



## Biennial Master Plan Monitoring Report

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### Executive Summary

This report provides a comprehensive summary of the efforts to implement three master plans in the I-270 Corridor area:

- White Flint,
- Great Seneca Science Corridor, and
- Shady Grove.

After a brief general introduction, the implementation efforts for each master plan are detailed in four sections: background, development approvals, public amenities and facilities, and recommendations. In sum, this report seeks to:

- Satisfy the Council's requirements for monitoring and reporting on master plan implementation;
- Provide input for the County Executive's next proposed CIP;
- Demonstrate the extent to which the visions in these master plans are being realized;
- Demonstrate the extent to which the staging elements in these plans are successfully regulating build out; and
- Ensure transparency with regard to master plan implementation activities in these dynamic areas.

Analysis of the current and evolving environments – from the existing suburban conditions toward more walkable, urban settings – points to the most important lesson of the report: change is happening slowly and incrementally. Although, there are significant challenges and some concerns – especially those related by the respective Implementation Advisory Committees – the report shows that significant progress is beginning and these early phases are mostly setting the framework for future development.

The staging restrictions have allowed for monitoring and management of development to ensure that current systems are not overloaded. But some obstacles to implementing these plans have also become apparent. Most recommendations are to continue pursuing projects that will increase multi-modal transportation options and development of public facilities and plans. The Corridor Cities Transitway, the White Flint public street grid infrastructure, and the Smart Growth Initiative, for example, are key projects that must be rigorously pursued.

### Staff Recommendation

Transmit report to the County Council and Executive with the recommendations outlined for each master plan area.

### Attachments:

Biennial Master Plan Monitoring Report  
Letter from GSSC Implementation Advisory Committee