

Gaithersburg West Master Plan

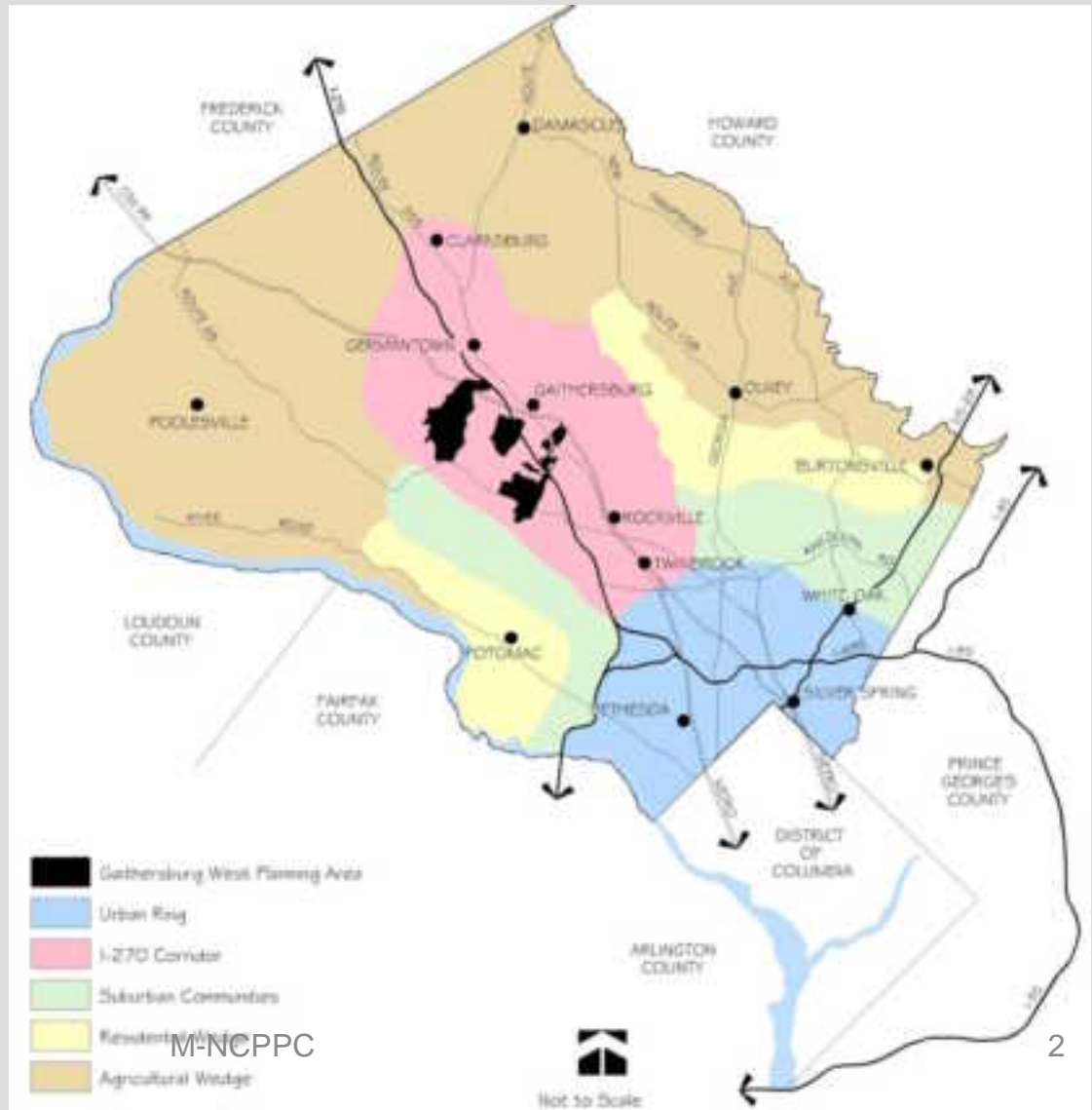
Staff Presentation of Draft Plan
to the Planning Board
February 12, 2009

Gaithersburg West Master Plan

Wedges and Corridors

Gaithersburg West

- Center of County
- Center of I-270 Corridor



Gaithersburg West Master Plan

The I-270 Corridor

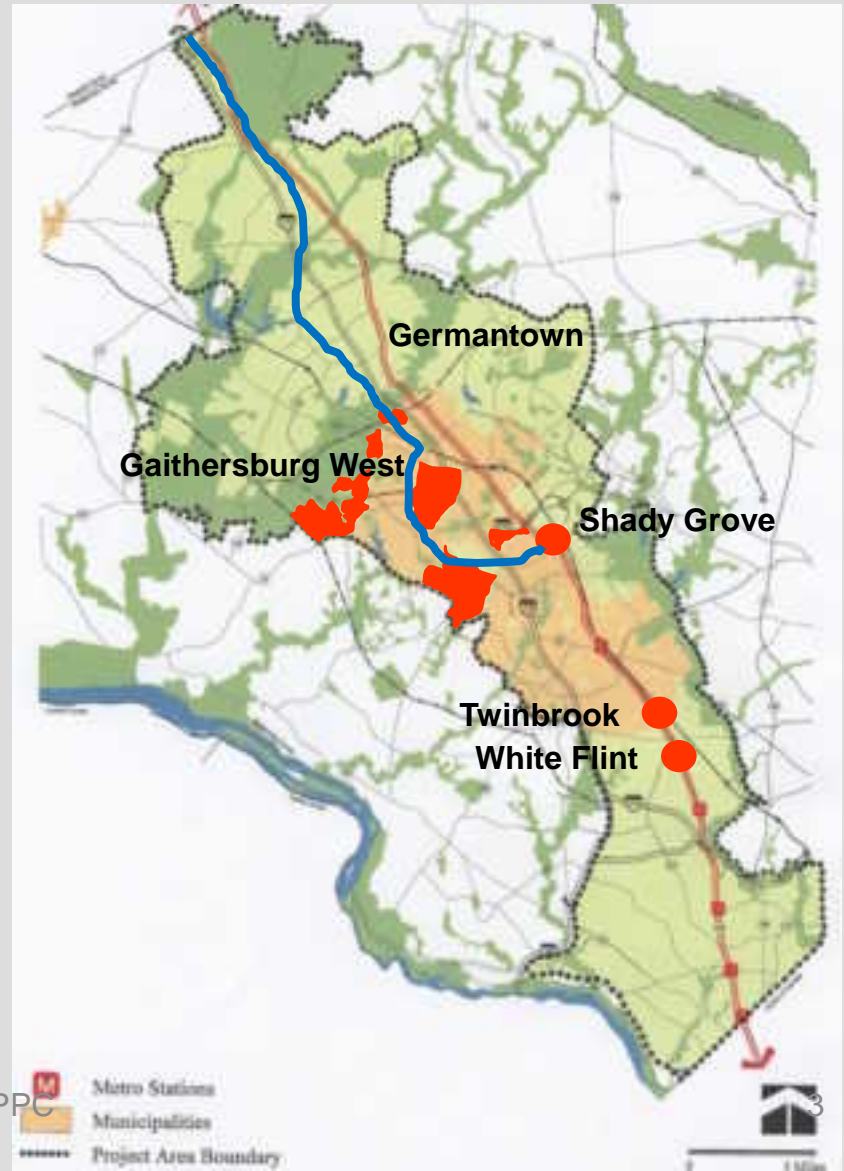
County's Economic Engine

Strong Employment Resources

Exceptional Talent Base

Home to almost half of County's workforce

High Quality of Life



Gaithersburg West Master Plan

I-270 Corridor Plans

Plans Completed

Shady Grove Sector Plan

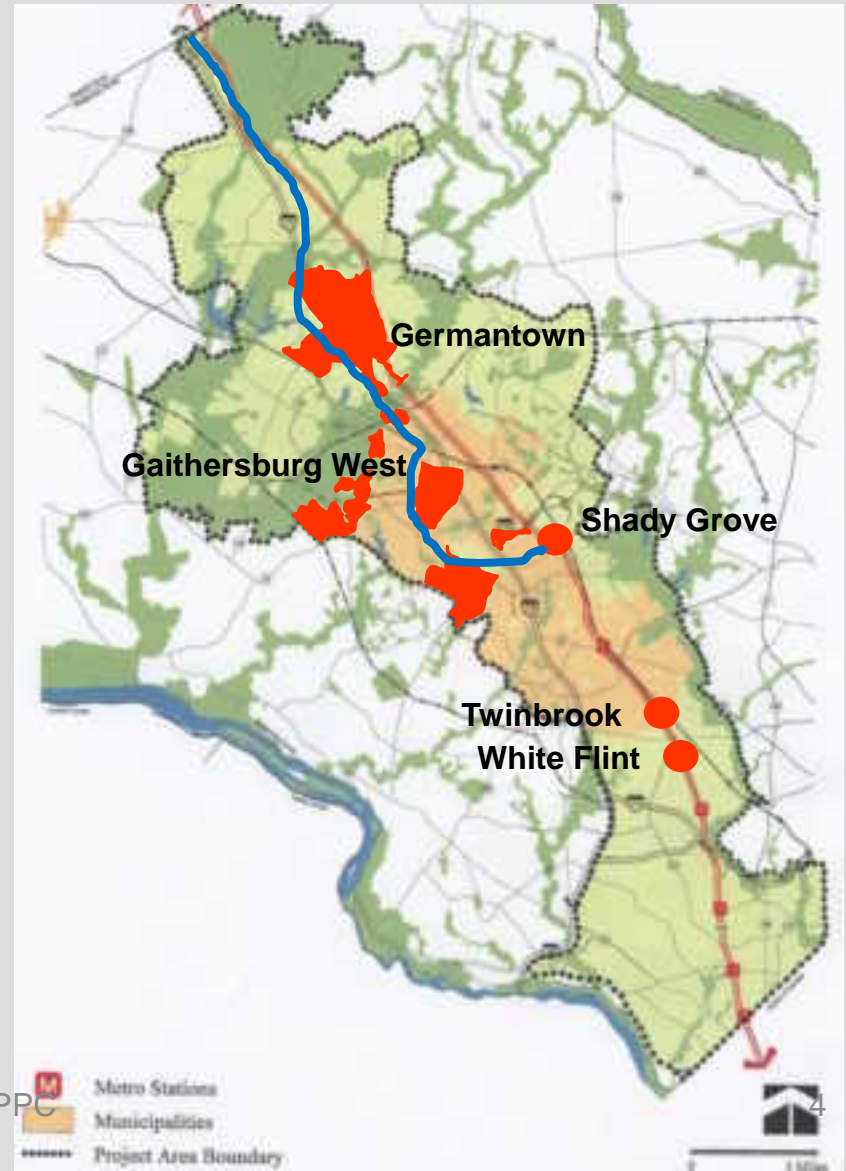
Twinbrook Sector Plan

Plans Underway

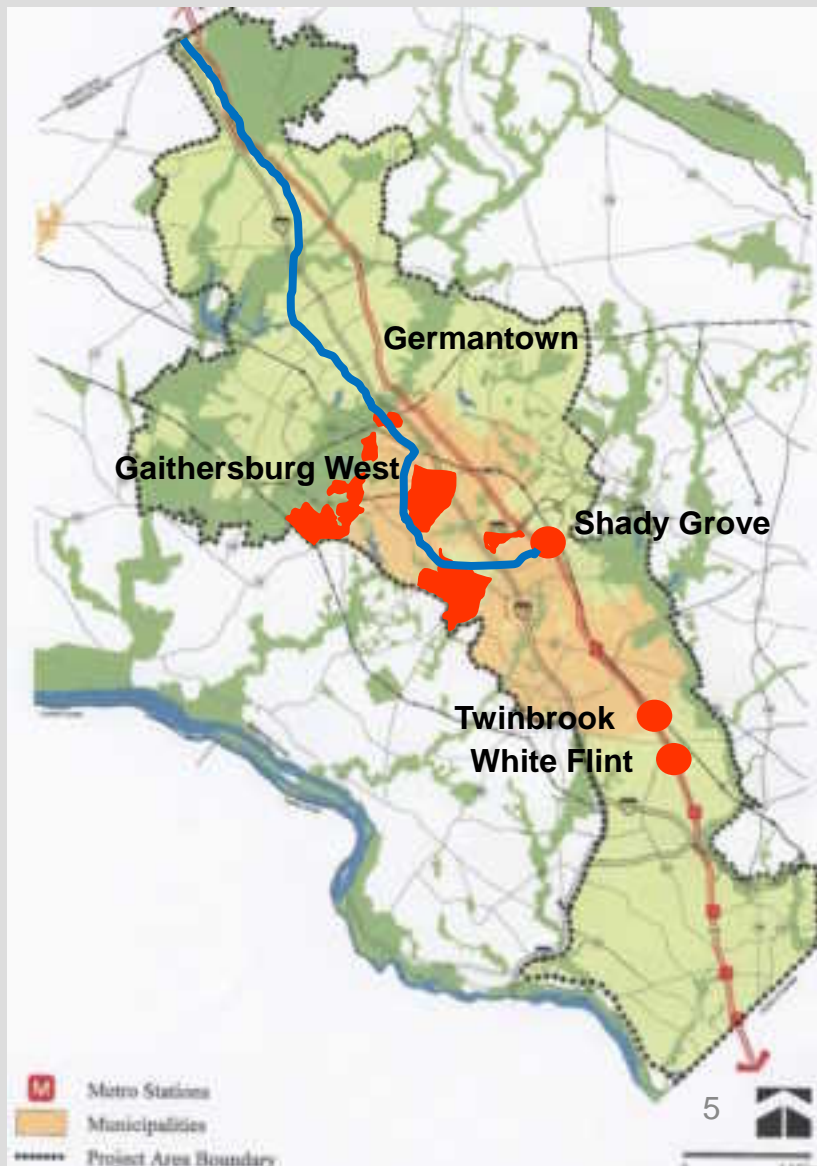
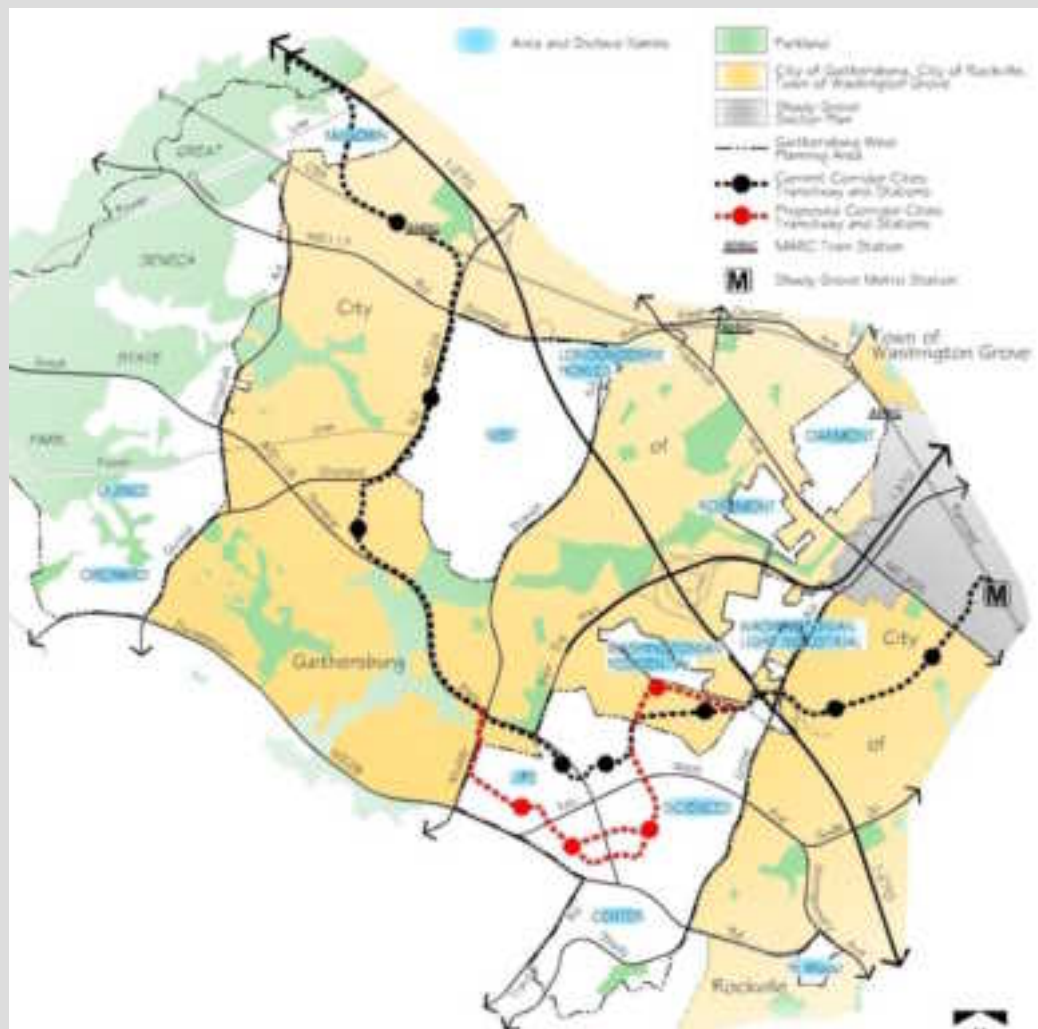
Germantown

White Flint

Gaithersburg West



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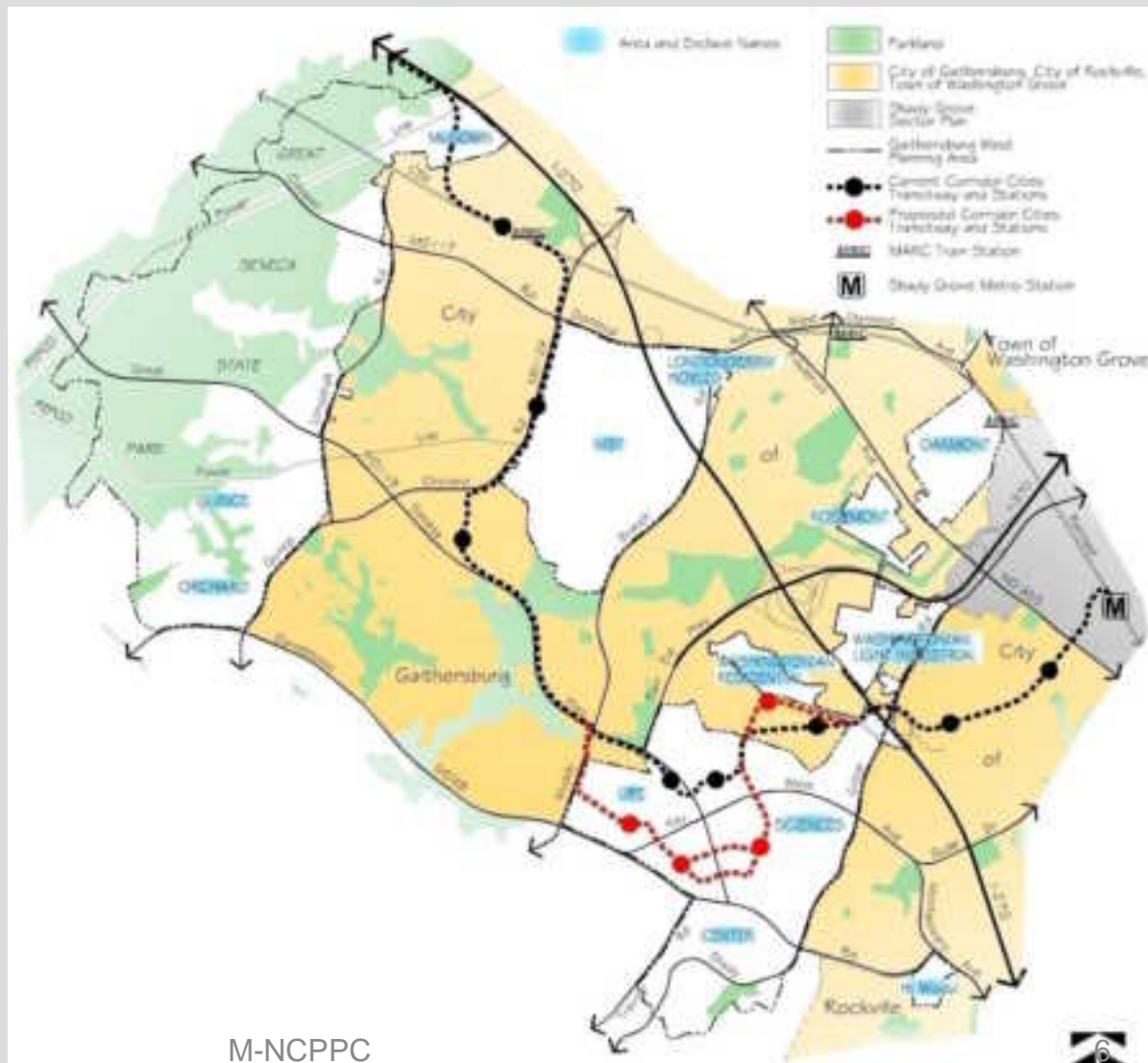
Road Network

Transit

Municipalities

Enclaves

Life Sciences Center

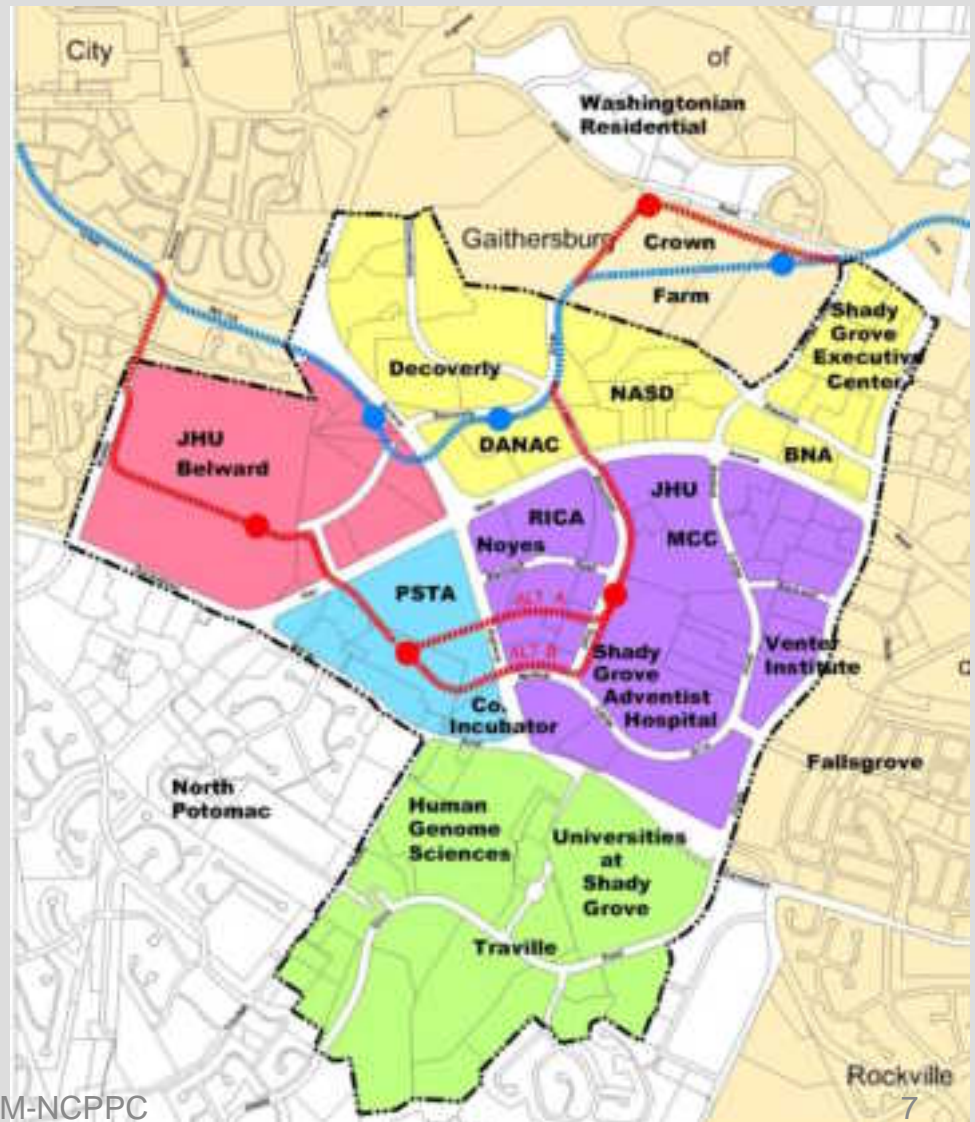


Gaithersburg West Master Plan Life Sciences Center

County's Premier Location for
and Largest Concentration of
Biotech

LSC Districts:

- LSC Central
- LSC West (PSTA)
- LSC Belward
- LSC North
- LSC South



Gaithersburg West Master Plan

Key Recommendations

Transform the Life Sciences Center

Bring the CCT into the LSC

Create a new residential community

Allow mix of uses



Gaithersburg West Master Plan

Key Recommendations

Concentrate height and density at CCT

Create grid pattern of streets

Create on open space network

Stage Development



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SHADY GROVE ADVENTIST HOSPITAL



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JOHNS HOPKINS UNIVERSITY

JOHNS HOPKINS UNIVERSITY



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J. CRAIG VENTER INSTITUTE



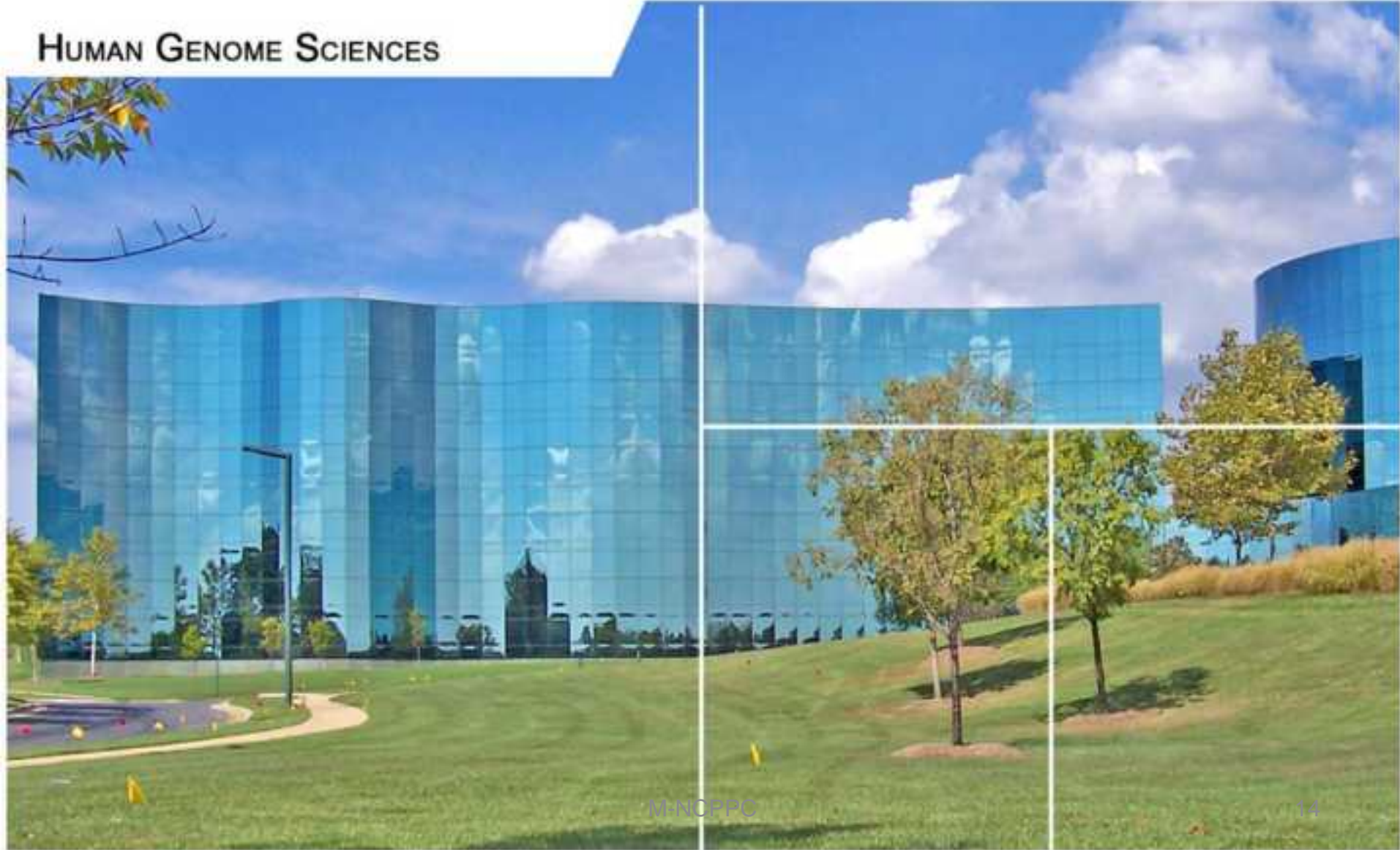
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UNIVERSITY OF MARYLAND



Gaithersburg West Master Plan

HUMAN GENOME SCIENCES



The LSC in the 21st Century

Build on Today's LSC to Create a Vibrant Future

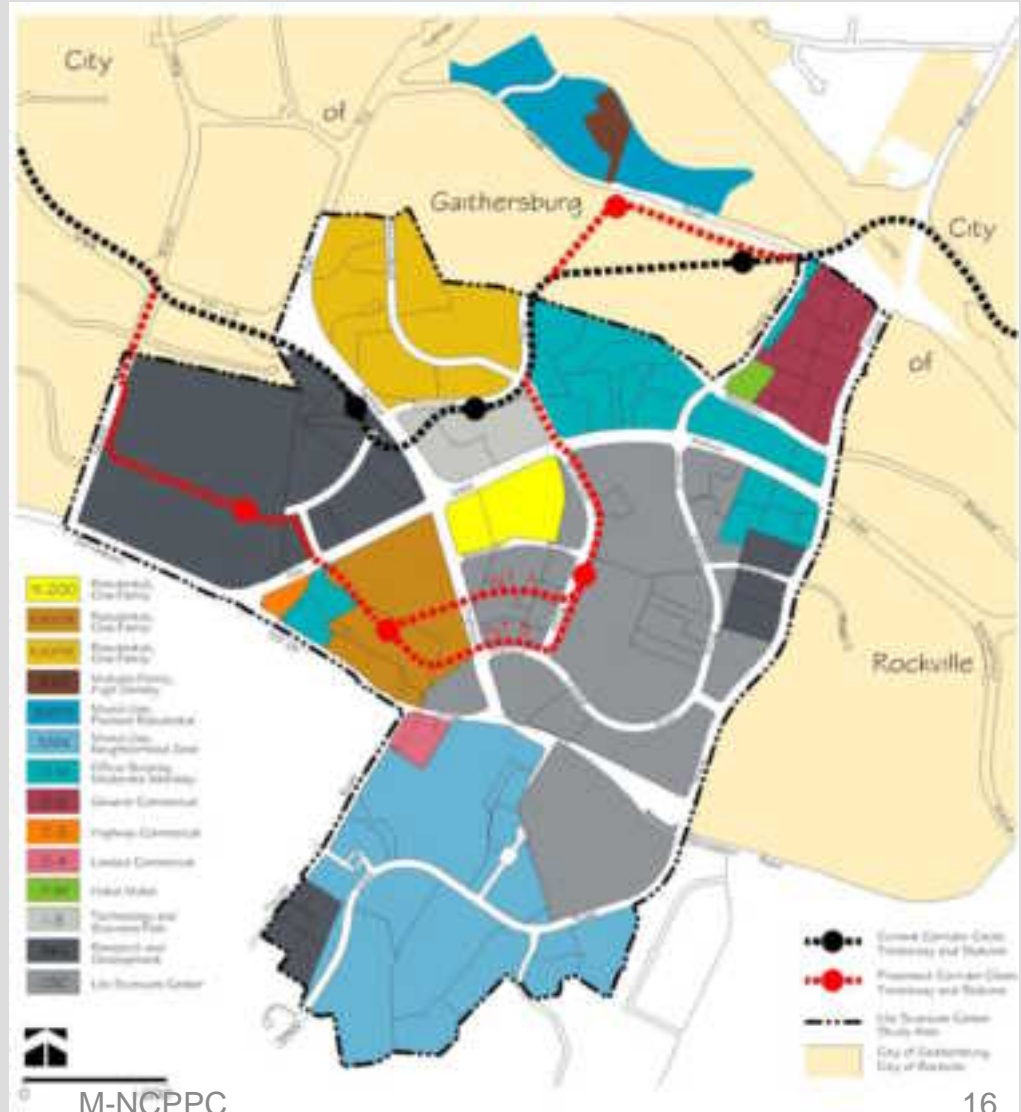


Gaithersburg West Master Plan

Life Sciences Center

Existing Zoning

- Prohibits mix of uses
- Creates single-purpose clusters
- Car-oriented



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Life Sciences Center

Existing Land Uses

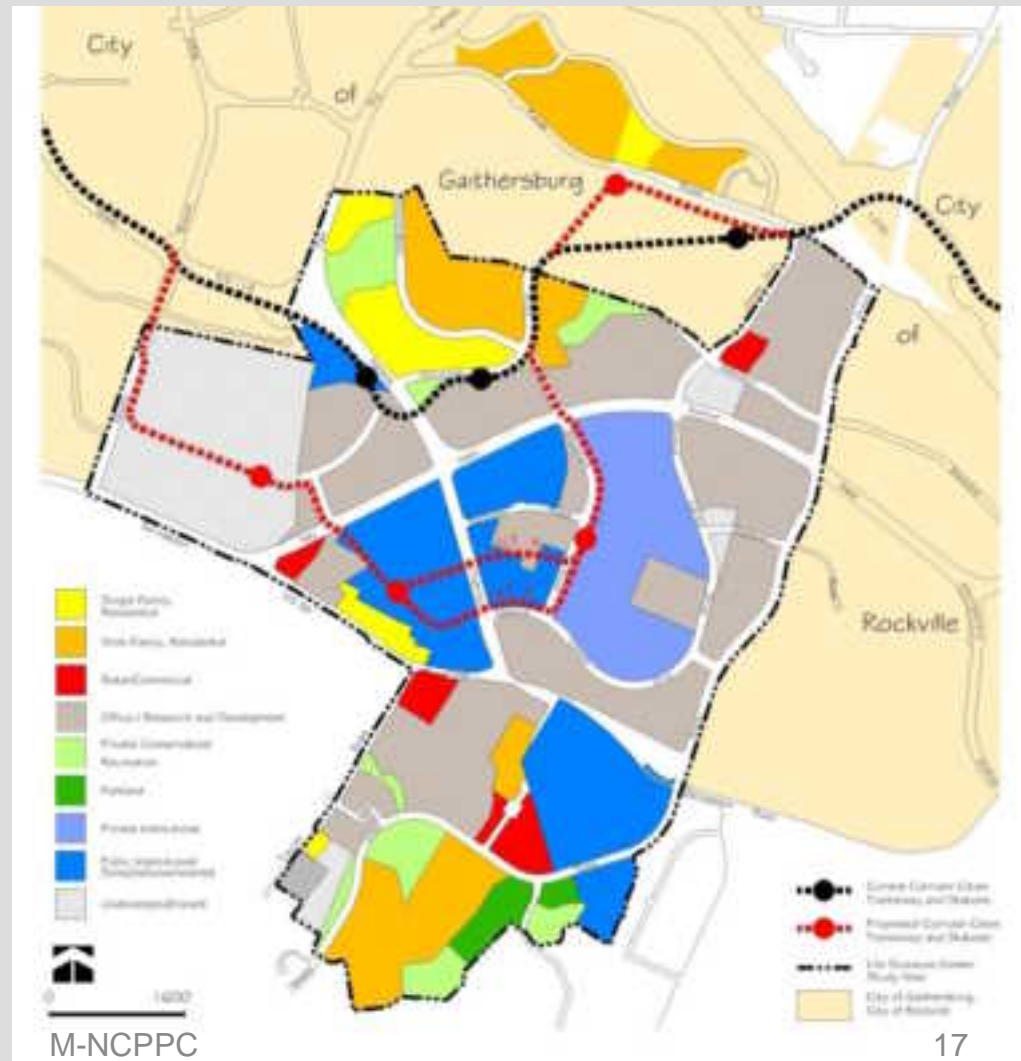
Limited Retail

Limited Housing

1,368 DUs Washingtonian

1,144 DUs Decoverly

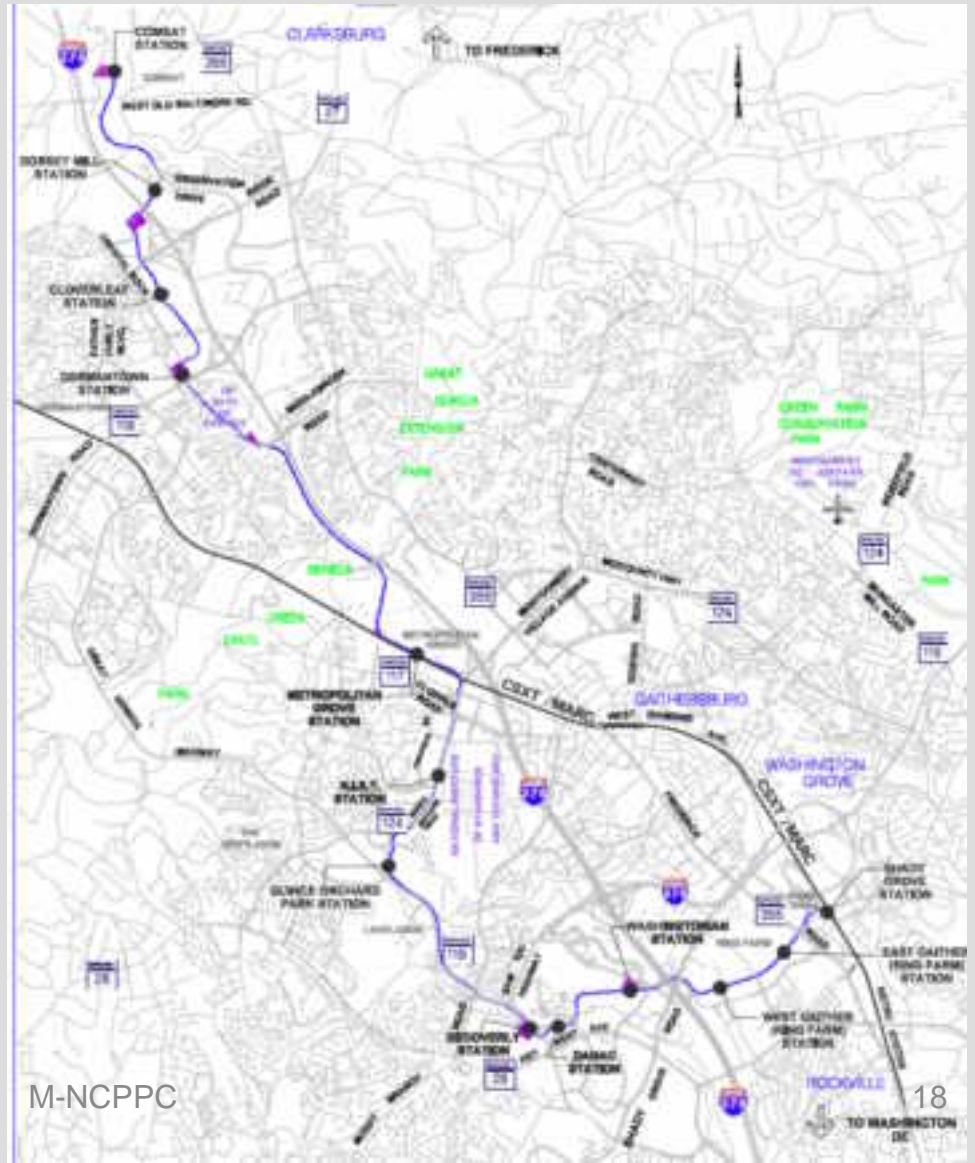
750 DUs Traville



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Corridor Cities Transitway: Current MTA Study

- CCT Begins at:
Shady Grove Metro Station
- CCT Ends at:
Comsat in Clarksburg
- 14-mile Transit Line with
13 stations
- Mode: LRT or BRT



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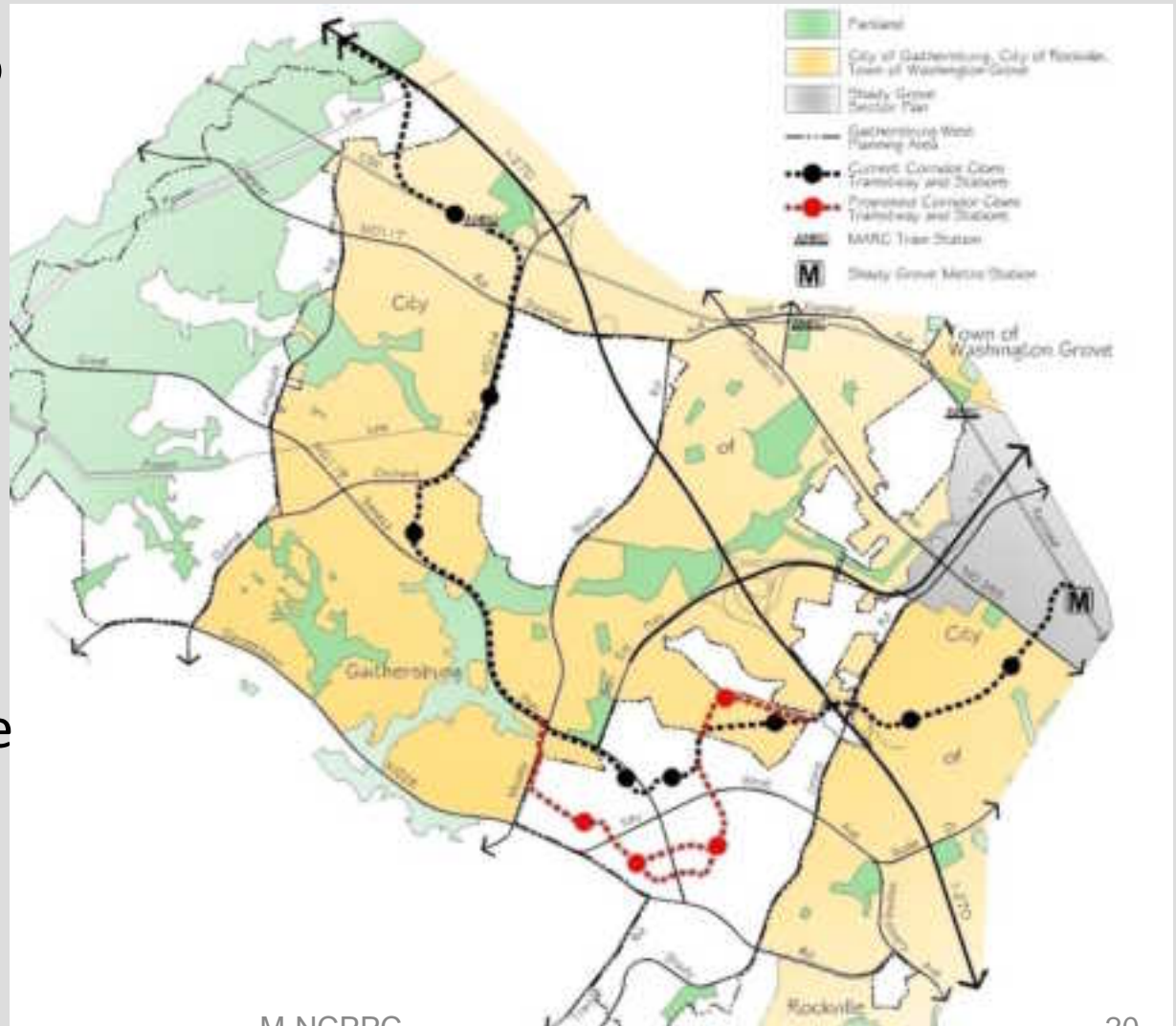
CCT in the I-270 Corridor

- Provide Transit Option
- Improve Mobility
- Alleviate I-270 Congestion
- Extend transit service from Metro terminus



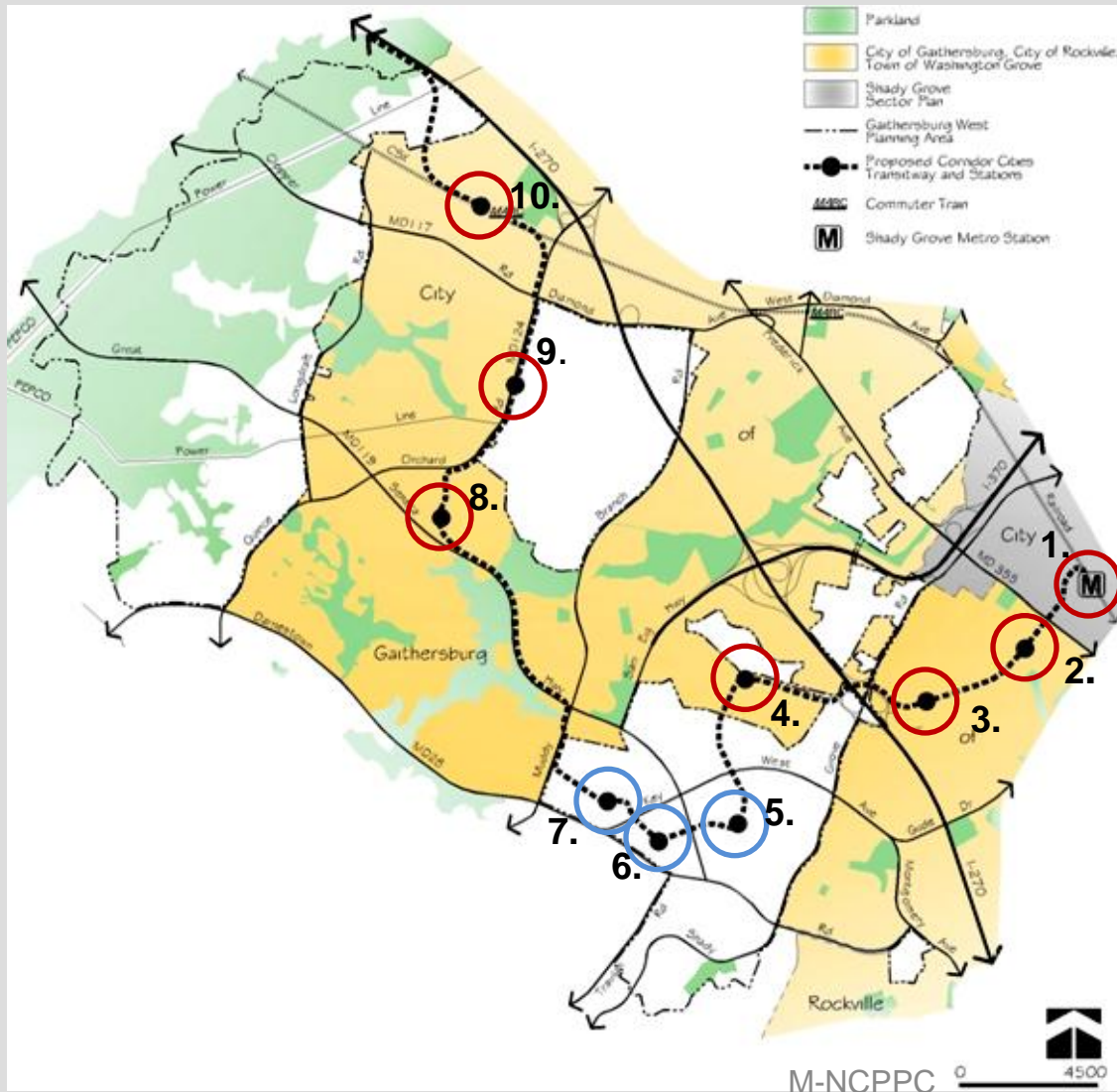
Gaithersburg West Master Plan CCT Phase 1 Stations

- Shady Grove Metro CCT Station
- King Farm East
- King Farm West
- Crown Farm
- DANAC
- Decoverly
- Kentlands
- NIST
- Metropolitan Grove



Gaithersburg West Master Plan

Linking Land Uses/Connecting Communities



CCT Transit Stations

1. Shady Grove
2. King Farm East
3. King Farm West
4. Crown Farm/
Washingtonian
5. LSC Core
6. LSC West/PSTA
7. LSC/Belward
8. Quince Orchard/
Kentlands
9. NIST
10. Metropolitan
Grove

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CCT in the LSC: Transit/Land Use Linked

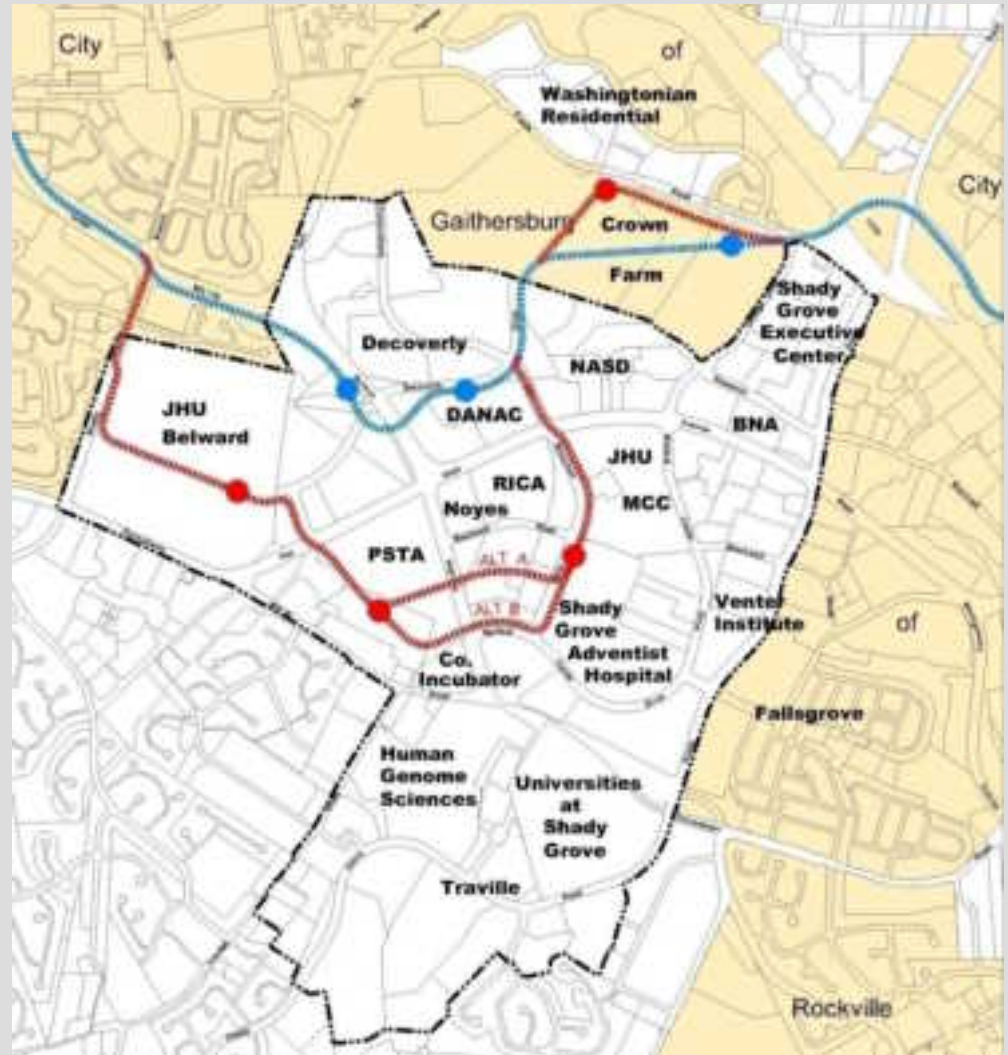
CCT: Centerpiece

Increased Density Linked
to CCT

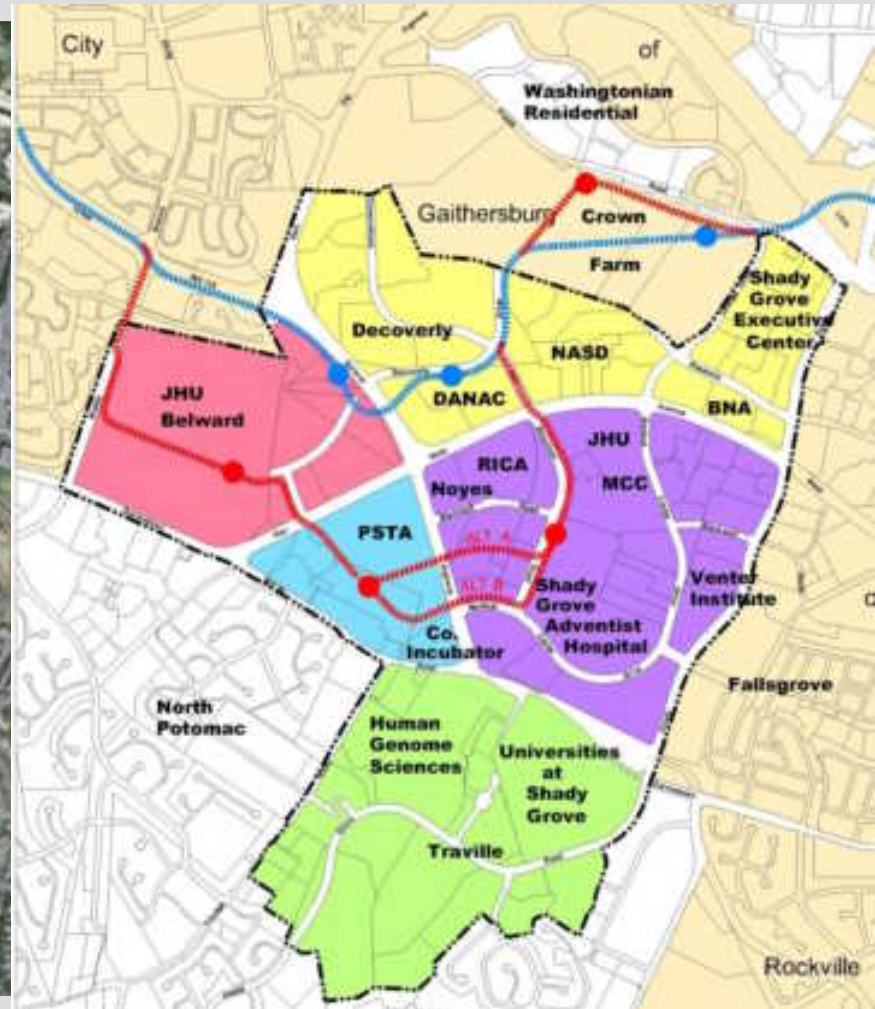
Current CCT Route

Alternate CCT Route &
Stations:

- LSC Central
- LSC West (PSTA)
- LSC Belward



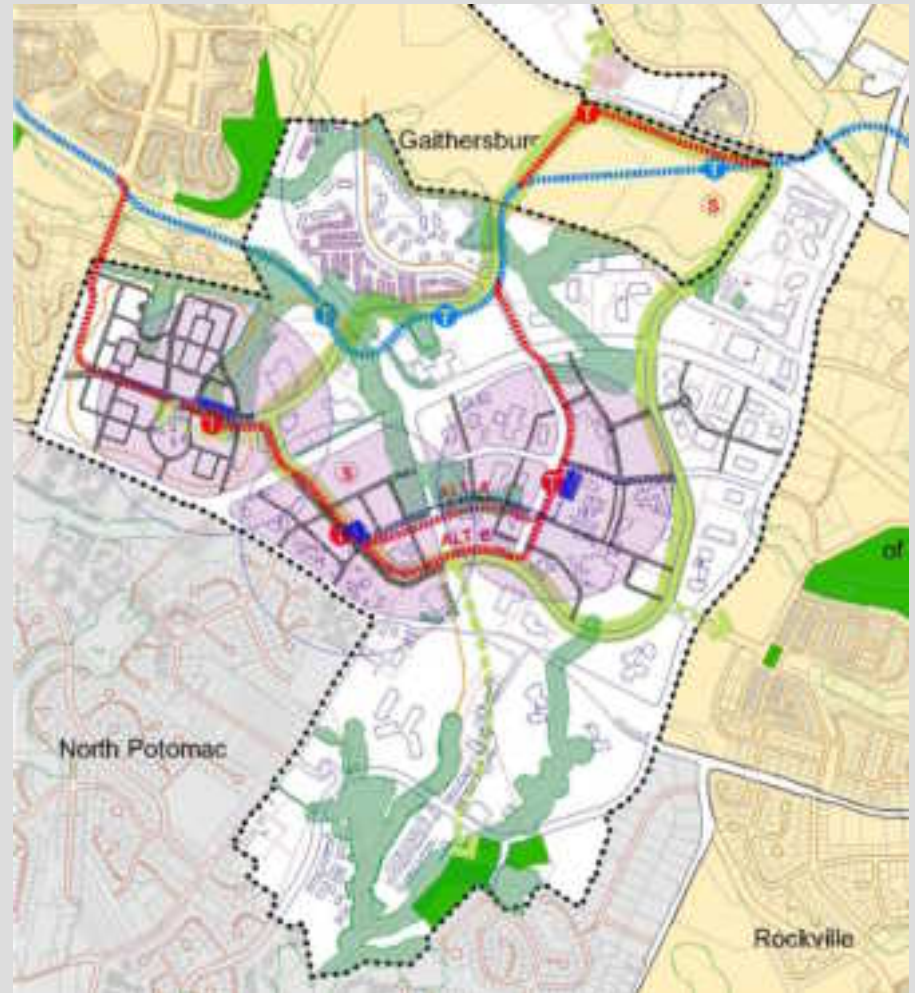
Gaithersburg West Master Plan LSC in the 21st Century



Gaithersburg West Master Plan

LSC Loop and Open Space Network

- Corridor Cities Transit (CCT)
- LSC Loop: Ped/Bike Path
- Natural Open Space
- Street Network
- Green Connectors and Urban Spaces
- Density Centered at CCT



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Examples of
Public Open Spaces & Plazas



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LSC Loop

3.5- mile path connecting:

Districts

Destinations

Belward Farm

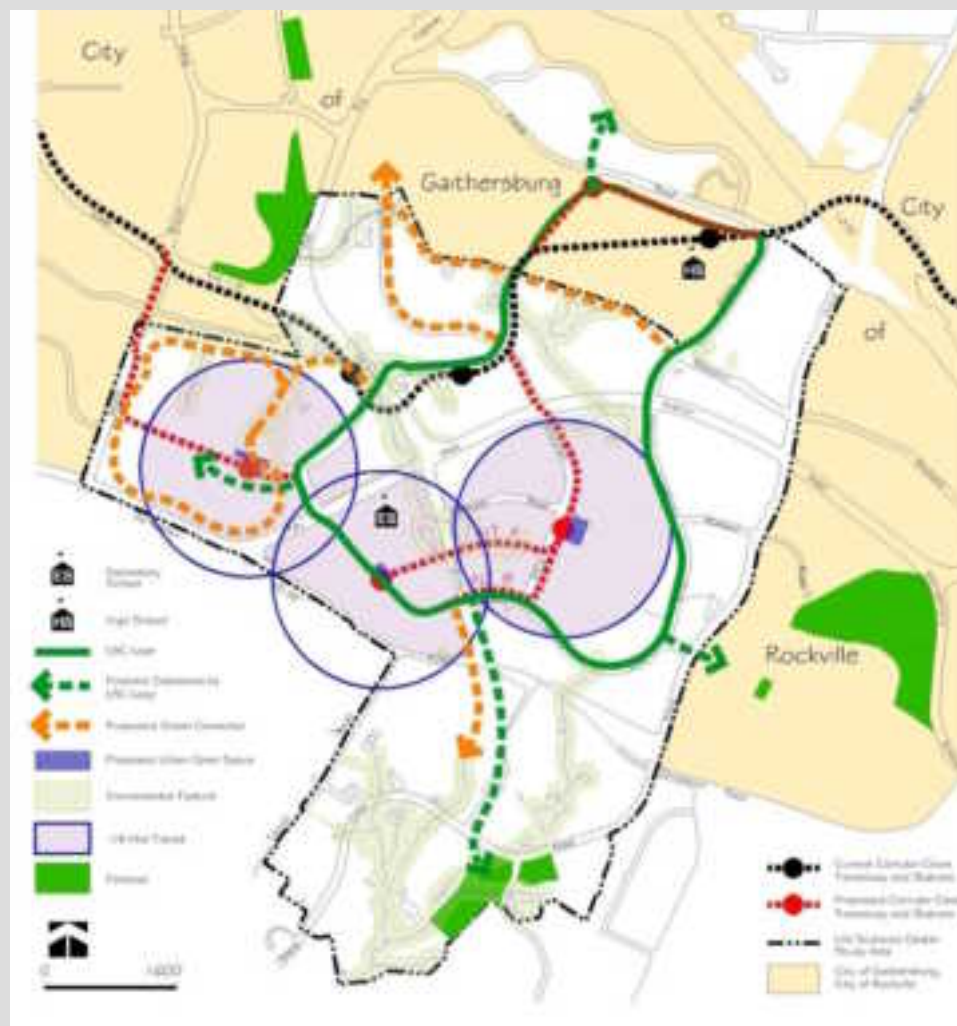
Schools

Traville

USG

Open Spaces

Passive and Active



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Open Space Network – Connectors



Natural Trails connecting with
Active Civic Spaces



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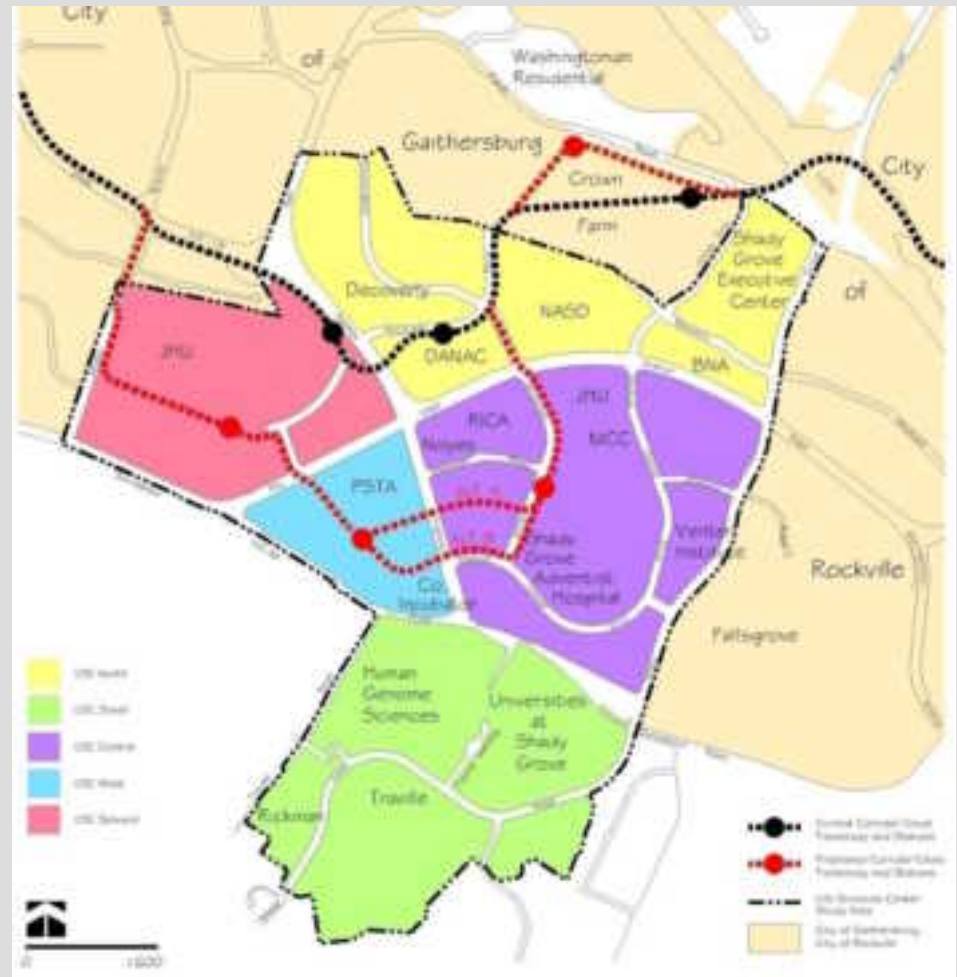
LSC Districts

Density at Transit :

- LSC Central
- LSC West
- LSC Belward

Limited Growth:

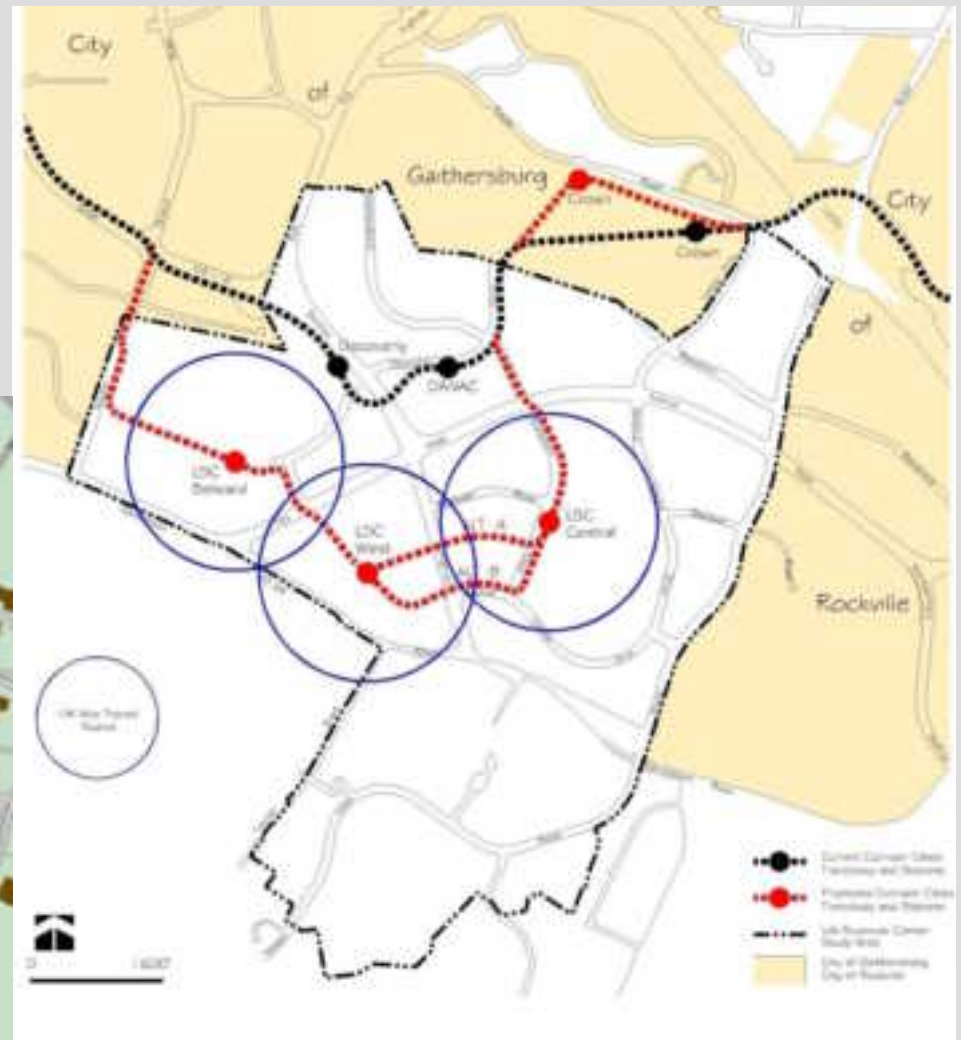
- LSC North
- LSC South



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Three CCT Stations:

- Highest Height & Density
- Civic Open Space
- Activating Mix of Uses



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LSC Central: Medical and Biotech Center

- CCT Station
- Medical Center Expansion
- Biotech Growth
- JHU – MC Campus



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LSC Central

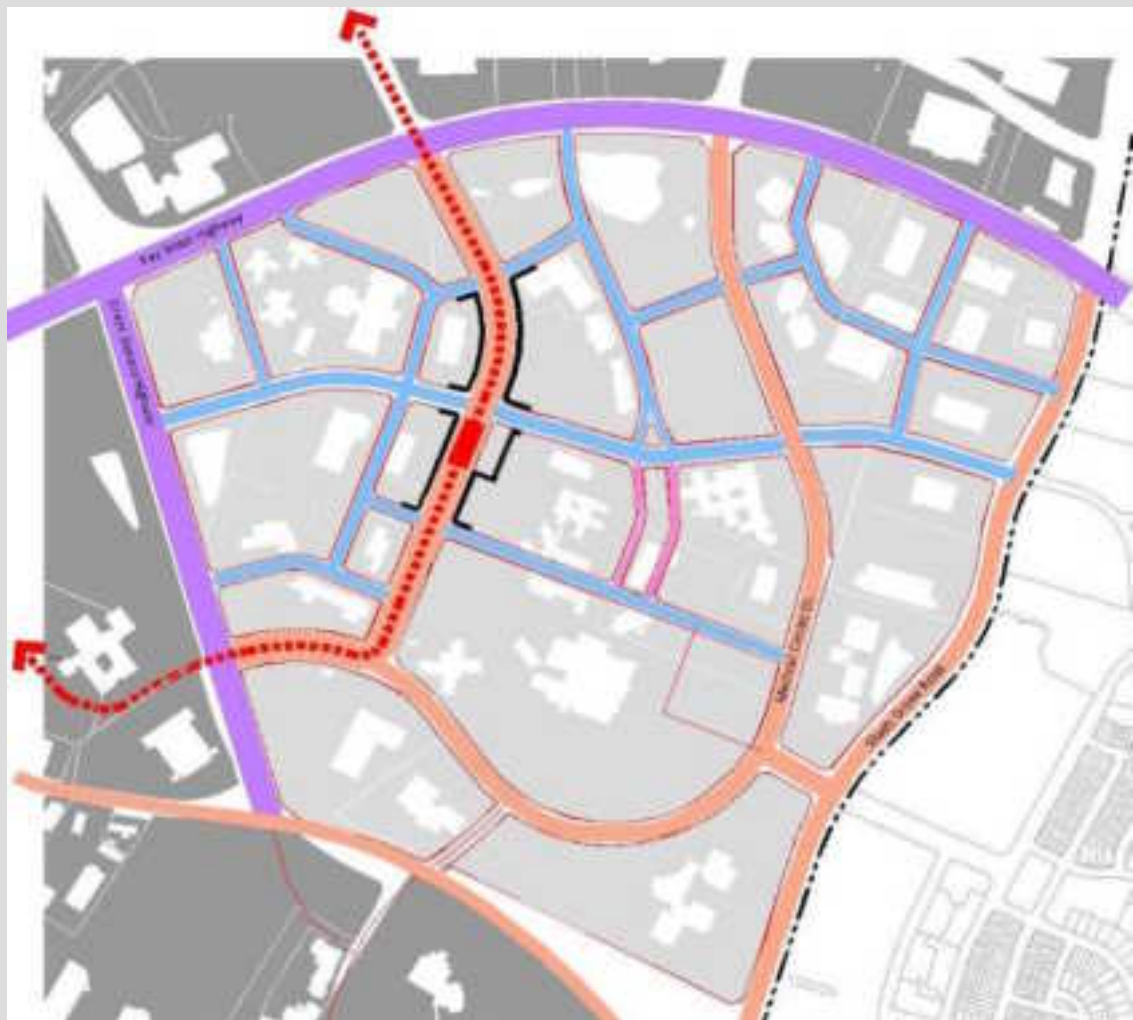
Local Street Grid

Mix of Uses

Up to 1.5 FAR at Medical Center & JHU-MCC

Up to 1.0 FAR elsewhere

Up to 30% housing



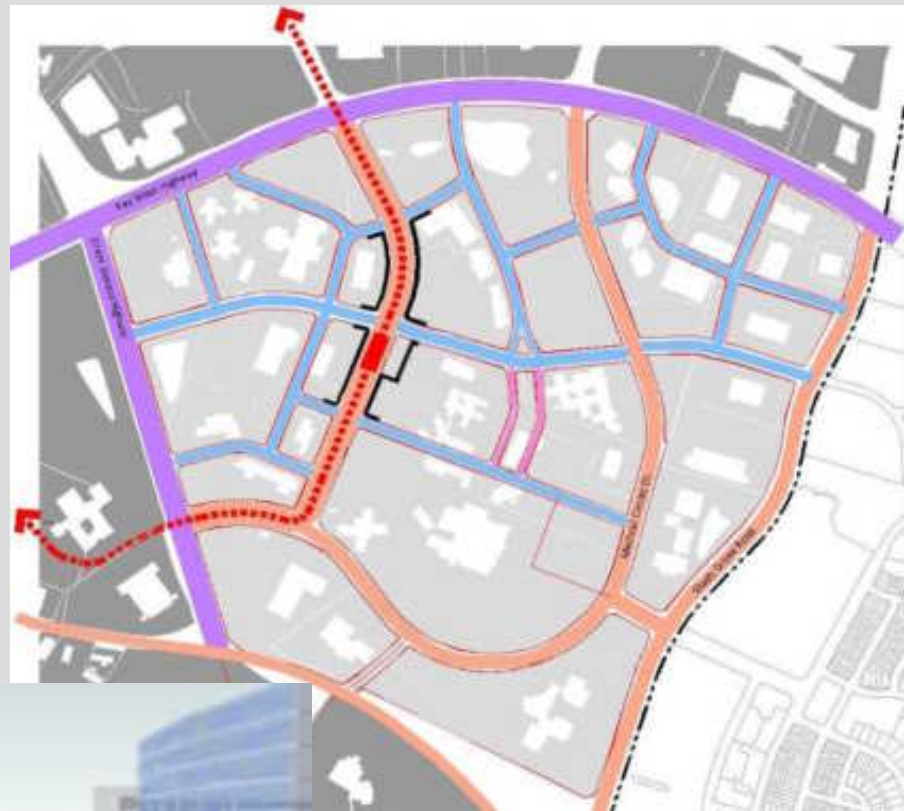
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LSC Central

Density and Height at CCT

Allow 143 feet

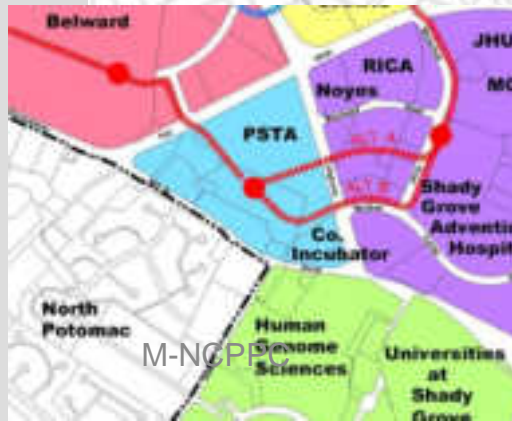
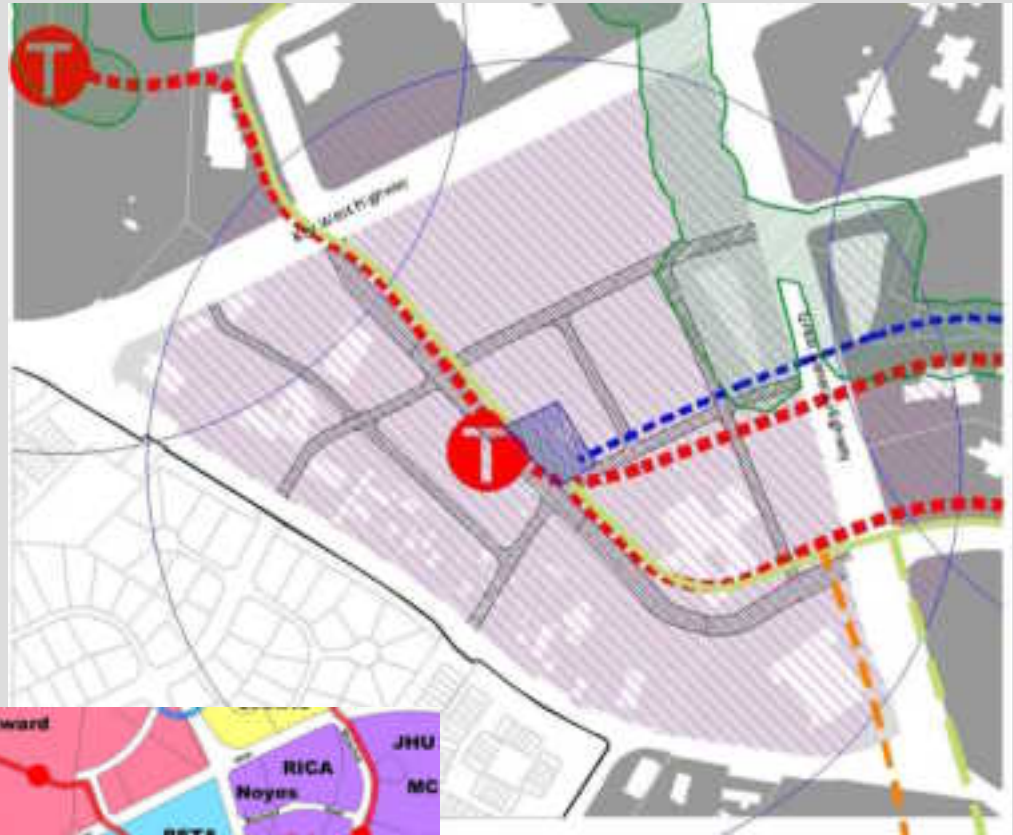
Urban Streets:
Broschart/Blackwell



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LSC West: A New Residential Community

- CCT Station
- Relocate PSTA
- New Street Grid



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LSC West

- Rezone to TMX-2
- Allow 2000 DUs
- Local Retail



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LSC West

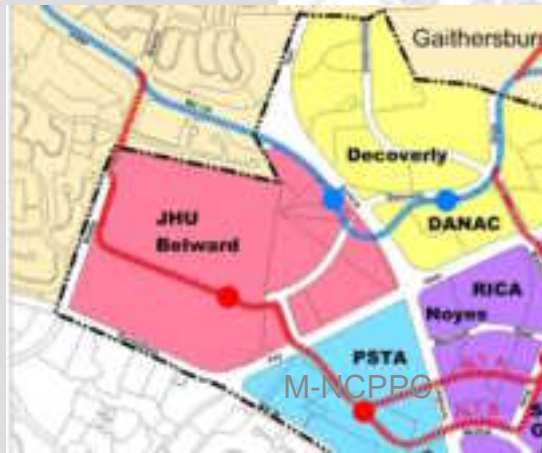
- Civic plaza at CCT Station
- Civic Green
- LSC Loop
- Elementary School
- Fire Station



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LSC Belward: Science & Research

- CCT Station
- New Local Streets
- Preserve Belward Farm



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LSC Belward

- Rezone to LSC
- Up to 1.0 FAR
4.6 million SF
- Allow 110 feet



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LSC Belward

- Expand Farm Setting
- Buffers
- LSC Loop

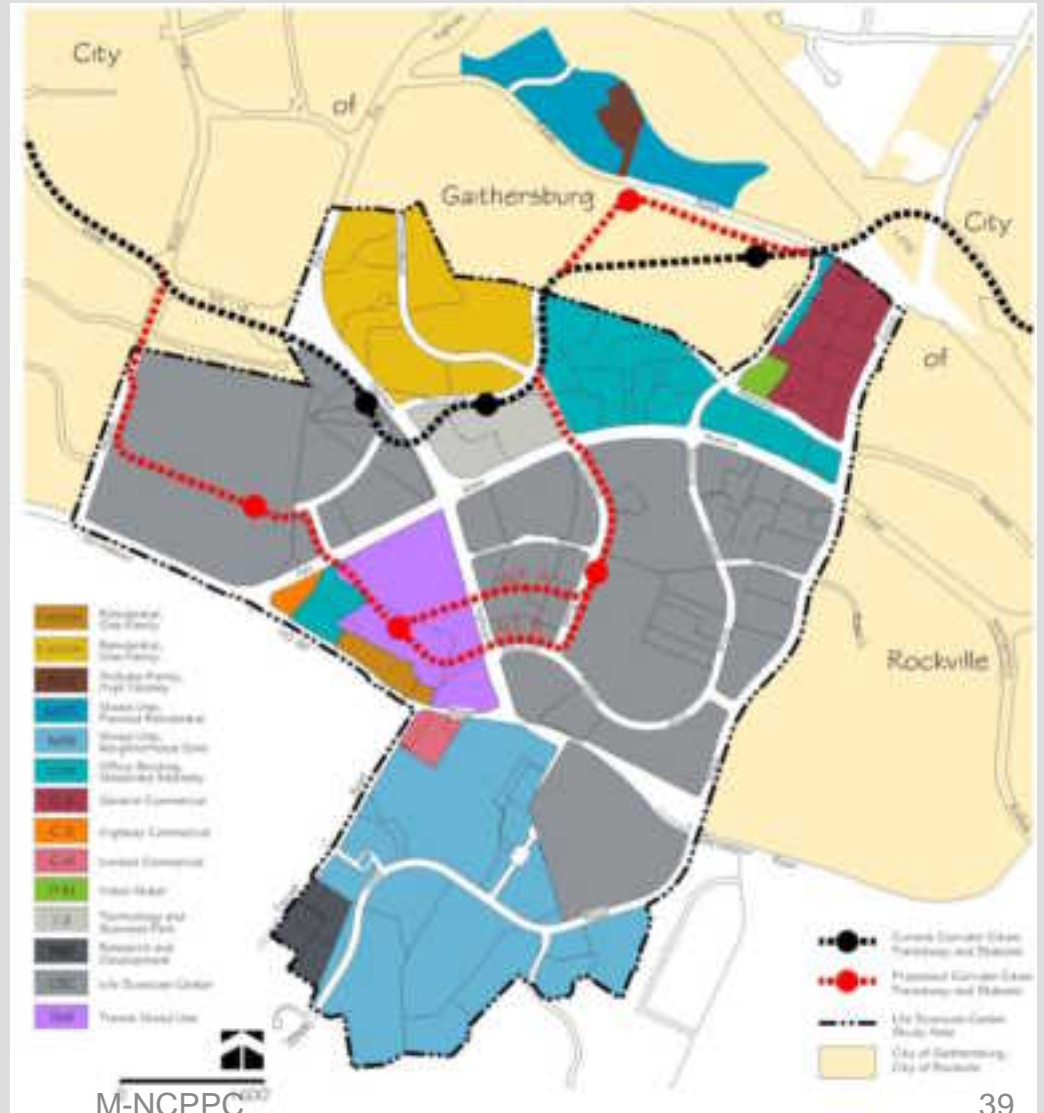


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Proposed Zoning

LSC Zone at Central
and Belward

TMX-2 on LSC West



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LSC Land Use Alternatives and Jobs/Housing Ratios

Alternative	Commercial S.F. Total	Jobs	Dwelling Units	J/H Ratio
Existing LSC Development	6,940,000	21,200	3,300	6.4
Existing & Approved	10,700,000	30,550	3,300	9.2
1990 Master Plan	12,925,000	38,000	3,800	10.0
2009 Draft Master Plan	20,000,000	60,000	8,000	7.5

Gaithersburg West Master Plan

LSC Circulation

- Local business street network
- Key West/Sam Eig capacity potential for 8 lanes on Key West
- Grade-separated interchanges
 - Great Seneca at Muddy Branch
 - Key West at Shady Grove
 - Quince Orchard at Great Seneca
- Network of shared-use paths/trails
- Bicyclists in mixed traffic on local roads



Gaithersburg West Master Plan

Plan Summary

- Place Density at Three CCT Stations; Limit Elsewhere
- Create Mixed Use Centers with Medical & Biotech Focus
- Require Concept Plans to Implement Plan Vision
- Phase Development & Link to Transit Funding & Operation

