Central Business Area Definition – For Federal Facility Location
GSA Four Factor Documentation

Jurisdiction: Montgomery County   Date: 12/14/16

Reference: See Map "Montgomery County CBAs"

1. LOCAL AND REGIONAL PLANNING AND ECONOMIC DEVELOPMENT GOALS.

a. Montgomery County's local planning and economic development goals are to encourage employment growth in multi-modal transportation notes. Chief among these policies is the General Plan, which provides the framework for the physical development of the county. The General Plan's goals include the location of employment in areas (defined broadly as "corridors and wedges") that avoid introducing a large volume of traffic onto local streets, which necessitates multi-modal commute options; the concentration of employment in transit station locales; and the encouragement of employment growth within the Urban Ring and the I-270 Corridor. In addition, the County recently completed a new Comprehensive Economic Strategy that further encourages employment growth at transit-oriented locations, near the Metro, future Purple Line, and other station areas. An added benefit of a transit oriented development is that it simultaneously alleviates traffic congestion that is a quality of life indicator to many employers and employees.

b. Reflective of these goals, Montgomery County's proposed Central Business Area (CBA) includes 17 areas that are currently designated as Activity Centers because of their zoning appropriateness as receiving sites for new or renewing GSA leases. These include Bethesda, Clarksburg, Friendship Heights, Germantown, Glenmont, Life Science Center-Gaithersburg Crown, NIH Walter Reed National Military Medical Center, Rock Spring, Rockville King Farm Research Center Shady Grove, Rockville Montgomery College, Rockville South Twinbrook, Rockville Tower Oaks, Silver Spring, Walter Reed, Wheaton, White Flint, and White Oak-FDA.

c. In addition, Montgomery County's includes four federal properties as CBAs because of their employment and economic importance to the County. These include National Institute of Standards and Technology (NIST), David Taylor Model Basin, Intelligence Community Campus-Bethesda (ICC-B), and the Forest Glen Annex.

d. Defined areas are shown in Map A.

2. TRANSPORTATION INFRASTRUCTURE AND PLANS.

a. **Transportation:**

   i. Transportation Service Levels:
       Montgomery County distinguishes among two levels of transportation service for designating CBAs: Tier 1 CBAs include access to a WMATA Metro station or bus routes with 20 minute headways. Tier 2 CBAs do not have access to either to either a proximate Metro station or bus route with 20 minute headways. All CBAs are classified as Tier 1 CBAs, except for the David Taylor Model Basin and a portion of the Great Seneca Science Corridor which are Tier 2 CBAs.

The headways criteria are based on the County's 2012-2016 Subdivision Staging Policy (SSP), which ensures adequate public facilities and infrastructure associated with new development and growth. As part of its policy mandate, SSP offers tools and criteria for assessing transit adequacy. SSP's assessment of transit adequacy is based on current arterial and neighborhood bus service. One measure of transit adequacy is peak headways, or the average time between buses, for three types of policy areas: Urban, Suburban, and Rural. The maximum headways for transit adequacy are 14 minutes in Urban areas, 20 minutes in Suburban areas, and 30 minutes in Rural areas. For the work of categorizing each CBA's bus headway adequacy, the SSP's Suburban area headway criteria is used.

ii.   Planned Infrastructure:

Almost all proposed CBA have access to a proposed transitway or the future Purple Line, except for the David Taylor Model Basin, the Intelligence Community Campus-Bethesda and a portion of the Great Seneca Science Corridor. See Map B.

Map A.
Montgomery County
Proposed CBAs
for GSA

Draft for Discussion
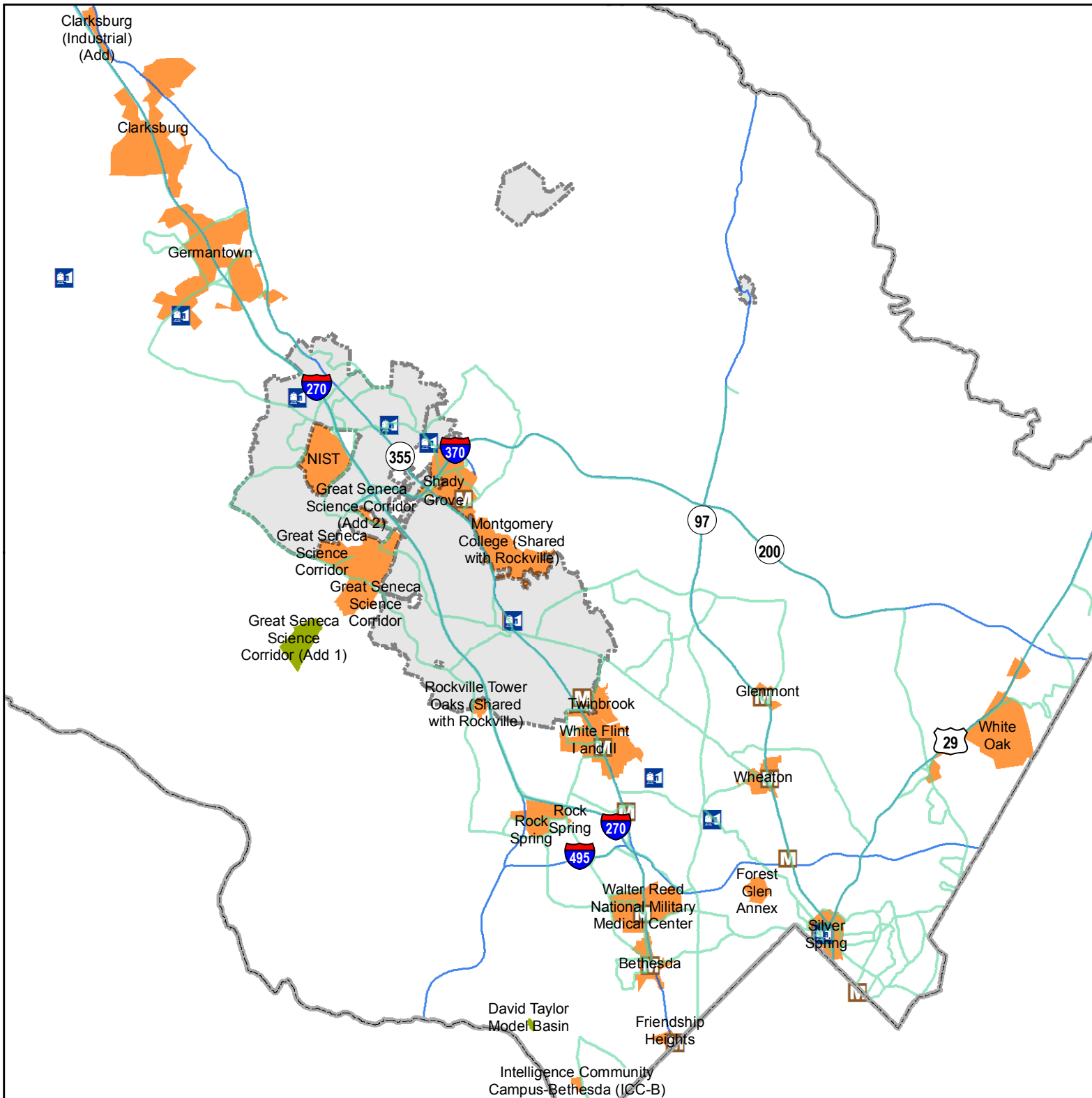
Legend

- MARC Stations
- M Metro Stations
- Major Highways and Roads
- Independent Zoning
- Bus, headways <= 20 minutes *

Proposed CBA

Tiers

- Proposed CBA, Tier 1
- Proposed CBA, Tier 2

Clarksburg (Industrial) (Add)

Clarksburg

Germantown

NIST

Great Seneca Science Corridor (Add 2)

Great Seneca Science Corridor

Great Seneca Science Corridor

Great Seneca Science Corridor (Add 1)

Shady Grove

Montgomery College (Shared with Rockville)

Rockville Tower Oaks (Shared with Rockville)

Twinbrook

White Flint I and II

Glenmont

Wheaton

White Oak

Rock Spring

Rock Spring

Forest Glen Annex

Walter Reed National Military Medical Center

Silver Spring

Bethesda

David Taylor Model Basin

Friendship Heights

Intelligence Community Campus-Bethesda (ICC-B)

355

97

200

29

270

370

495

Map B.
Montgomery County
Proposed CBAs
for GSA

Draft for Discussion

Legend

MARC Stations

M Metro Stations

Major Highways and Roads

Independent Zoning

Proposed CBA

Tiers

Proposed CBA, Tier 1

Proposed CBA, Tier 2

Transitway_Planned

Transitways

Corridor Cities Transitway

Corridor Cities Transitway (Proposed)

Georgia Ave North

Georgia Ave North

Georgia Ave South

Georgia Ave South

MD 355 North

MD 355 North

MD 355 South

MD 355 South

New Hampshire Ave (MD 650)

New Hampshire Ave (MD 650)

North Bethesda Transitway

North Bethesda Transitway

Purple Line Transitway (Proposed)

Randolph Rd

US 29

US 29

University Blvd (MD 193)

Veirs Mill Rd

Clarksburg (Industrial) (Add)

Clarksburg

Germantown

270

355

370

NIST

Great Seneca Science Corridor (Add 2)

Great Seneca Science Corridor

Great Seneca Science Corridor

Great Seneca Science Corridor (Add 1)

Shady Grove

Montgomery College (Shared with Rockville)

97

200

Rockville Tower Oaks (Shared with Rockville)

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Walter Reed National Military Medical Center

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Silver Spring

Bethesda

David Taylor Model Basin

Friendship Heights

Intelligence Community Campus-Bethesda (ICC-B)