



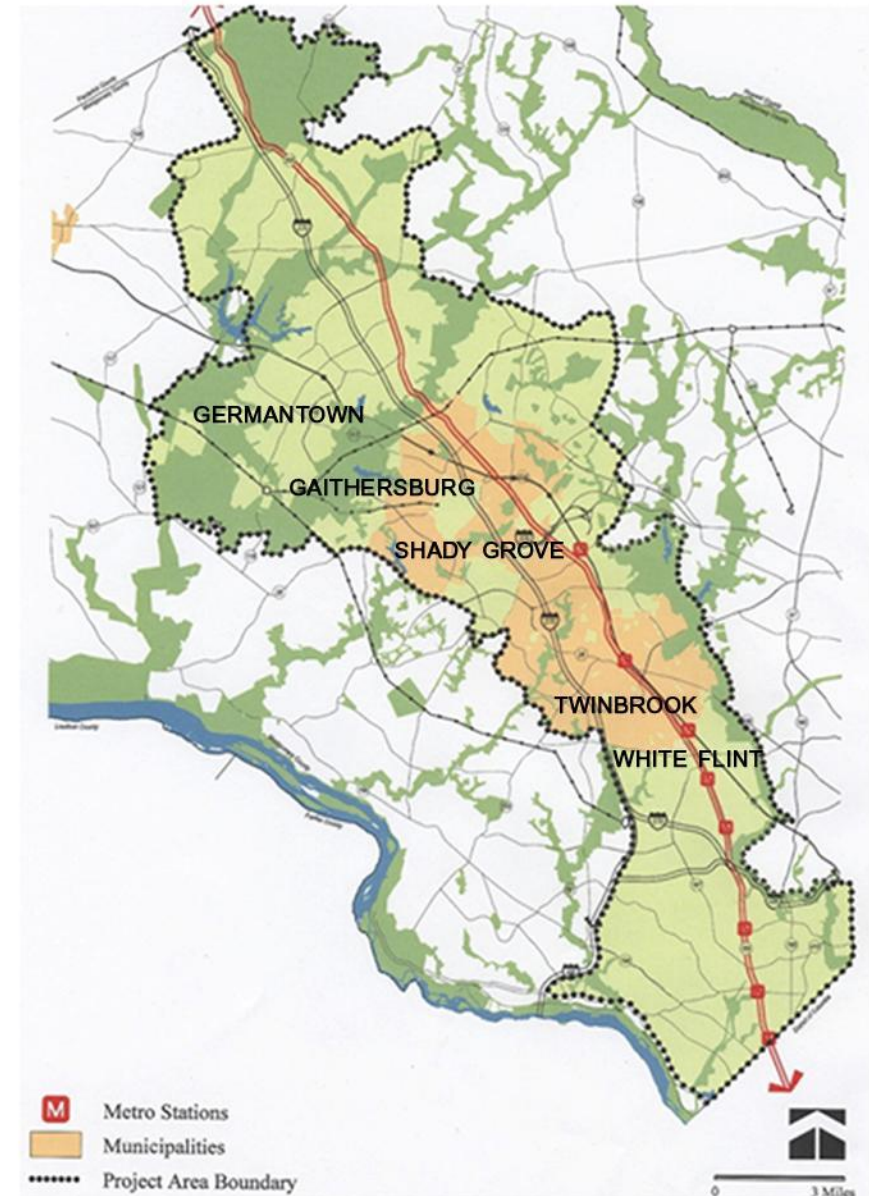
GAITHERSBURG WEST MASTER PLAN

FEBRUARY 28TH, 2008
M-NCPPC

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I-270 CORRIDOR PLANS

SHADY GROVE SECTOR PLAN	JANUARY 2006
MD-355/I-270 CORRIDOR PROJECT	JANUARY 2008
TWINBROOK SECTOR PLAN	JANUARY 2008
WHITE FLINT SECTOR PLAN	SPRING 2008
GERMANTOWN MASTER PLAN	SPRING 2008
GAITHERSBURG WEST MASTER PLAN	SUMMER 2008



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CORRIDOR TRANSPORTATION

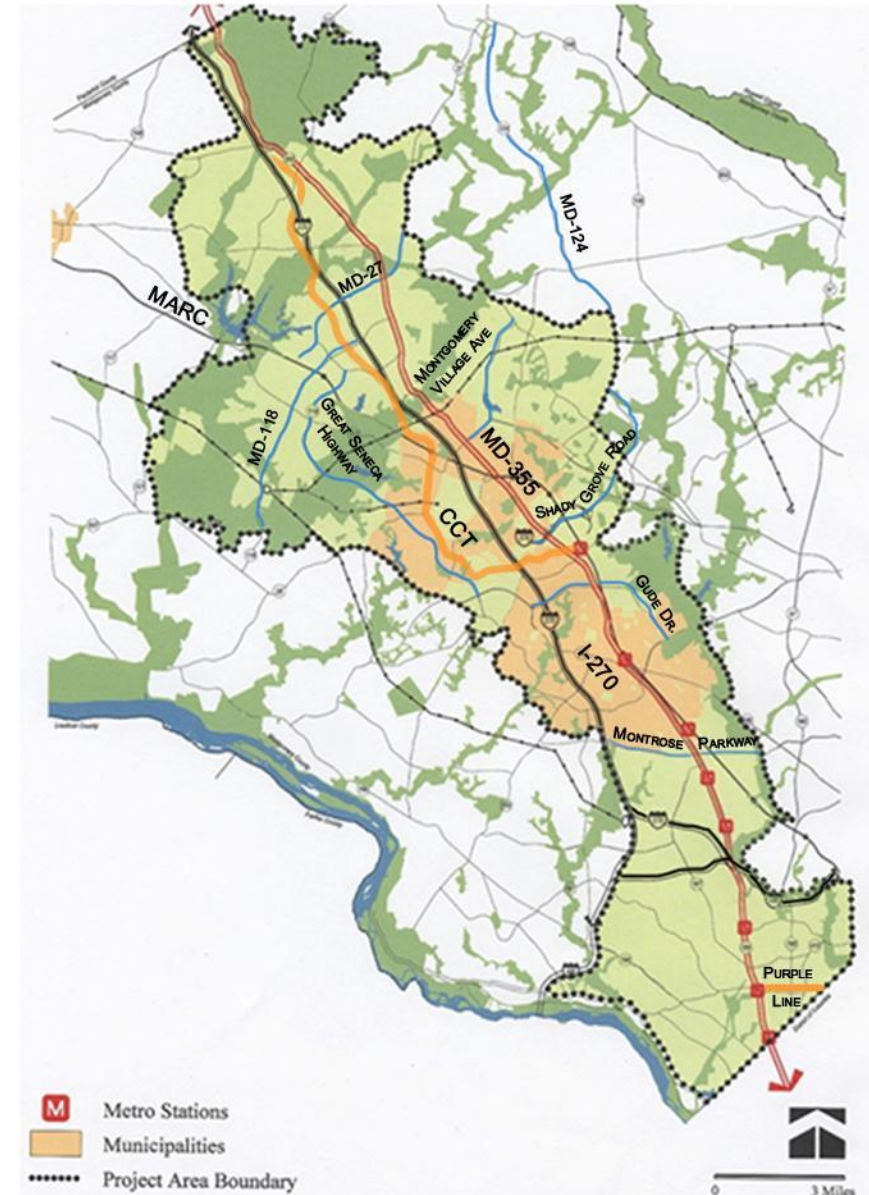
I-270

MD-355: ROCKVILLE PIKE/FREDERICK AVENUE

MARC/CSX RAIL

METRORAIL RED LINE STATIONS

PROPOSED CORRIDOR CITIES TRANSITWAY



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MID-COUNTY/MID-CORRIDOR MUNICIPALITIES AND MASTER PLANS:

CITY OF ROCKVILLE

CITY OF GAITHERSBURG

TOWN OF WASHINGTON GROVE

TOWN OF LAYTONSVILLE

1980 AGRICULTURE AND RURAL OPEN SPACE

1985 BOYDS MASTER PLAN

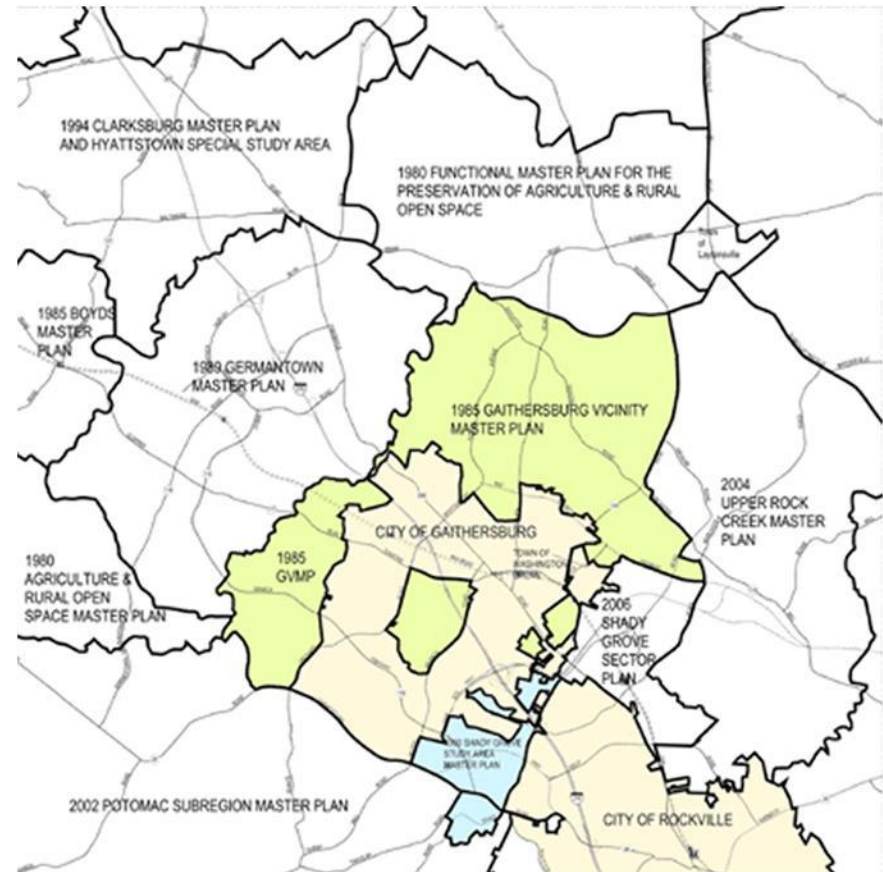
1985 GAITHERSBURG VICINITY MASTER PLAN

1990 SHADY GROVE STUDY AREA MASTER PLAN

1994 CLARKSBURG MASTER PLAN

2002 POTOMAC SUBREGION MASTER PLAN

2004 UPPER ROCK CREEK MASTER PLAN



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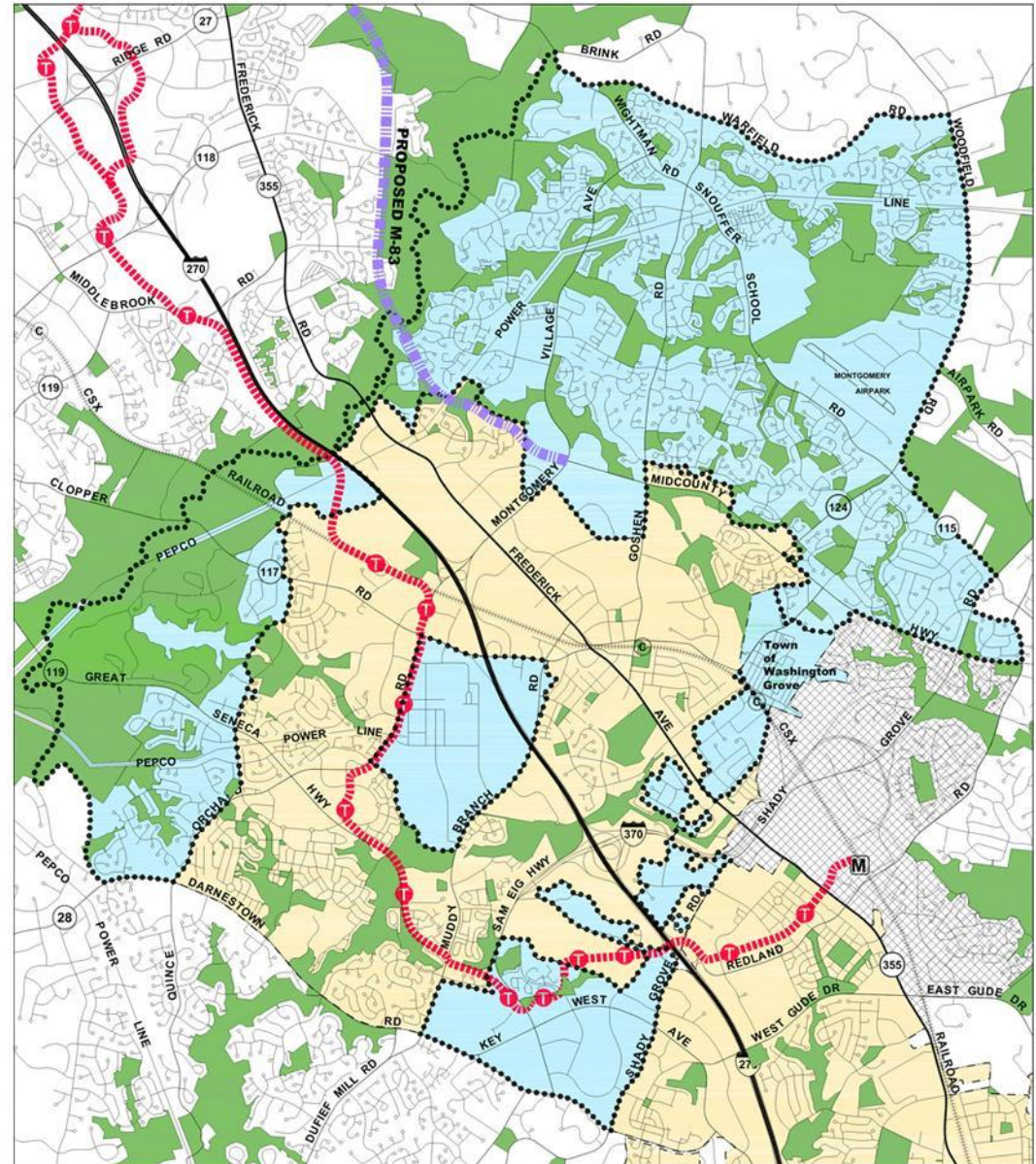
GAITHERSBURG MASTER PLAN

ORIGINAL GAITHERSBURG VICINITY
MASTER PLAN BOUNDARIES

PREVIOUS PLANNING BOARD
DISCUSSION

COUNTY COUNCIL CONCURRENCE ON
BOUNDARIES

GEOGRAPHY OF THE GAITHERSBURG
WEST MASTER PLAN



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GEOGRAPHY OF GAITHERSBURG WEST

ENCLAVE AREAS INCLUDED IN THE MASTER PLAN

QUINCE ORCHARD/GREAT SENECA/McGOWN

NIST/LONDONDERRY

OAKMONT

ROSEMONT

WASHINGTONIAN INDUSTRIAL

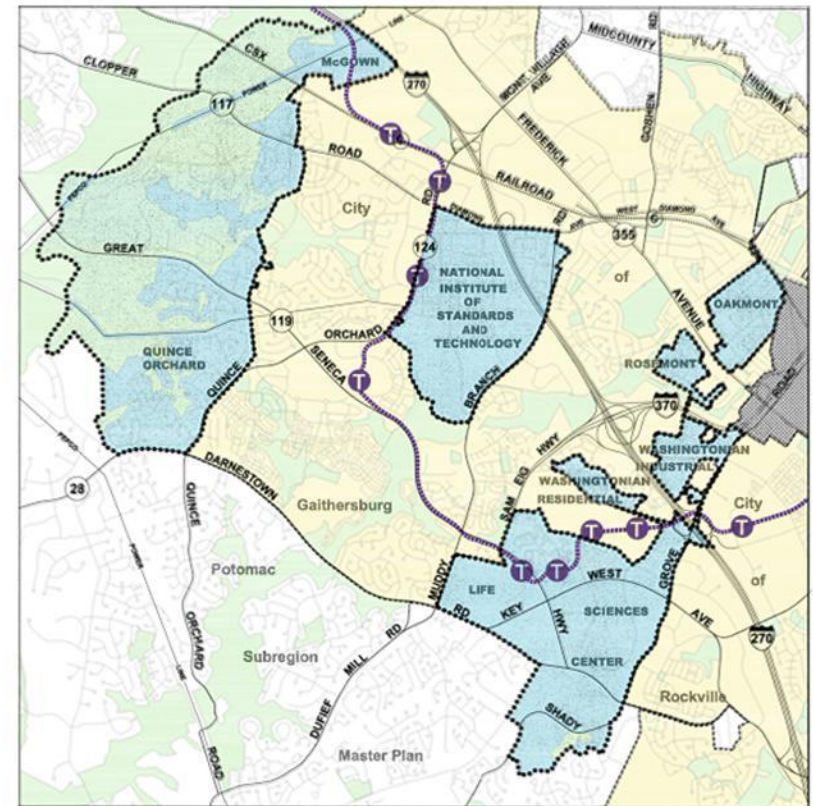
WASHINGTONIAN RESIDENTIAL

FOCUS OF THE MASTER PLAN UPDATE

THE LIFE SCIENCES CENTER OF THE 21ST CENTURY

JOHNS HOPKINS UNIVERSITY BELWARD CAMPUS

CORRIDOR CITIES TRANSITWAY ROUTE AND STATIONS



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ORIGINS OF THE LIFE SCIENCES CENTER

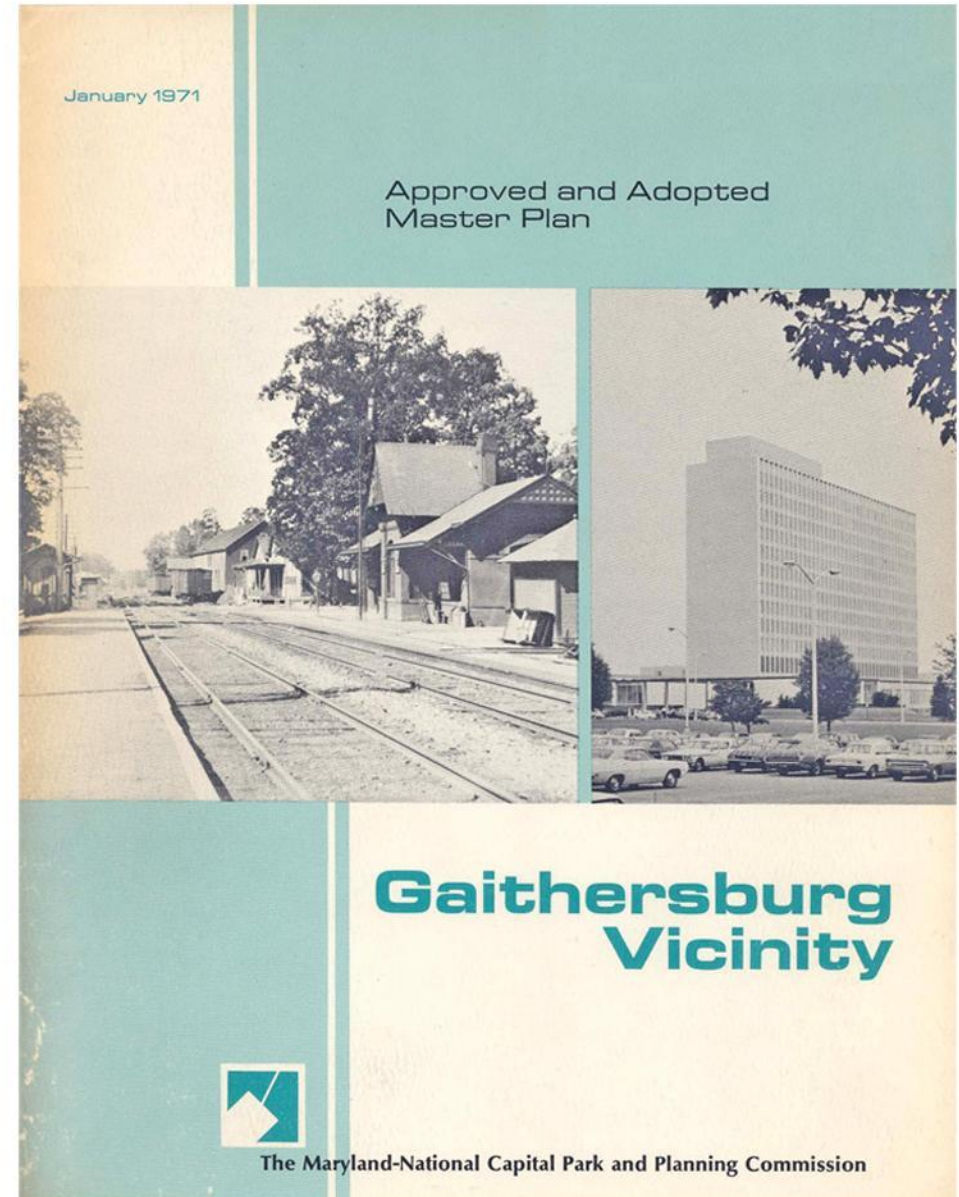
1971 GAITHERSBURG VICINITY
MASTER PLAN

I-70 BEFORE IT BECAME I-270

BUREAU OF STANDARDS BEFORE IT
BECAME THE NATIONAL INSTITUTE
FOR STANDARDS AND TECHNOLOGY

WASHINGTONIAN TOWER

PROPOSED MONTGOMERY COUNTY
MEDICAL CENTER



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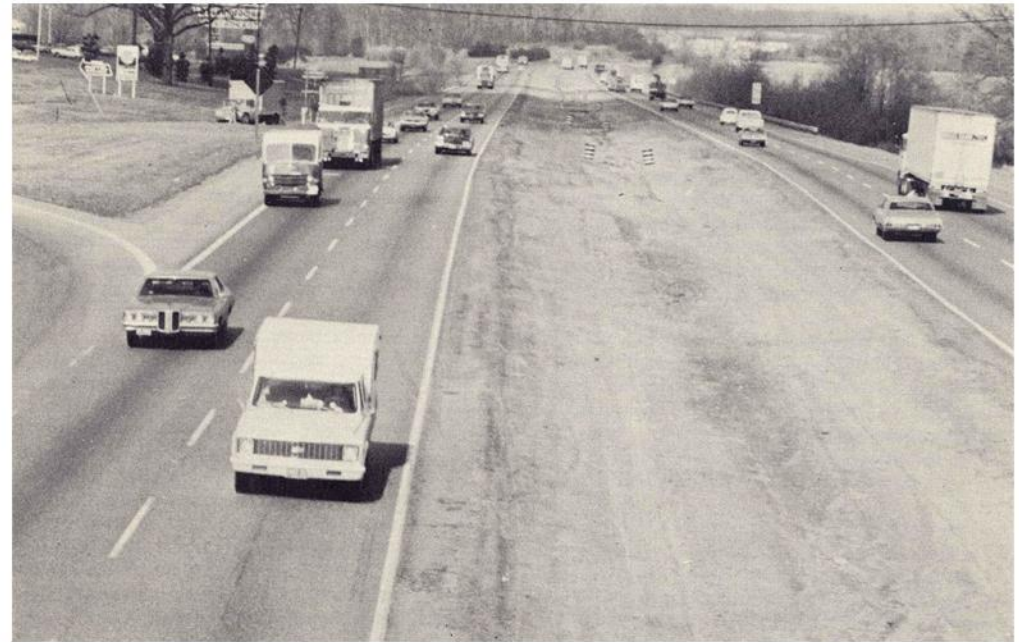
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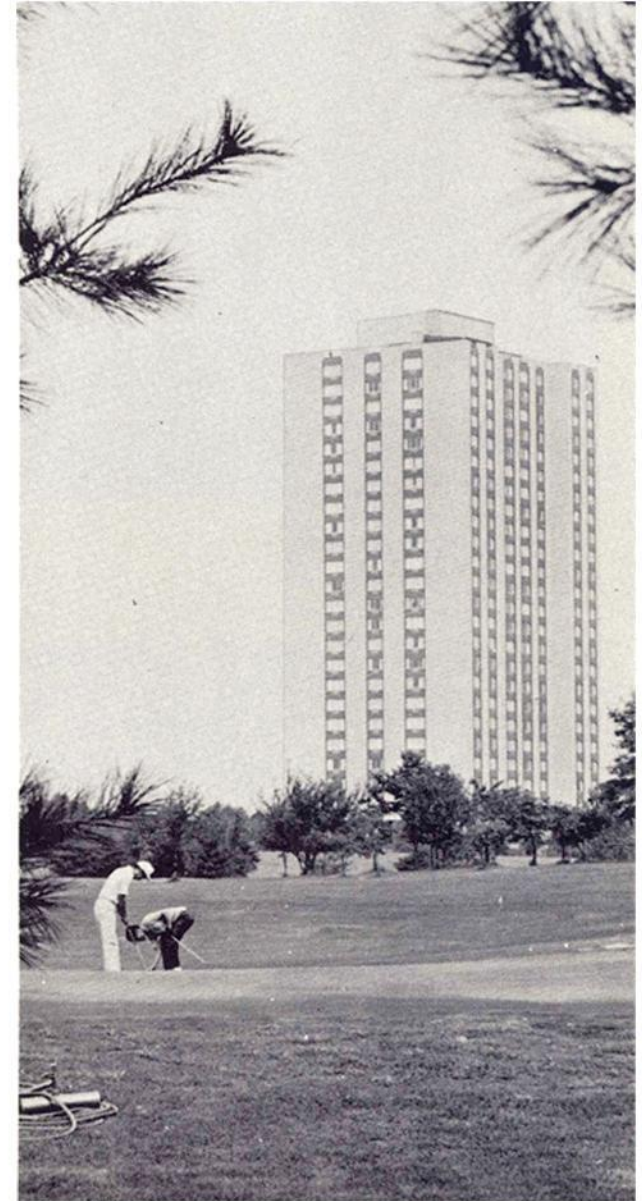
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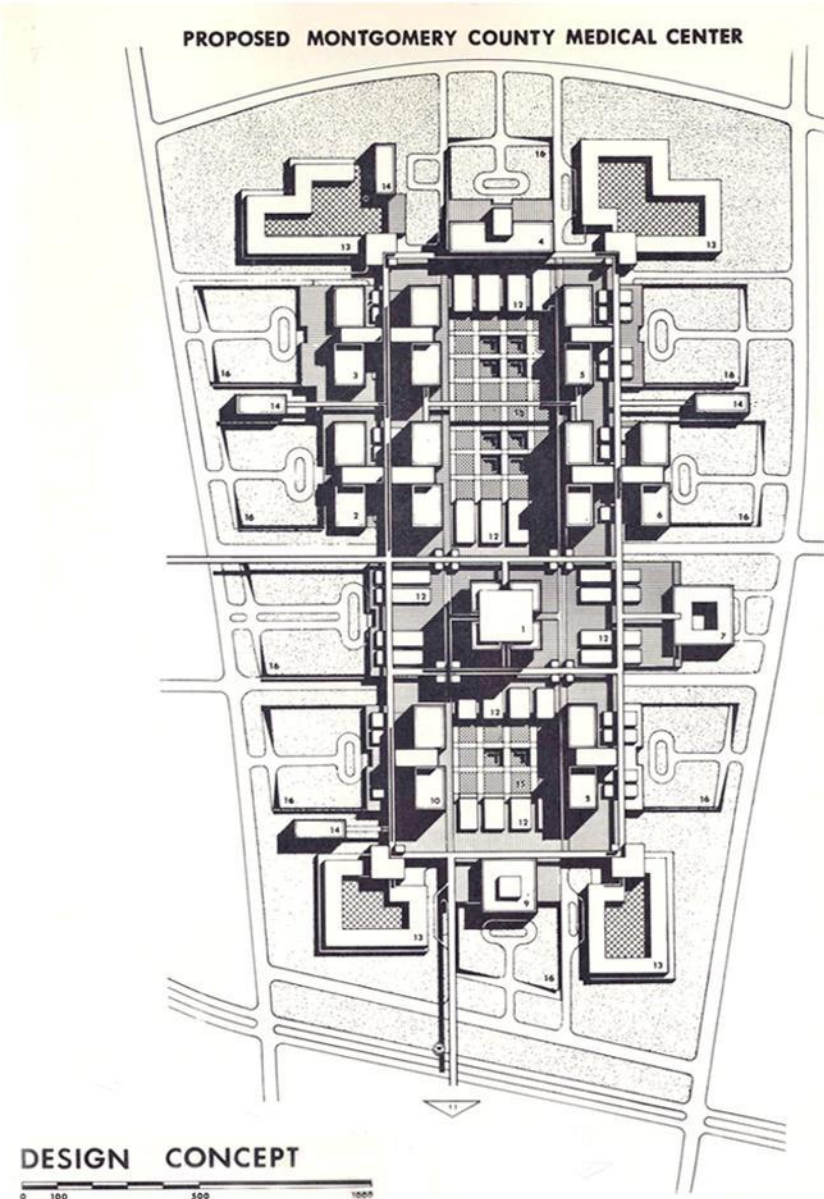
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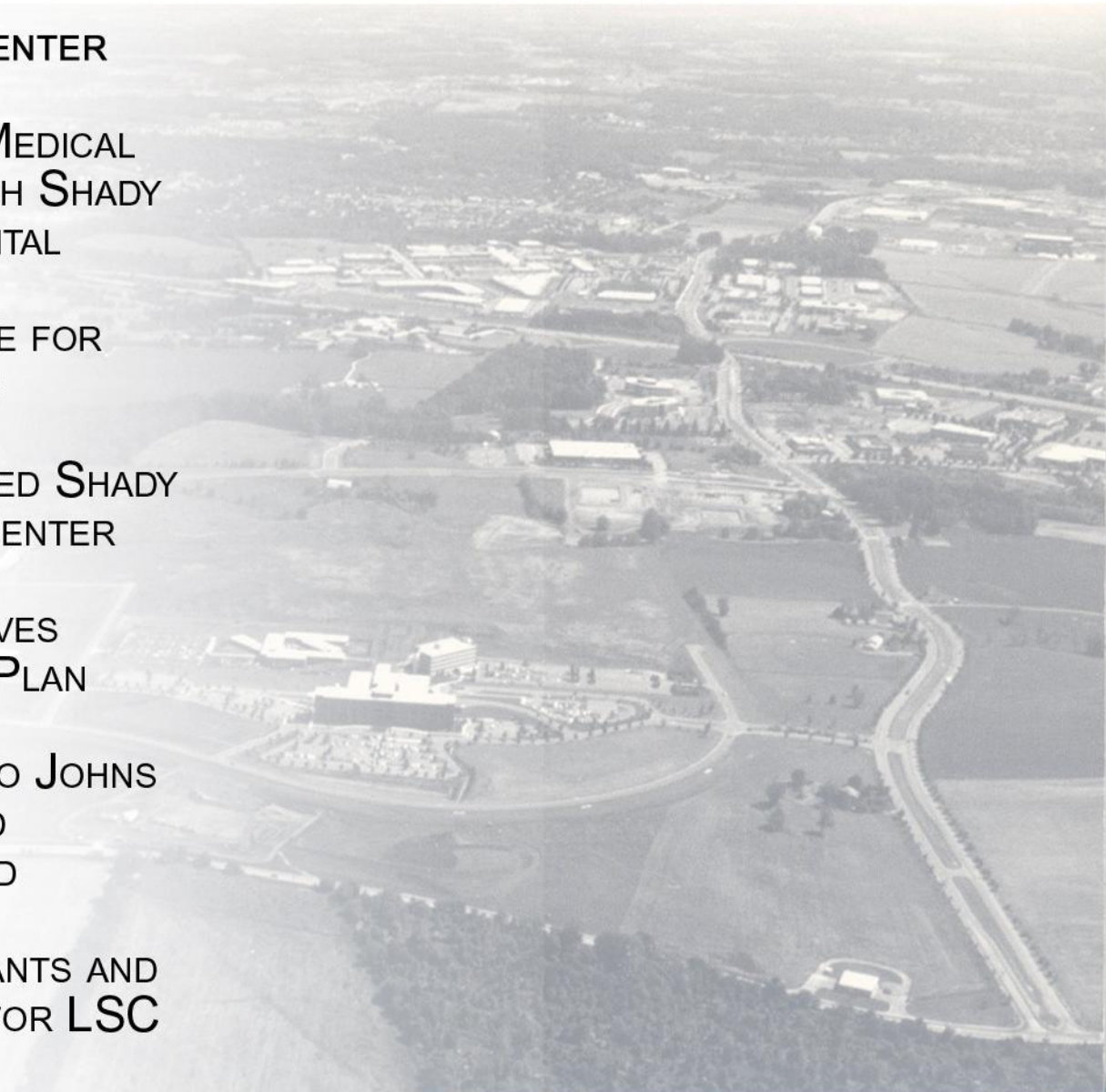
PROPOSED MONTGOMERY COUNTY
MEDICAL CENTER



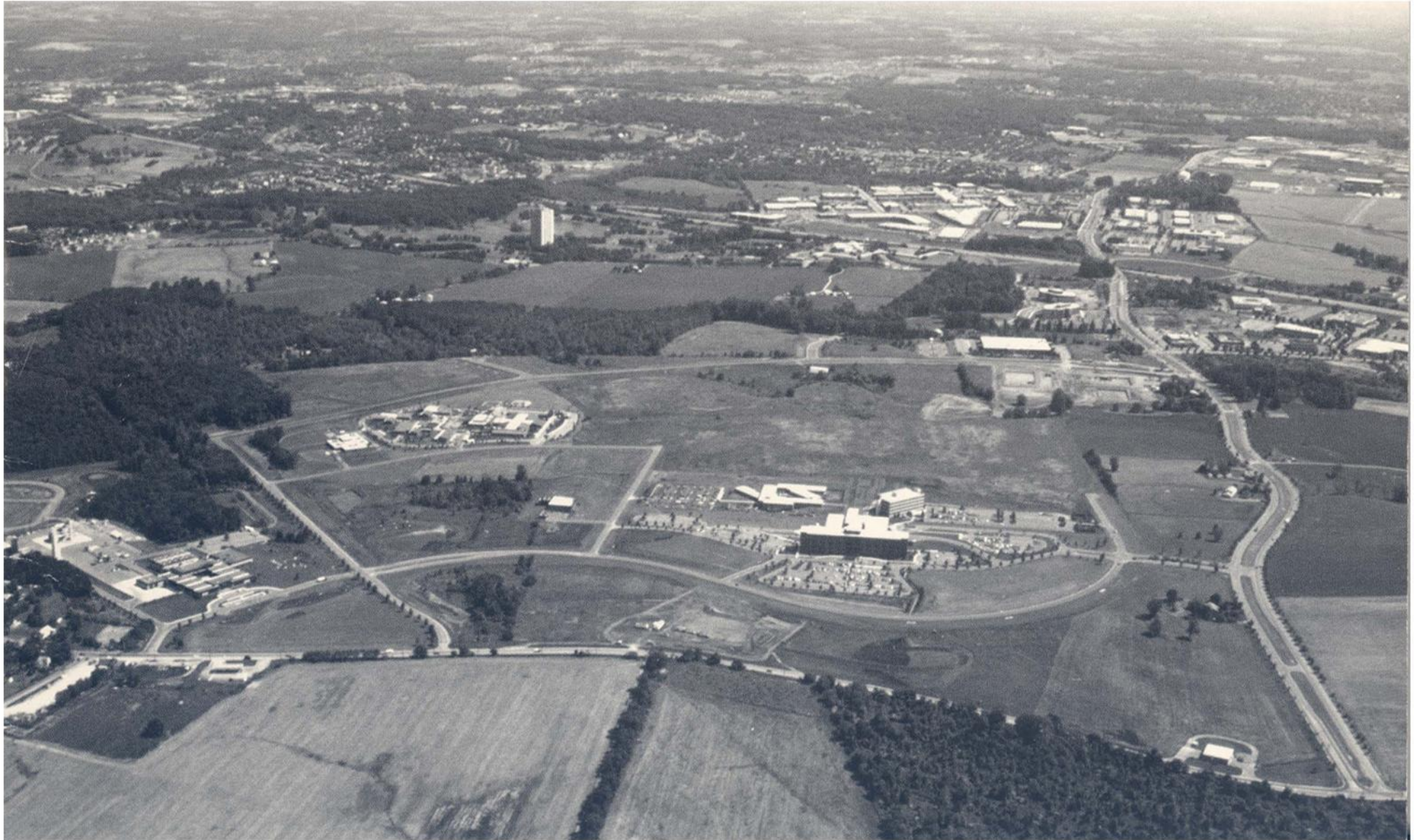
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ORIGINS OF THE LIFE SCIENCES CENTER

- 1976 MONTGOMERY COUNTY MEDICAL CENTER ESTABLISHED WITH SHADY GROVE ADVENTIST HOSPITAL
- 1976 LAND CONVEYED TO STATE FOR RICA & NOYES INSTITUTE
- 1984 MEDICAL CENTER RENAMED SHADY GROVE LIFE SCIENCES CENTER
- 1986 COUNTY COUNCIL APPROVES SGLSC DEVELOPMENT PLAN
- 1986 COUNTY DONATES LAND TO JOHNS HOPKINS UNIVERSITY AND UNIVERSITY OF MARYLAND
- 1989 DECLARATION OF COVENANTS AND EASEMENTS RECORDED FOR LSC



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THE 1990 SHADY GROVE STUDY AREA MASTER PLAN

1990 PLAN'S VISION FOR THE AREA IN 2010:

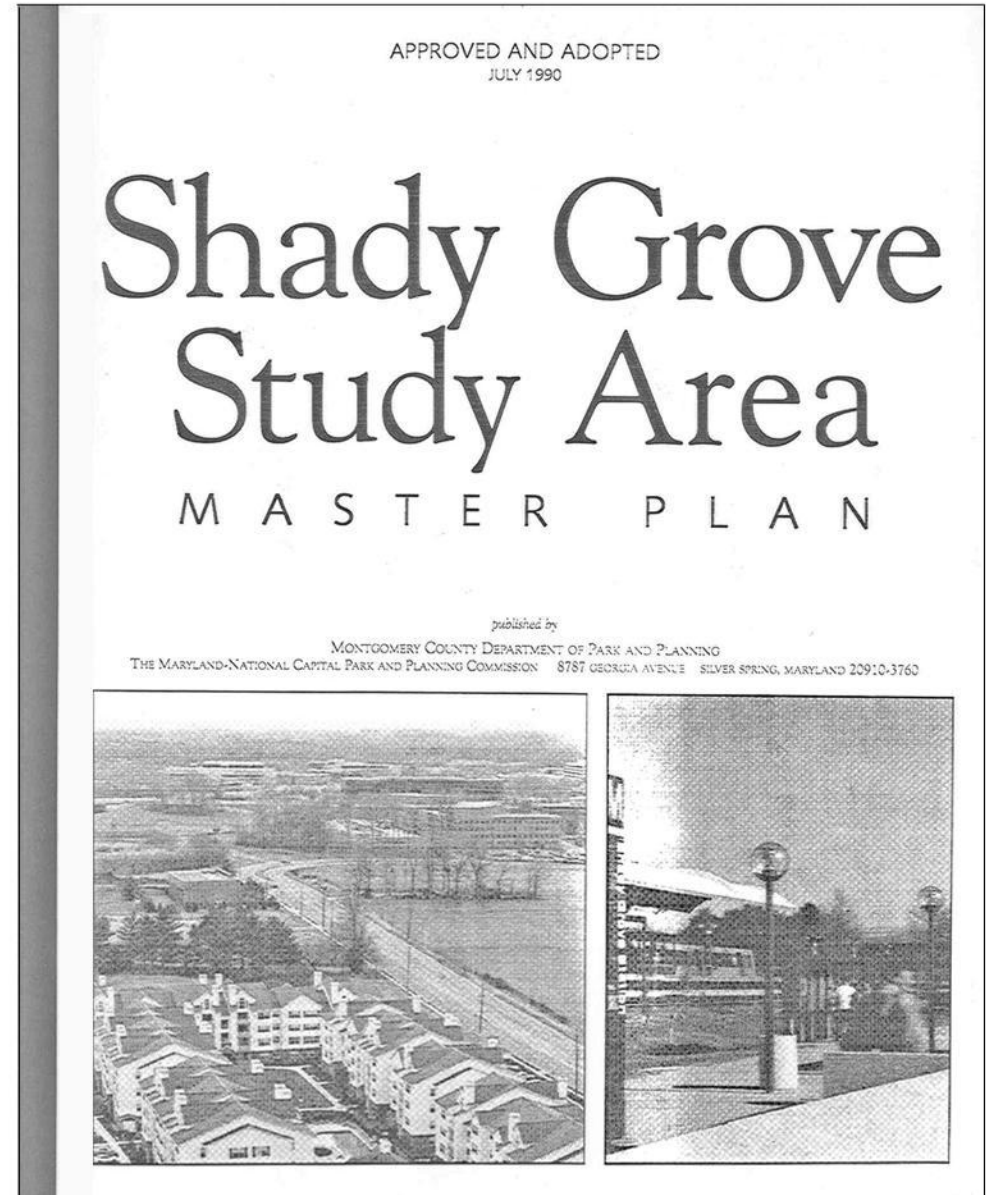
*THE SHADY GROVE "R&D" VILLAGE HAS
EVOLVED INTO A WORLD-CLASS BIOTECH AND
HIGH-TECH RESEARCH AREA WITH A STRONG
EMPHASIS ON TRANSIT SERVICEABILITY...*

THAT IS A GOOD PLACE TO WORK...

THAT IS A GOOD PLACE TO LIVE...

*WITH A SPECIAL CULTURAL AND
RECREATIONAL ENVIRONMENT...*

*FOR PEOPLE OF DIFFERENT AGES AND
DIFFERENT INCOME LEVELS*



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THE 1990 SHADY GROVE STUDY AREA MASTER PLAN

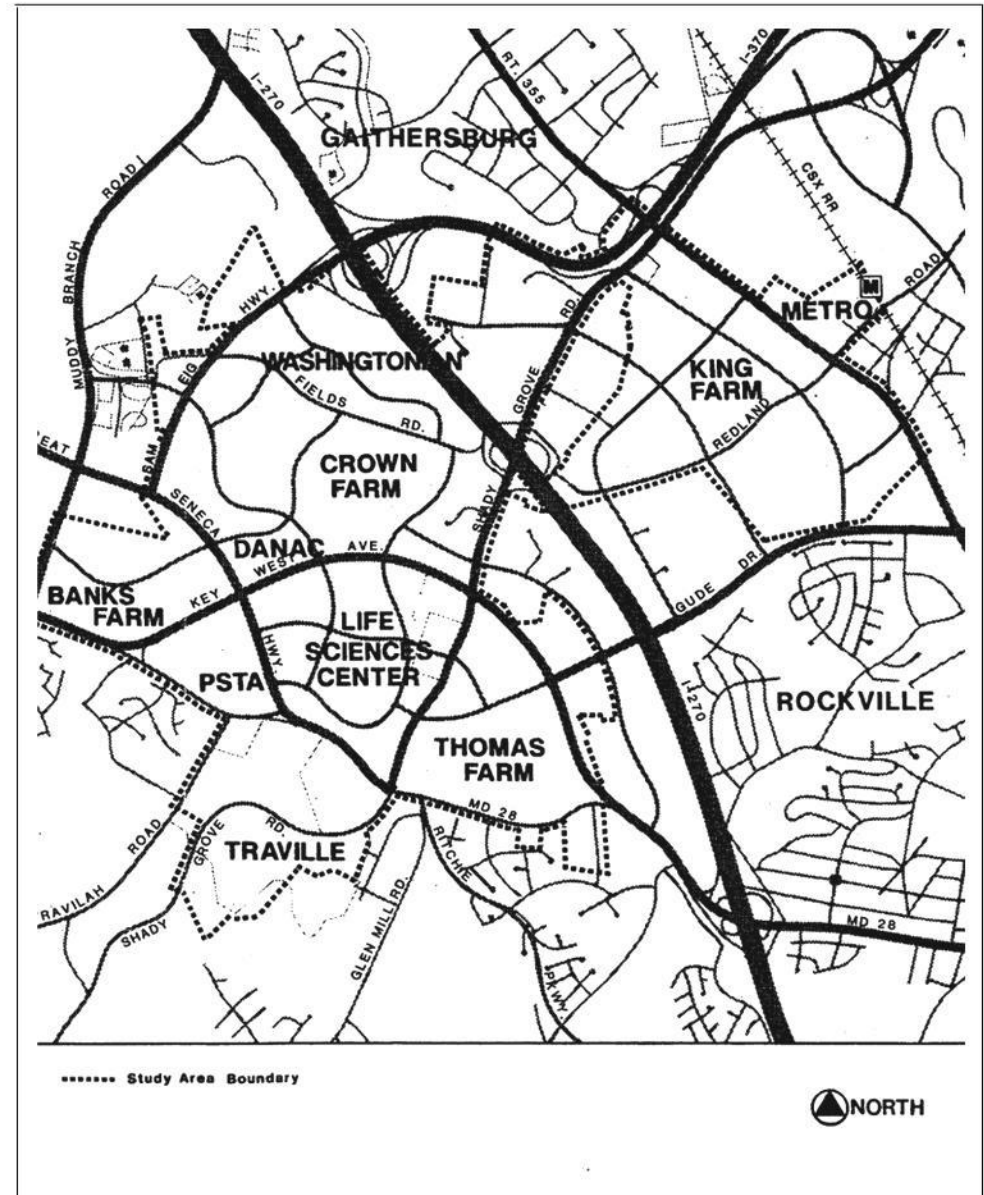
LAND USE/TRANSIT CONNECTION

THE IMPORTANCE OF TRANSIT TO THE FUTURE OF THE SHADY GROVE STUDY AREA CANNOT BE UNDERESTIMATED... IN THE ABSENCE OF A STRONG PUBLIC-PRIVATE COMMITMENT TO THE PLAN'S TRANSIT PROPOSALS, THE LAND USE RECOMMENDATIONS WILL HAVE TO BE RE-EXAMINED.

MIXED-USE NEIGHBORHOOD CONCEPT AT KING FARM, THOMAS FARM, CROWN FARM

1996 SECTIONAL MAP AMENDMENT

LIFE SCIENCES CENTER ZONE
R&D ZONE



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THE LIFE SCIENCES CENTER IN 2008

SHADY GROVE ADVENTIST HOSPITAL

JOHNS HOPKINS UNIVERSITY

UNIVERSITY OF MARYLAND

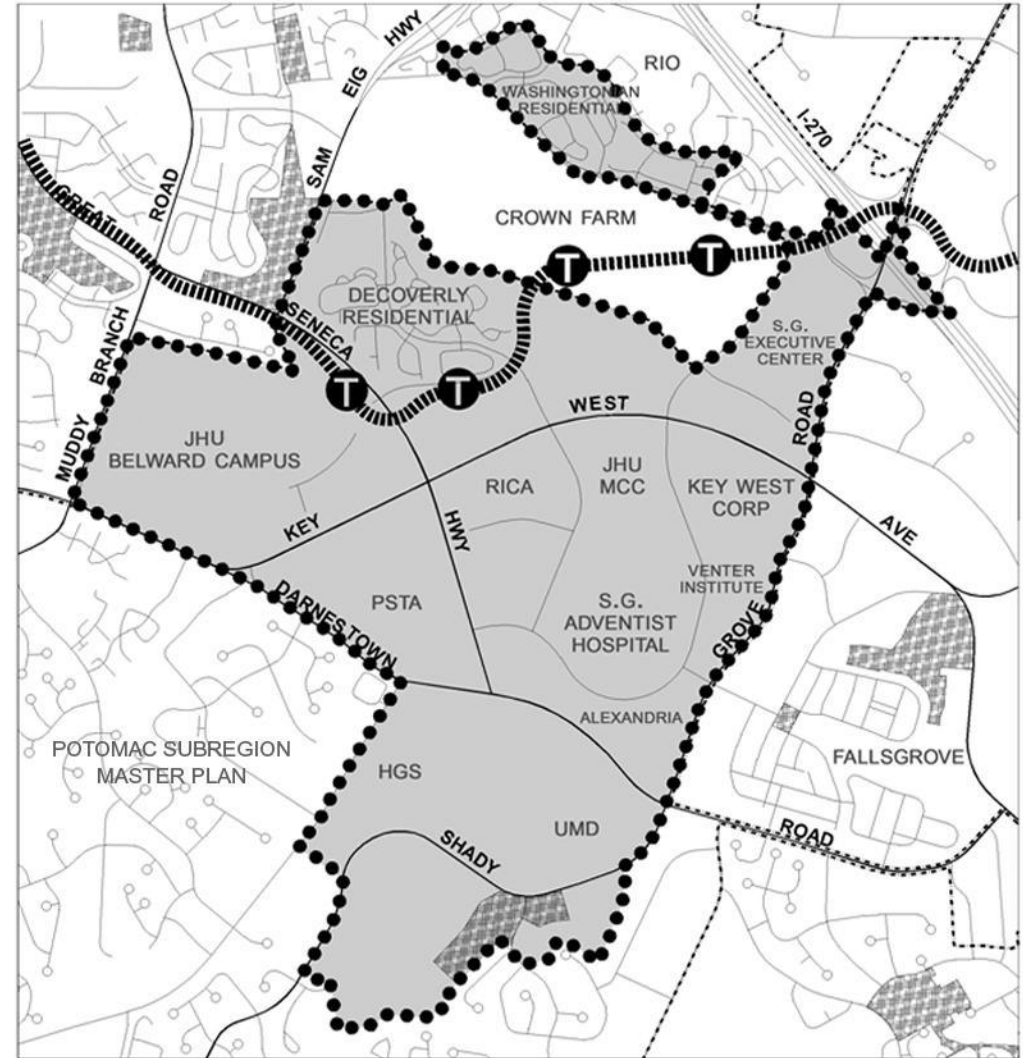
HUMAN GENOME SCIENCES

J. CRAIG VENTER INSTITUTE

OTSUKA PHARMACEUTICALS

BIORELIANCE

OFFICE SITES



Gaithersburg West:

The LSC in the 21st Century

JOHNS HOPKINS UNIVERSITY MONTGOMERY COUNTY CAMPUS:

35-ACRE SITE CONVEYED TO JHU IN 1986

25% OF APPROVED DENSITY IS BUILT

BUILDING 1-3 OF 7 CONSTRUCTED OVER 20 YEARS

PRELIMINARY PLAN AMENDMENT IN 2007 INCREASED DENSITY FROM 375,000 SF TO NEARLY 900,000 SF.

JOHNS HOPKINS UNIVERSITY BELWARD RESEARCH CAMPUS SITE:

JHU PURCHASED BELWARD PROPERTY IN 1989

PRELIMINARY PLAN APPROVED WITH 1.4 MILLION IN 1996

JHU BEGINS TO RETHINK ORIGINAL PLAN FOR BELWARD IN 2005

CURRENT PRELIMINARY PLAN EXPIRES IN FEBRUARY 2009

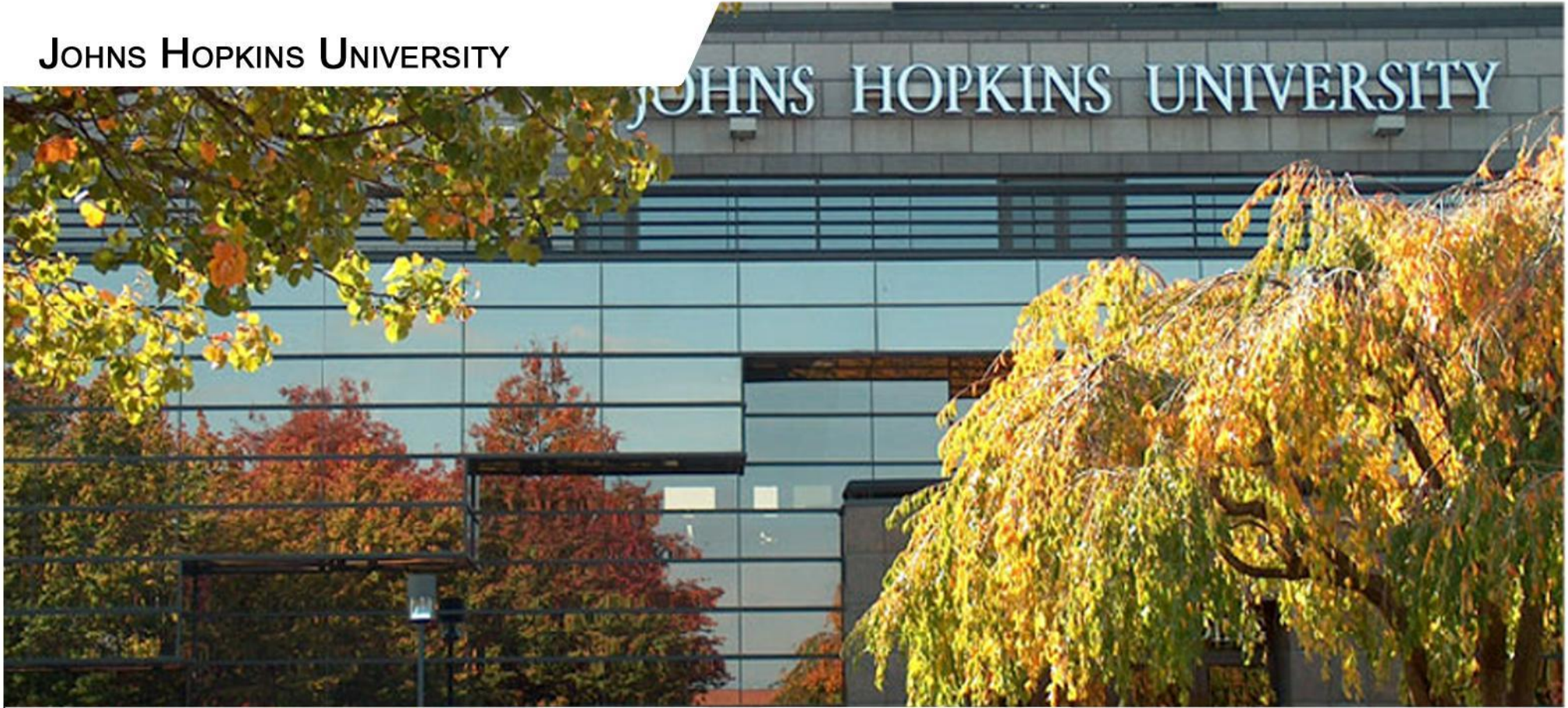
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SHADY GROVE ADVENTIST HOSPITAL



Gaithersburg West: The LSC in the 21st Century

JOHNS HOPKINS UNIVERSITY



Gaithersburg West: The LSC in the 21st Century

UNIVERSITY OF MARYLAND



Gaithersburg West: The LSC in the 21st Century

HUMAN GENOME SCIENCES



Gaithersburg West: The LSC in the 21st Century

J. CRAIG VENTER INSTITUTE



Gaithersburg West: The LSC in the 21st Century

THE LIFE SCIENCES CENTER IN 2030

ALTERNATIVE 1:

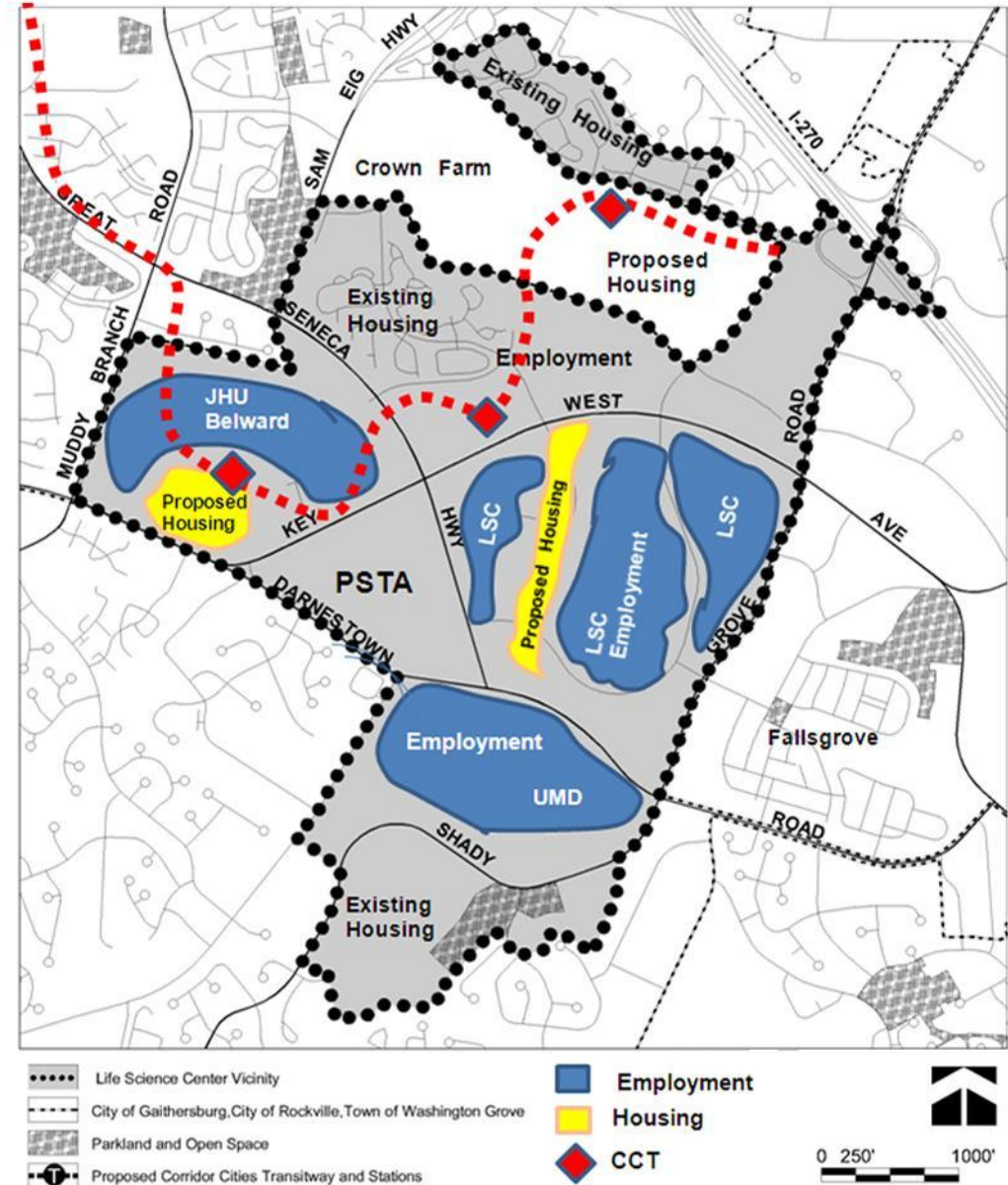
LSC DENSITY AT 1.0 FAR

INTRODUCE HOUSING IN LSC

BELWARD DENSITY AT 1.0 FAR

CCT STATION MOVED TO BELWARD

PSTA REMAINS AT CURRENT LOCATION



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THE LIFE SCIENCES CENTER IN 2030

ALTERNATIVE 2:

LSC DENSITY AT 1.5 FAR

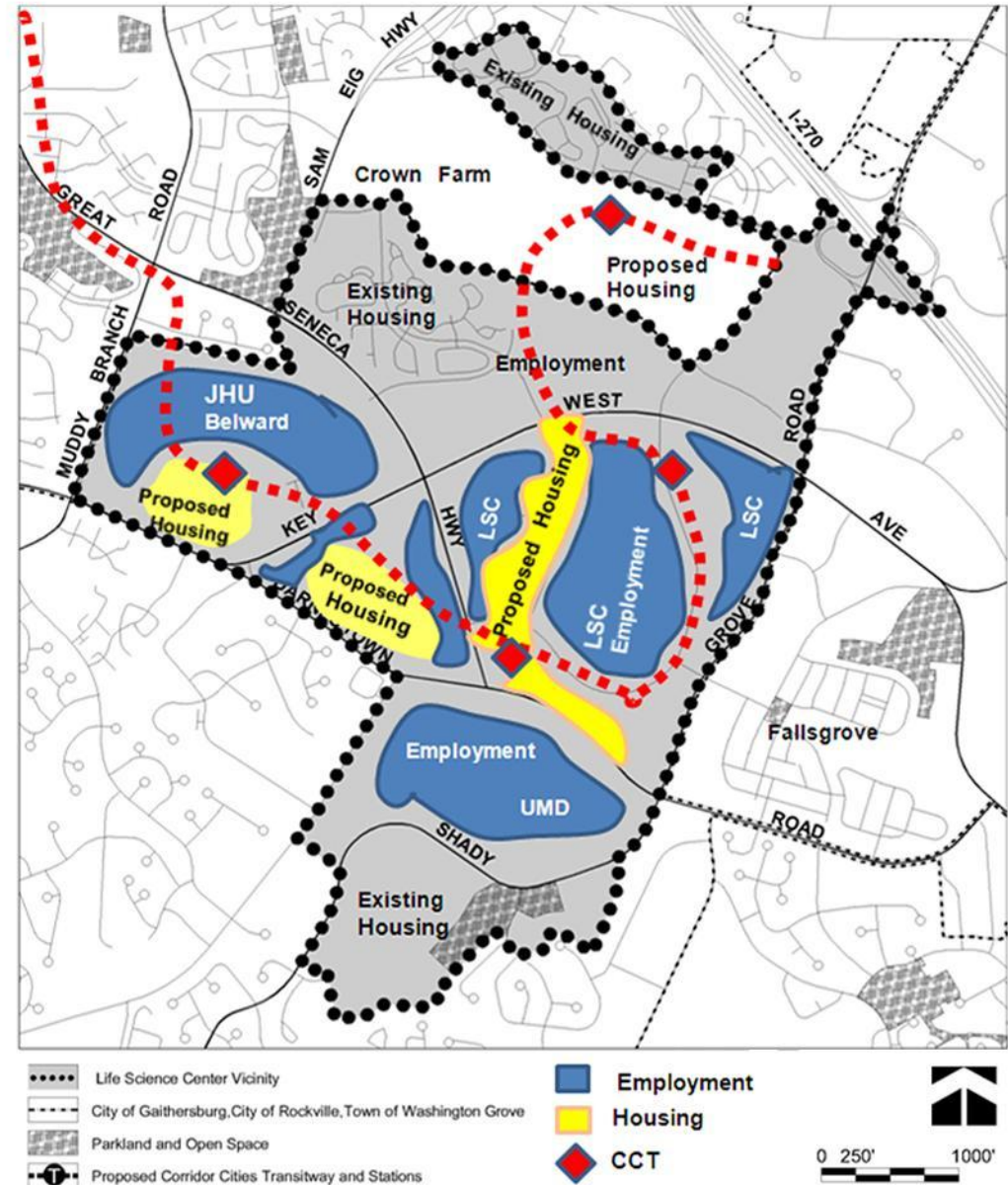
INTRODUCE HOUSING IN THE LSC

TWO CCT STATIONS IN THE LSC

BELWARD DENSITY AT 1.25 FAR

CCT STATION MOVED TO BELWARD

PSTA RELOCATED: HOUSING AND RETAIL



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THE LIFE SCIENCES CENTER IN 2030

ALTERNATIVE 3:

LSC DENSITY AT 1.0 FAR

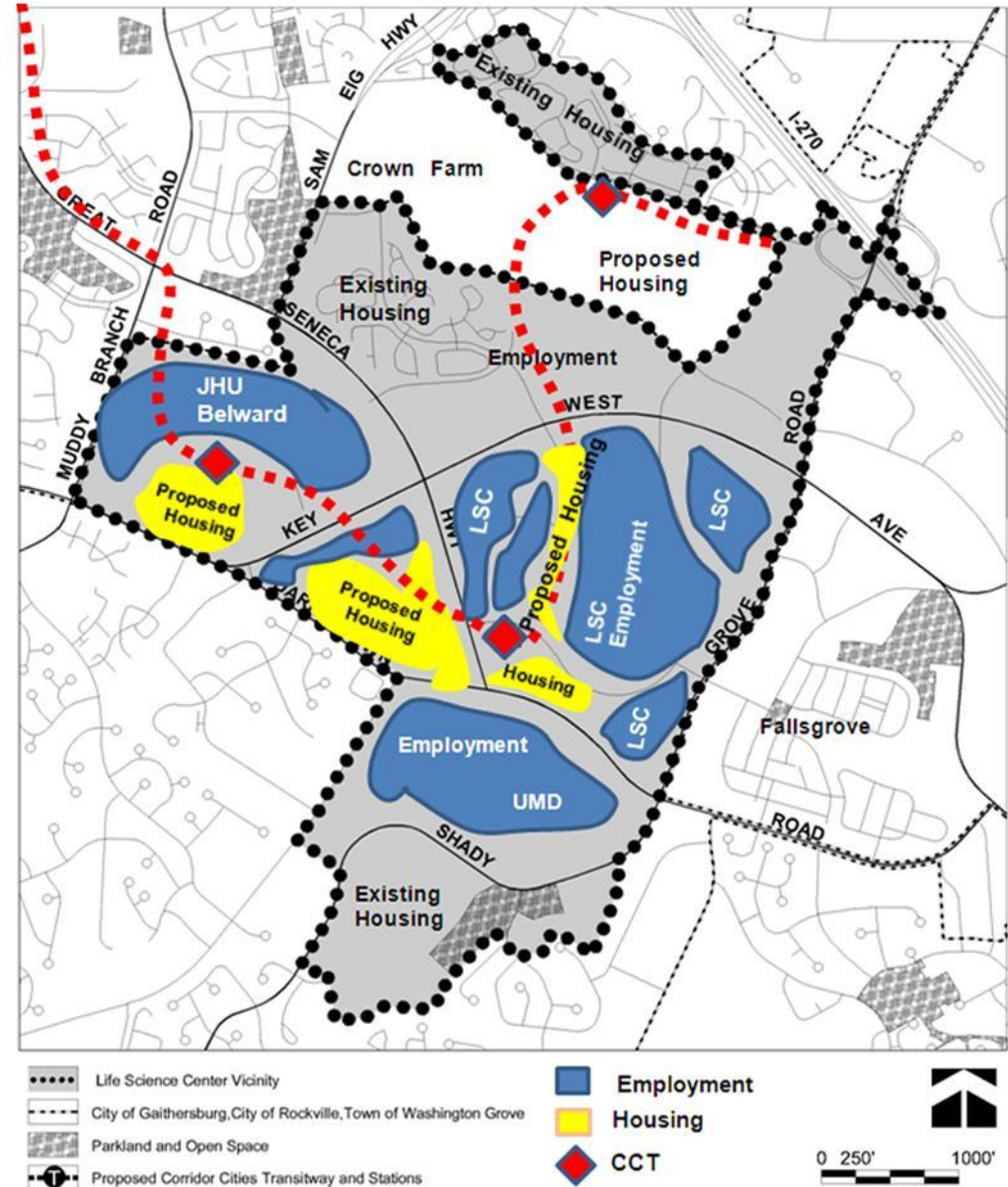
INTRODUCE HOUSING IN THE LSC

CCT STATION MOVED INTO THE LSC

BELWARD DENSITY AT 1.5 FAR

CCT STATION MOVED TO BELWARD

PSTA RELOCATED: HOUSING AND RETAIL



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THE LIFE SCIENCES CENTER IN 2030

CHALLENGES TO TRANSFORMING THE LSC

JHU's VISION 2030 FOR SHADY GROVE SECTOR

ZONING IN LSC

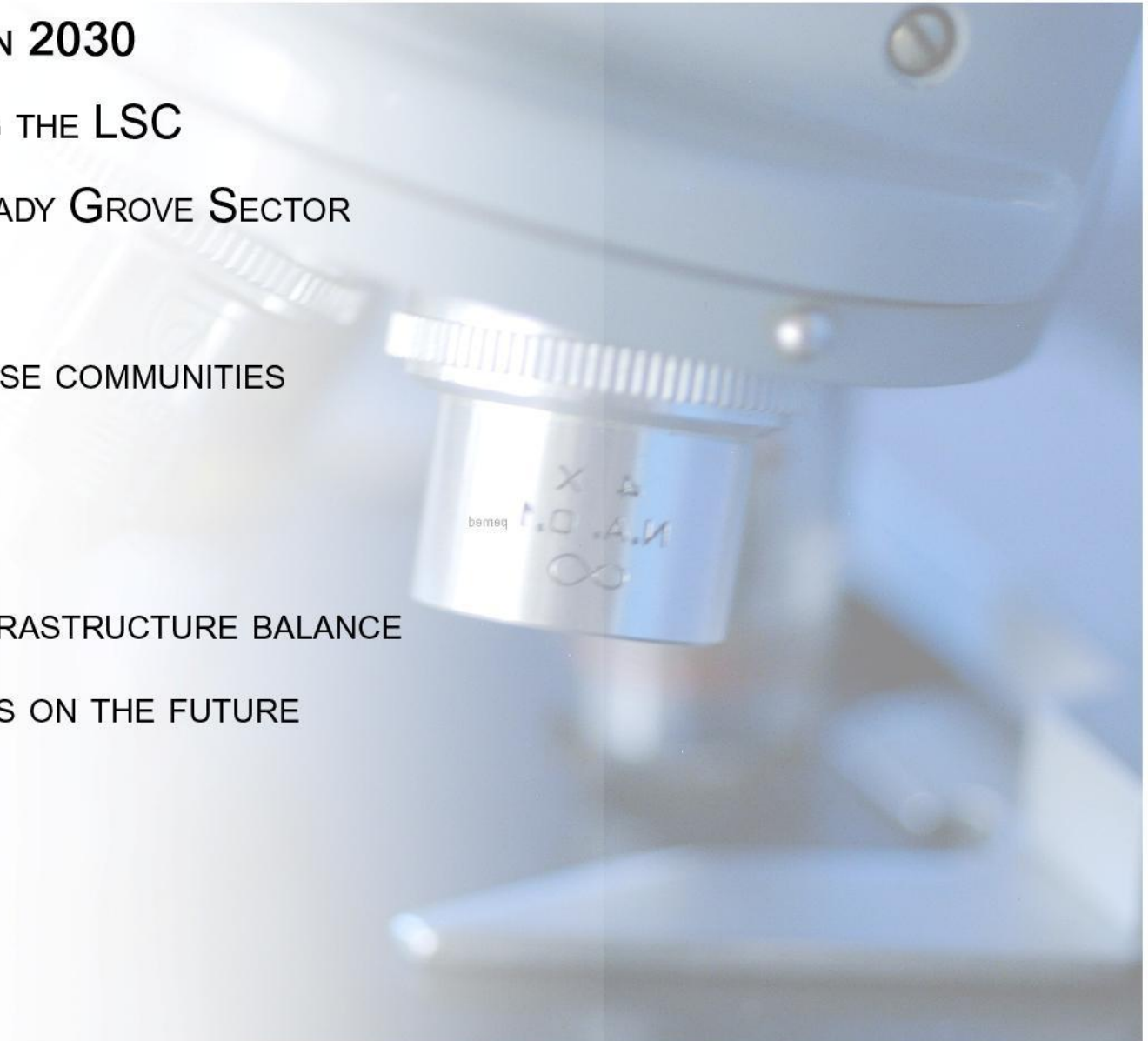
CREATING DESIRABLE MIXED-USE COMMUNITIES

POSSIBLE PSTA RELOCATION

JOBS/HOUSING BALANCE

DENSITY/TRANSPORTATION/INFRASTRUCTURE BALANCE

PROPERTY OWNER CONSENSUS ON THE FUTURE



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NEXT STEPS

TRANSPORTATION CAPACITY ANALYSIS

ENVIRONMENTAL ANALYSIS

SCHOOL CAPACITY ANALYSIS

OUTREACH TO ALL PROPERTY OWNERS:
INDIVIDUAL MEETINGS
JOINT MEETINGS

OUTREACH TO ALL CONSTITUENCIES IN ENCLAVE AREAS

RESULTS OF ANALYSIS PRESENTED TO PLANNING BOARD AND
COMMUNITY SPRING 2008

PRELIMINARY RECOMMENDATIONS PRESENTED TO PLANNING
BOARD AND COMMUNITY IN SUMMER 2008

