



To: Board of Trustees
Town of Mount Pleasant

Date: May 7, 2021

Memorandum

Project #: 28403.01

From: Gina Martini, AICP

Re: West Bio Science – North 60

The following is an overview of the Westchester Bio Science and Technology Center and case examples of bio-tech or similar campuses across the country. All of the developments examined herein recognized the importance of including residential uses in their mixed-use campuses and most of these developments offer significantly more residential units than what is proposed on the Westchester Bio Science campus.

Westchester Bio Science and Technology Center

In response to comments received from the Planning Board, the Town Board, the Westchester County Planning Board, and the public, and in response to the findings and recommendations from the North 60 Market and Financial Feasibility Study (“Weitzman Study”), the Applicant has added limited, low-impact residential uses to the proposed plan. The plan still calls for a maximum 500,000 GSF of development in Phase 1 and a maximum 3 million GSF for the Master Development Plan, but 100,000 SF of bio-tech space has been reallocated for 98 units of low impact studio and one-bedroom apartments to provide housing for bio-tech employees.

Table 1 – Phase 1 Proposed Program

Use	Phase 1
Neighborhood Shopping	80,000 sf
Low Impact Residential	100,000 sf (98 units)
Medical Office	100,000 sf
Hotel	100,000 sf
Bio-Tech/Research	120,000 sf
Total	500,000 sf

The proposed 98 units will include 29 studios and 69 one-bedroom units. The estimated site population is 143 with three (3) school-age children. The number of school-age children was estimated using a standard methodology regularly employed in planning and impact analysis and applying a range of multipliers from several sources for similar types of housing.

Low Impact Housing

For purposes of this project, low impact housing is an approach to housing development that uses various planning and design practices to conserve community resources and reduce infrastructure and municipal costs, thereby mitigating potential environmental and fiscal impacts associated with development. The concept of low impact



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housing has been coterminous with the concept of low impact development such that this type of development by virtue of its low or benign environmental impact, may be allowed in locations conventional development is not permitted.¹ Moreover, this type of development allows for more sustainable low impact lifestyles similar to the on campus housing being proposed. Although Westchester County is not subject to local zoning for County purposes on the Grasslands campus, other uses historically considered for this site are not being proposed at this time. Rather, Fareri Associates is committed to developing a project that is integrated with the Mount Pleasant community and not strictly akin to the public purpose uses and institutional uses that characterize the rest of the Grasslands campus. This type of limited, low-impact housing is most appropriate and beneficial for the proposed project, mixed into the proposed bio-tech complex. It is anticipated that these units would be occupied by employees or students of uses on the project site or adjacent medical and bio-tech uses.

As proposed for the Westchester Bio Science campus, all residential uses would be low impact and designed to serve the new living sciences and bio-tech uses. Phase 1 would include a maximum of 98 residential units resulting in an on-site residential population of approximately 143 residents. The estimated residential population of Phase 1 is shown in the table below.

Table 2 - Unit Mix for North 60 (Phase 1)

Unit Type	%	Number of Units	Population
Studio Unit	30%	29	29
One Bedroom Unit	30%	29	48
One-bedroom plus home office/den	40%	40	66
TOTAL	100%	98	143

Source: It is assumed that studio apartments would have 1 person per unit. One bedroom units are assumed to have 1.66 persons per unit, based on Rutgers University Center for Urban policy Research, Residential Demographic Multipliers – Estimates of the Occupants of New Housing, June 2006 (for 5+ units, rent, 1 BR, all values).

Low Impact Housing Research

As case studies or reports analyzing bio-tech communities are not readily available, information was found regarding a mix of project developer/sponsor materials, news articles, and local staff reports commenting on specific development proposals (see Table 3 and representative project illustrations below).

¹ Jenny Pickerill and Larch Maxey. *Low Impact Development – The future in our hands*. Available at: [low-impact-development-book2.pdf \(wordpress.com\)](http://low-impact-development-book2.pdf.wordpress.com).



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As per the American Planning Association's *Zoning Practice*, there has been significant job growth in occupations related to life sciences, sales of technical and scientific products, and the integration of technology into a wide array of manufacturing processes. Employers in these growth areas are avoiding standard office locations (i.e., suburban office parks) in favor of more urban locations with access to transit, housing, and other amenities. Many employers want to be located next to qualified talent such as hospitals and technology centers and want to avoid locations where private automobiles are the only option for travel.²

Campus developers claim a wide range of benefits in proposal documents to local and regional decision-makers. Economic development is a key benefit for including residential spaces in bio-tech and office campuses. Some projects, such as CORE at Lakewood Ranch, FL, state that potential employees need a variety of amenities to relocate to a new workplace. Others, such as Willow Village in Menlo Park, CA, explicitly share community investment strategies that provide benefits to current residents and future employees.

Furthermore, an article by Brookings found that innovation districts uniformly contain a mix of economic, physical and networking assets. Economic assets being the firms, institutions and organizations that drive, cultivate or support ideas. Physical assets consist of the public and privately owned spaces designed to stimulate new and higher levels of connectivity, collaboration and innovation. Lastly, networking assets are the relationships between individuals, firms and institutions that have the potential to generate, sharpen and/or accelerate the advancement of ideas.³ Similar to innovation districts, the proposed bio-tech campus will foster these assets while providing on campus housing for employees or students of uses on the project site or adjacent medical and school uses. The idea of on campus housing will help to create a synergistic relationship between the people and firms on the project site.

Generally speaking, developers present some or all of the following benefits to encourage commercial partners to become a part of their campus:

- › Access to trails and open space
- › Stores and service providers within walking distance
- › Decreased commute times
- › Recreation facilities and programming
- › Perks to reduce household expenses

² American Planning Association. *Zoning Practice*. October 2018. Available at: [Balancing Jobs and Housing in the New Economy \(planning-org-uploaded-media.s3.amazonaws.com\)](https://www.planning-organization.org/wp-content/uploads/2018/10/Balancing-Jobs-and-Housing-in-the-New-Economy.pdf).

³ Brookings. *One Year After: Observations on the Rise of Innovation Districts*. Available at: [One year after: Observations on the rise of innovation districts \(brookings.edu\)](https://www.brookings.edu/wp-content/uploads/2019/04/one-year-after-observations-on-the-rise-of-innovation-districts.pdf).

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One challenge faced by some on campus university housing is tackling an inward focus to current residents that created a barrier for connecting with the surrounding community. Although resources pointing to this challenge with office or bio-tech campuses were not found, an article by Brookings does point to a similar dynamic with innovation districts and surrounding communities.

To ensure equitable growth and encourage community willingness to move forward with a commercial, institutional, and residential campus, it is important to identify what benefits and opportunities for collaboration exist to connect with community members from the onset of planning a project.

The case examples below provide more information on campuses across the country. Many of the housing options listed here are apartment complexes in mixed-use settings. It is noted that all of these developments recognized the importance of including residential uses in their mixed-use campuses and most of these developments offer significantly more residential units than what is proposed on the Westchester Bio Science campus. The benefits and impacts detailed were gathered from both public meetings and local articles cataloging advances, changes, and community reactions to proposed developments.

Table 3. Examples of office and research and development campuses and proposals that include on campus housing

Municipality	State	Campus Name	Development Details	Benefits	Impacts	References
Charlotte	NC	Innovation Park	<ul style="list-style-type: none"> › Large office complex within University Research Park › Multiuse development with 1,450 multifamily dwelling units 	<ul style="list-style-type: none"> › Proximity to the University of North Carolina increases talent finding › Amenities, including fitness centers and walking and biking trails 	<ul style="list-style-type: none"> › Community impacted by significant vacancy when the previous owner (IBM) left 	<ul style="list-style-type: none"> › News article: Changes planned for north Charlotte office park, once an IBM campus, after \$270M sale › City of Charlotte Innovation Park Rezoning Petition
Austin	TX	7700 Parmer Lane project	<ul style="list-style-type: none"> › Existing commercial office park seeking to develop 1,800 unit mixed-use residential space 	<ul style="list-style-type: none"> › Alignment with comprehensive plan policies for walkable communities › Proximity to future Google campus 		<ul style="list-style-type: none"> › News article: Austin office campus to transform, add housing, retail, hotel › City of Austin Zoning Change Review Sheet
High Point	NC	Oasis Center	<ul style="list-style-type: none"> › Bio-tech campus with up to 160 residential units for staff and clients › Proposed homes include apartments and townhomes 	<ul style="list-style-type: none"> › Access to highway and Piedmont Triad › Alignment with local goals and objectives 	<ul style="list-style-type: none"> › Incompatibility with the surrounding community › Adverse effects on adjacent lands 	<ul style="list-style-type: none"> › News article: Entrepreneur To Build Pharmaceutical Research Park in High Point › City of High Point Staff Report
Lakewood Ranch	FL	CORE at Lakewood Ranch	<ul style="list-style-type: none"> › 305-acre biomedical research park developed over a 10-20 year period › 300 unit apartment complex offering one-, two-, and three-bedroom units in a four-story development 	<ul style="list-style-type: none"> › Opportunity for regional economic development › Attract talent with amenities, including access to conserved open space, educational opportunities, and entertainment 	<ul style="list-style-type: none"> › Incompatibility with surrounding land uses (industrial and residential areas) 	<ul style="list-style-type: none"> › News article: Developer wants to attract researchers by building retail, restaurants, night spots and more first. › News article: 300-unit project in The Green at Lakewood Ranch is moving ahead › Manatee County Board of County Commissioners March 2, 2017, Meeting Minutes › Project website: CORE at Lakewood Ranch
Menlo Park	CA	Willow Village	<ul style="list-style-type: none"> › Proposed mixed-use development including 1,729 units on former ProLogis Menlo Science and Technology Park › Includes 1,600,000 square feet of space for Facebook 	<ul style="list-style-type: none"> › This mixed-use development will help fill in the gaps for housing and additional commercial space around Facebook headquarters › The development includes community connections, including affordable housing and public amenities 	<ul style="list-style-type: none"> › Increased ratio of jobs to housing units 	<ul style="list-style-type: none"> › City of Menlo Park Willow Village › News article: Facebook's Willow Village now includes giant glass dome, 'High Line' path and more

Willow Village, Menlo Park. CA



Willow Village, Menlo Park will include:

- 200,000 sq ft of retail/non-office commercial uses, including a grocery store, pharmacy and restaurant uses;
- 1,729 multifamily housing units, including a minimum of 15% (currently proposed to be a minimum of approximately 261 units) of which would be below market rate (BMR) units;
- A hotel with up to 193 rooms and food services;
- 4 acre public park, a dog park, elevated park, and additional public open space distributed throughout the site;
- 1.5-acre town square; and
- 1,250,000 sq ft of offices for Facebook with an additional 350,000 sq ft of accessory, meeting, event, and conference space for Facebook. The Campus District would include 1,600,000 sq ft of space for Facebook.

Austin, TX office campus to transform, add housing, retail, hotel



The 129-acre campus is adjacent to Apple's \$1 billion office campus in Northwest Austin's rapidly growing tech corridor. The project will expand the current 911,574-square-campus by adding 800,000 square feet of office space as well as 1,800 apartments, 80,000 square feet of retail and a 340-room hotel.

City of Charlotte, North Carolina



Above: A revamped University City office park once home to an IBM campus has new owners after a \$270 million sale. And they're planning major changes. Plans for the site include over 1,000 residential units, a hotel, tens of thousands of square feet of retail and at least hundreds of thousands square feet of new office space.



CORE at Lakewood Ranch. FL

CORE stands for Collaboration Opportunities for Research and Exploration.

Master plan for the CORE at Lakewood Ranch includes 4.2 million square feet of construction during the next 10 to 20 years.

CORE at Lakewood Ranch, FL



Above and below: Renderings of the planned Collaboration Opportunities for Research and Exploration at Lakewood Ranch. (Provided by Flad Architects for Lakewood Ranch Commercial)



CORE at Lakewood Ranch, FL



Above and below: Renderings of the planned Collaboration Opportunities for Research and Exploration at Lakewood Ranch. (Provided by Flad Architects for Lakewood Ranch Commercial)



The Greene at Lakewood Ranch, FL



Above and below: A 300-unit apartment complex within The Green at Lakewood Ranch, called The Greene Apartments, is planned. The Greene Apartments will include one-, two- and three-bedroom units.

