

Upper Montgomery development awaits transit project funding, Washington Post, December 18, 2011

Comment:

At this point, 3.7 million square feet of commercial space has been approved but not yet built in the "Science City" area, including 1.4 million sq ft on Belward Farm. An additional 400,000 sq feet of commercial capacity and 2,000 housing units are allowed under Stage 1 of the Great Seneca Science Corridor Master Plan so approximately 17,500 people could be added to the "Science City" area now.

Under Stage 2 of the master plan, the Corridor Cities Transitway must be funded to Metropolitan Grove. Stage 2 would add 2.3 million sq ft of commercial capacity plus 2,000 housing units for approximately 11,750 more people.

Stage 3 of the master plan requires that the Corridor Cities Transitway must be under construction to Metropolitan Grove. This would add 2.3 million sq ft of commercial capacity plus 1,700 dwelling units for approximately 11,000 more people.

Stage 4 requires that the Corridor Cities Transitway must be operating to the Comsat building in Clarksburg to add 1.8 million sq ft for approximately 6,000 more people.

In addition to the new workers and residents in the Science City area, Germantown has been approved for 68,000 jobs and 16,000 residences which, at build-out, would add approximately 100,000 people...many of whom will be driving on Great Seneca Highway.

Crown Farm, which is adjacent to the Science City, will add over 5,000 residents plus a high school and retail.

Since the Corridor Cities Transitway (CCT) is only expected to carry 12% to 15% of the additional workers and residents, at least 85% of the newcomers will be in their cars. In order to accommodate this massive influx of people, the Planning Board proposed widening Great Seneca Highway and Muddy Branch Road to six lanes. Key West Avenue would be widened to eight lanes. There will be 12- to 16-lane, two- and three-level interchanges on Great Seneca Highway near the Science City.

The Corridor Cities Transitway (CCT) will be totally inadequate to handle the addition of all these workers and residents. But it is the trigger that will allow the development to occur.