necessary transportation improvements needed within the area independent from that required to satisfy TPAR and LATR.
- A comprehensive monitoring and verification system will be established to track NADMS throughout development phases and ensure the timely delivery of the transportation infrastructure.

The County's Subdivision Staging Plan is designed to balance the impact of growth on County infrastructure. If projects comply with the SSP then there is no need for additional staging requirements within the Plan. The County Council reviews the SSP regularly and may adjust the SSP to ensure balanced growth. There is no necessity for the Council to layer these requirements with additional milestone requirements that create obstacles to planning, financing and implementing the planned development. Accordingly, I do not support the Council staff recommendation to imbed additional staging requirements in the Plan. While these additional staging requirements may seem prudent, the practical implication of additional staging may jeopardize this opportunity for creating jobs and amenities in the East County.

Regarding Public Benefits, I support maintaining a high priority for affordable housing on the public benefits list to be considered during review of optional method projects in the CR zones. A research study that was just released this week by the Community Foundation for the National Capital Region, Housing Security in the Washington Region, shows critical gaps in affordable housing across a range of income levels in the Washington region. We must continue to place a high priority on creating affordable housing.

I hope this information is helpful. Executive staff will be available to answer any questions during the upcoming work session.

c: Councilmembers
Glenn Orlin, Deputy Council Administrator
Marlene Michaelson, Senior Legislative Analyst