

Gaithersburg West Master Plan

Community Meeting
October 29, 2008

Gaithersburg West Master Plan

Community Meetings

Focus: The Life Sciences Center in the 21st Century

- October 29 Presentations by Planning Department with Break-out Groups
- November 6 Presentations by Property Owners & Stakeholders with Q&A
- November 12 Presentations on LSC, CCT with Break-out Groups
- December 2 Discuss future LSC Districts, CCT Stations with Break-out Groups

Gaithersburg West Master Plan

Master Plan Schedule - 2009

January 2009	Draft Master Plan to Planning Board
February	Planning Board Public Hearing
March – April	Planning Board Worksessions
May	Planning Board Draft to Executive
June – July	County Executive Review of Master Plan
July	Executive Transmits Plan to County Council
September	County Council Public Hearing
Oct. – Dec.	County Council Worksessions

Gaithersburg West Master Plan

Agenda for October 29 Community Meeting

Staff Presentations

Nancy Sturgeon	Master Plan Overview
Eric Graye	Transportation Analysis
Steve Findley	Environmental Analysis

Gaithersburg West Master Plan

Agenda for October 29 Community Meeting

Break-out Group Stations:

Life Sciences Center Land Use

Road Network

Corridor Cities Transitway Alignment and Stations

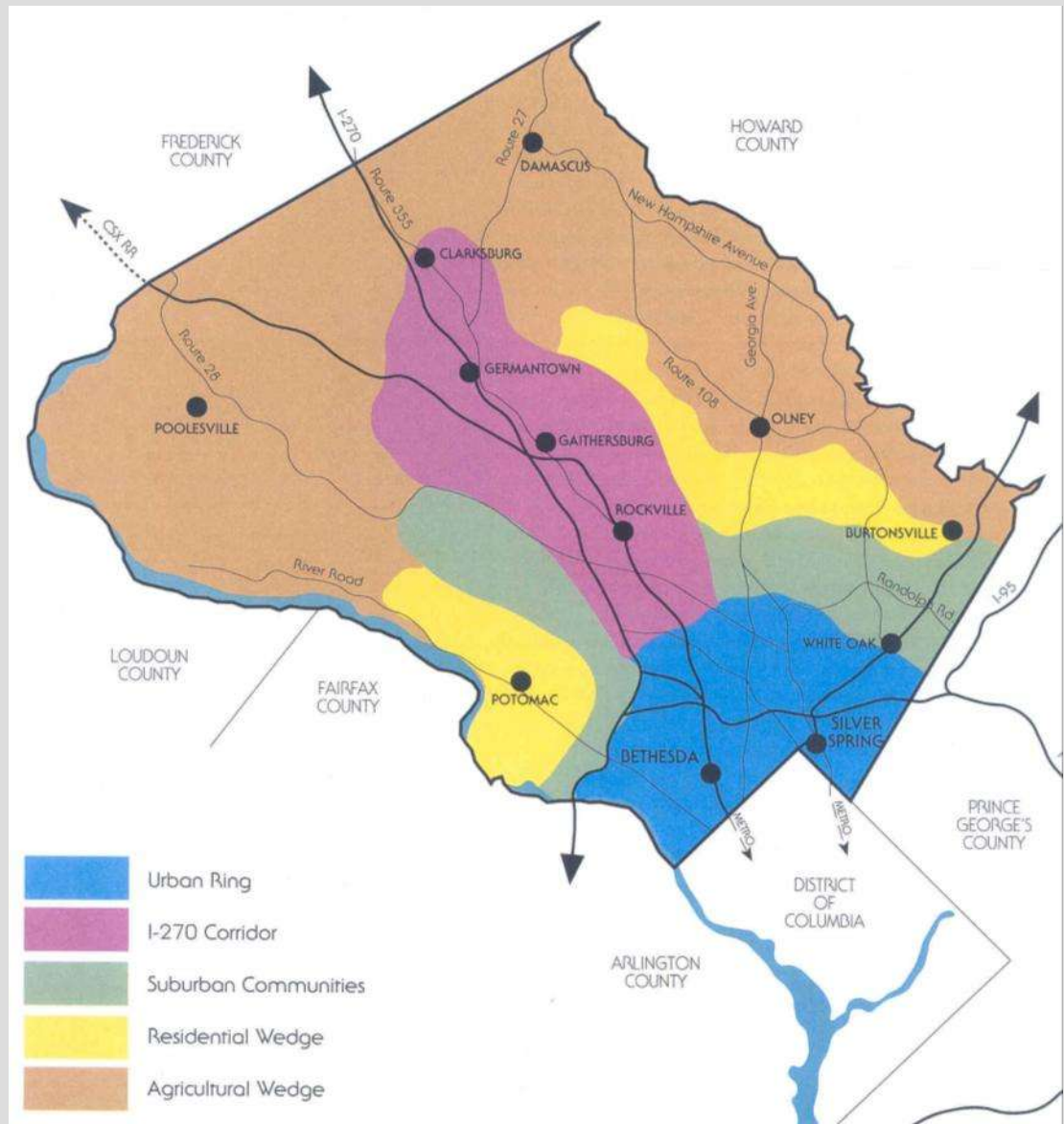
Environment/Open Space/Bikeways

Areas and Enclaves: Quince Orchard,
Oakmont/Walnut Hill, Rosemont, Washingtonian

Gaithersburg West Master Plan

Montgomery County's General Plan

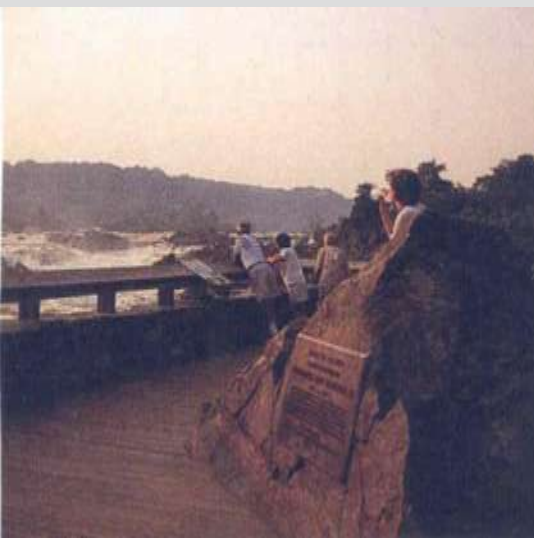
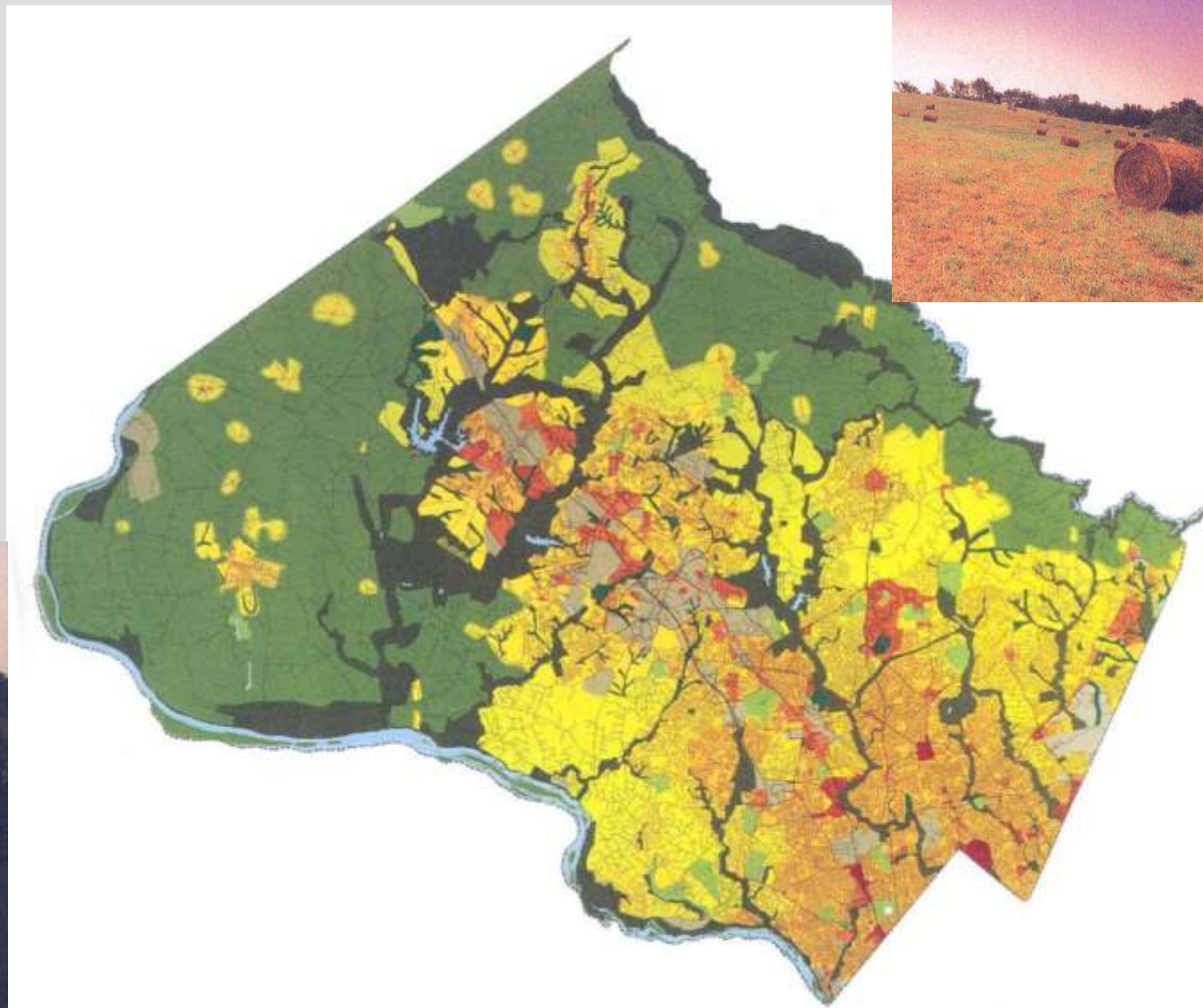
Gaithersburg West Centrally Located within the County and the I-270 Corridor



Gaithersburg West Master Plan

93,000 acres in
the Agricultural
Reserve

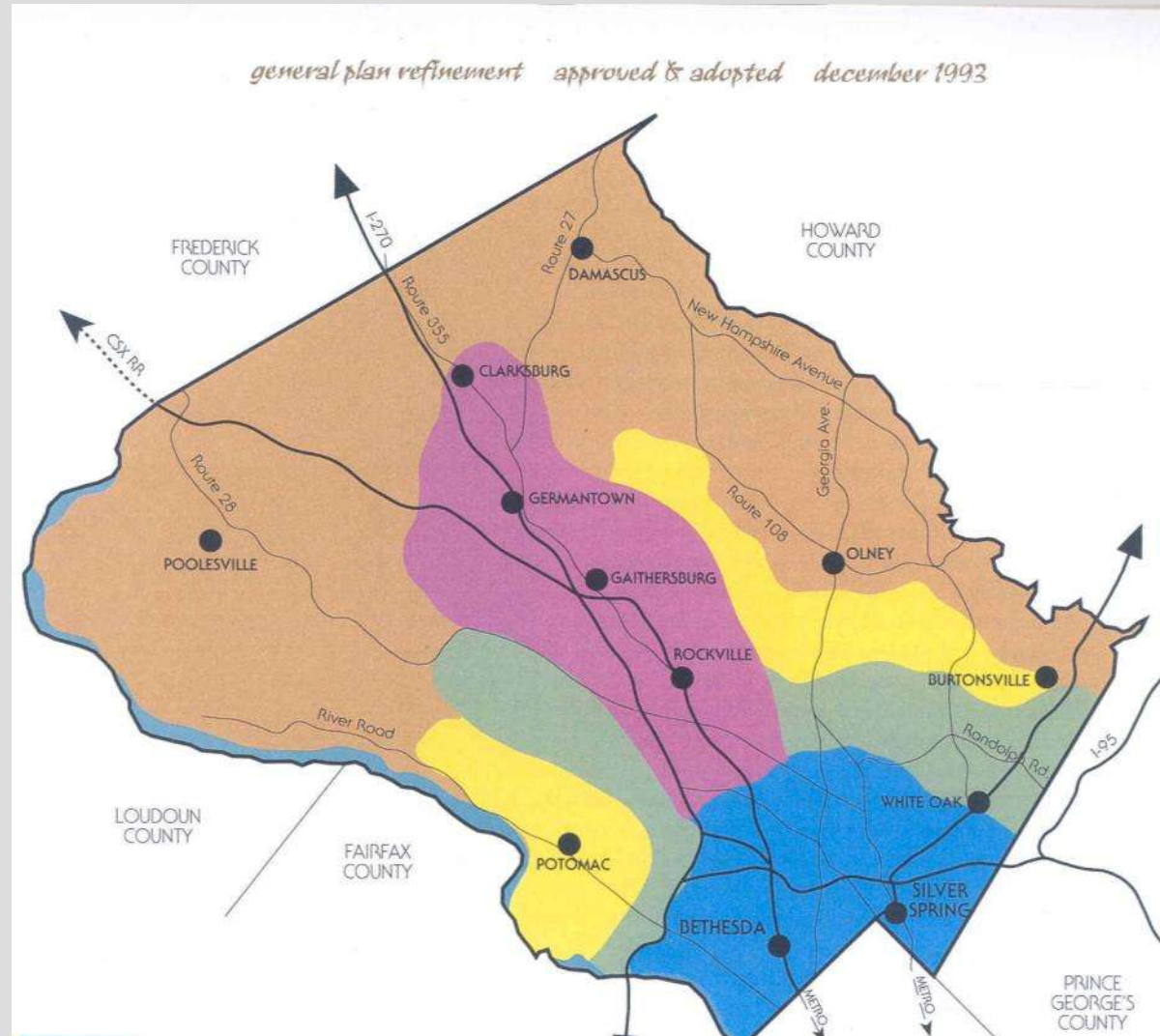
33,900 acres of
Parkland with
408 Parks



Gaithersburg West Master Plan

The General Plan's Corridor Vision:

- Mixed Use, transit-oriented
- Dense centers, decreasing toward edge
- Varied transportation options
- Public/Private Investment



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I-270 Corridor Context

I-270 Master Plans

Completed:

Shady Grove Sector Plan

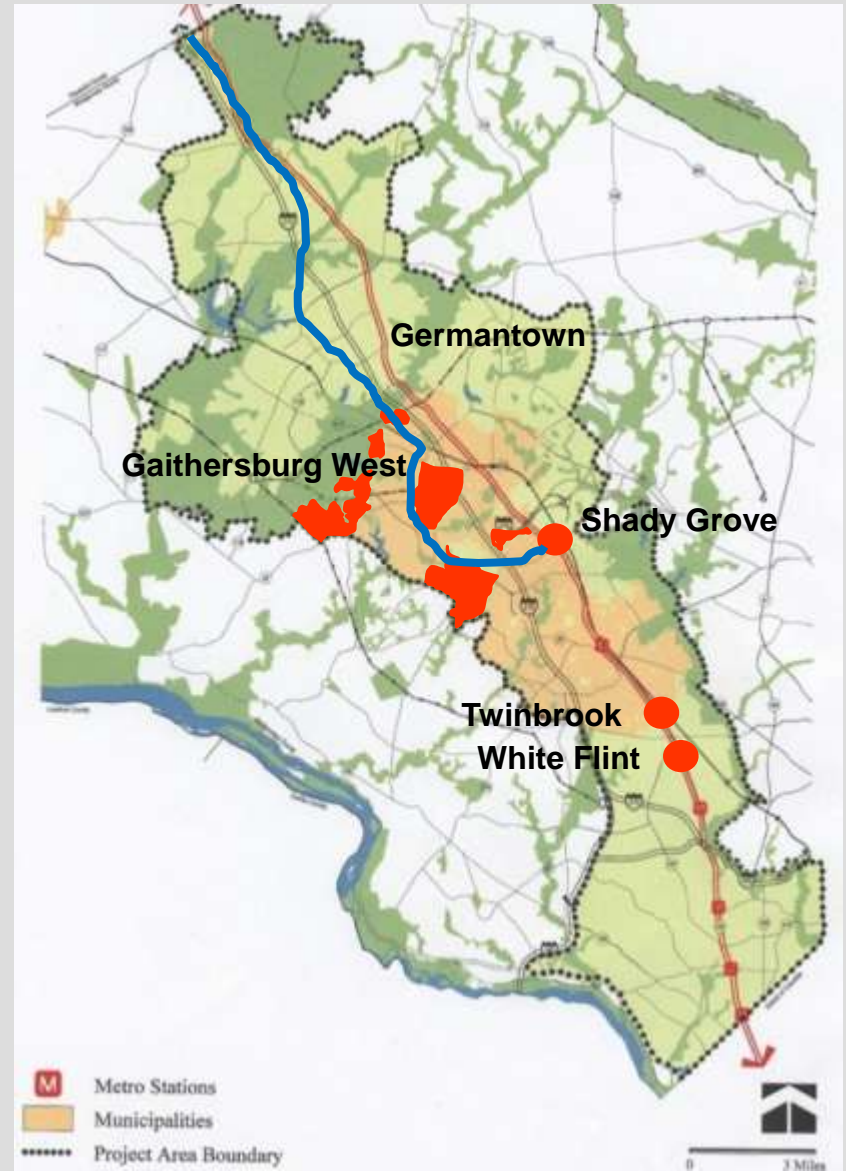
Underway:

Twinbrook

Germantown

White Flint

Gaithersburg West



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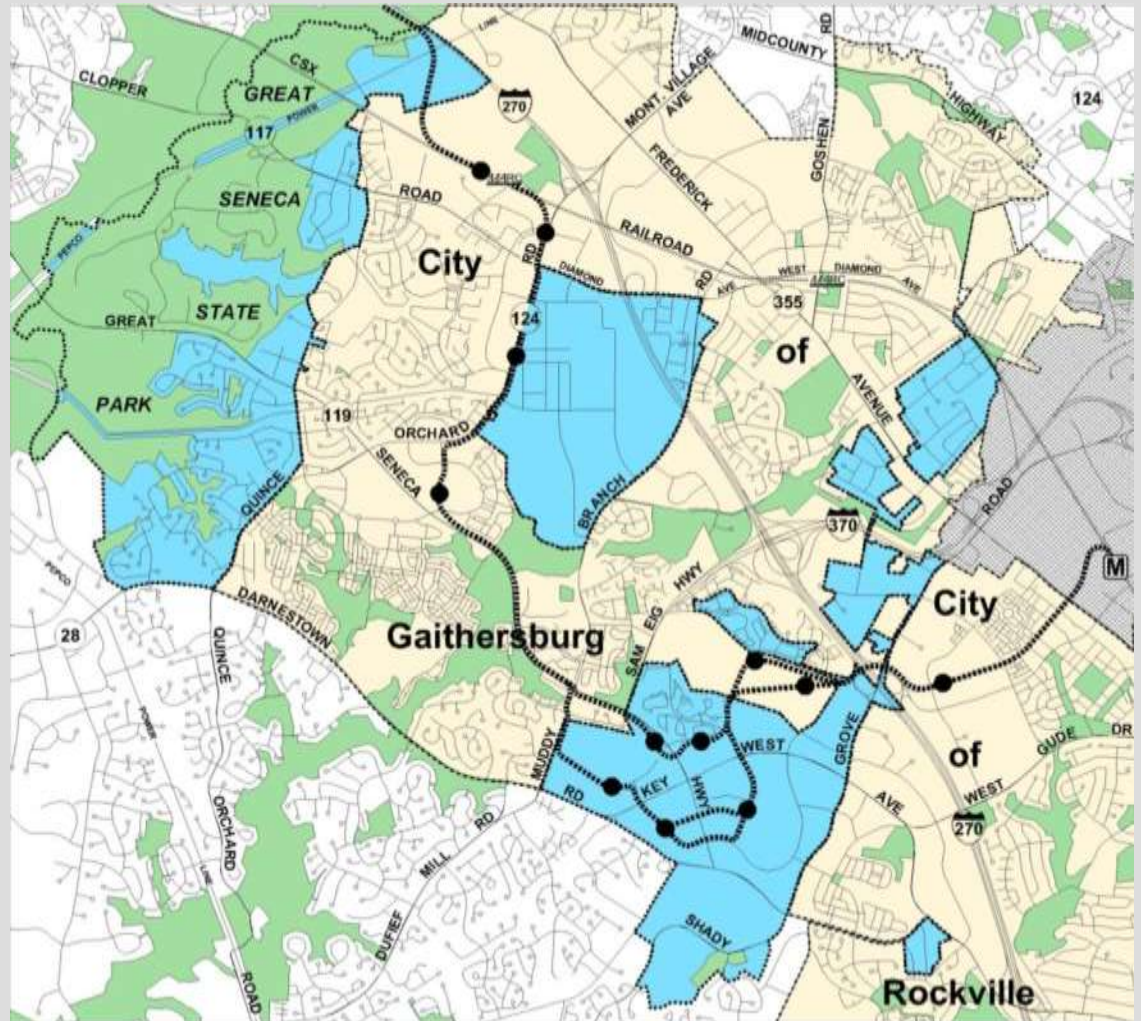
GWMP Geography Municipalities

Road Network

- I-270
- I-370
- MD 355

Transit

- Shady Grove Metro
- CSX
- CCT



Gaithersburg West Master Plan Areas and Enclaves

GWMP Geography

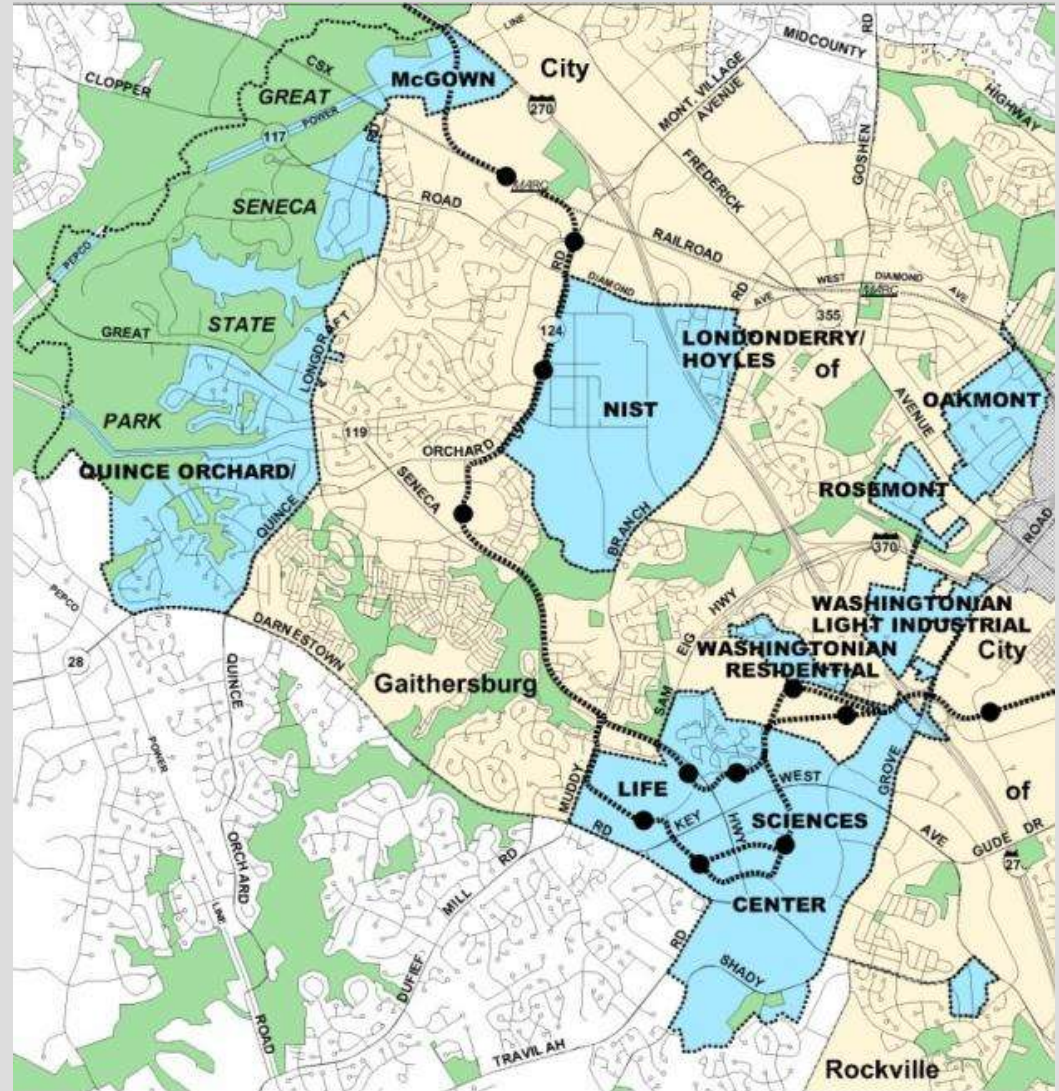
Enclaves:

- NIST/Londonderry
- Oakmont
- Rosemont
- Washingtonian

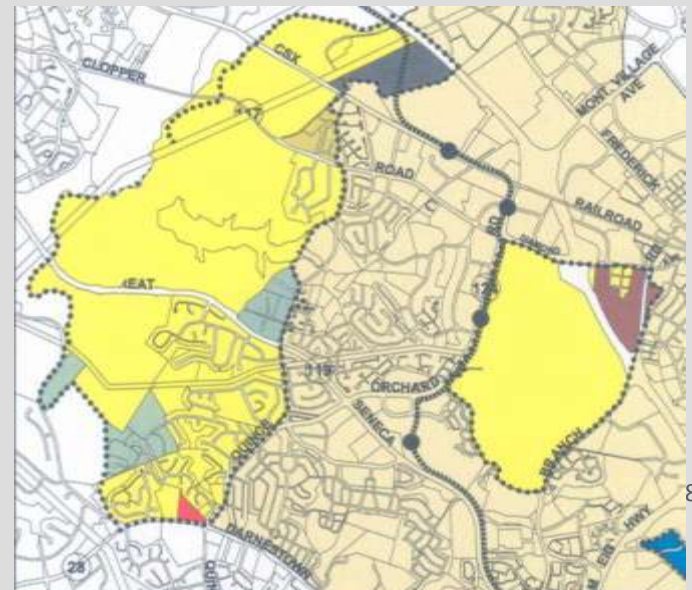
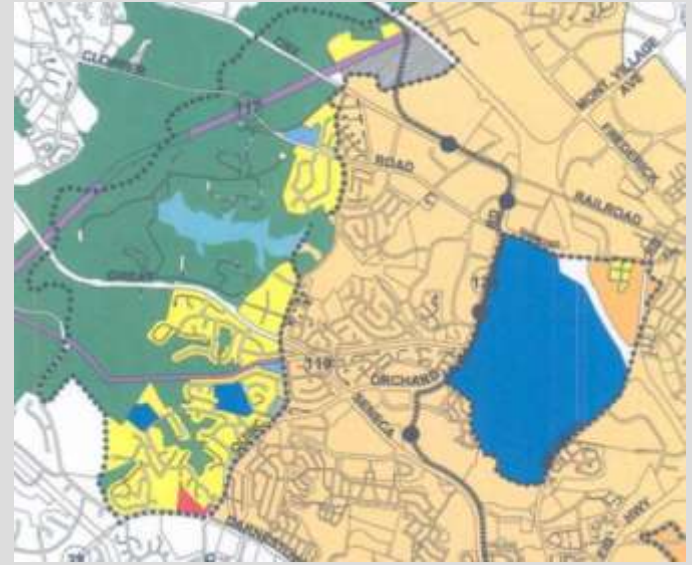
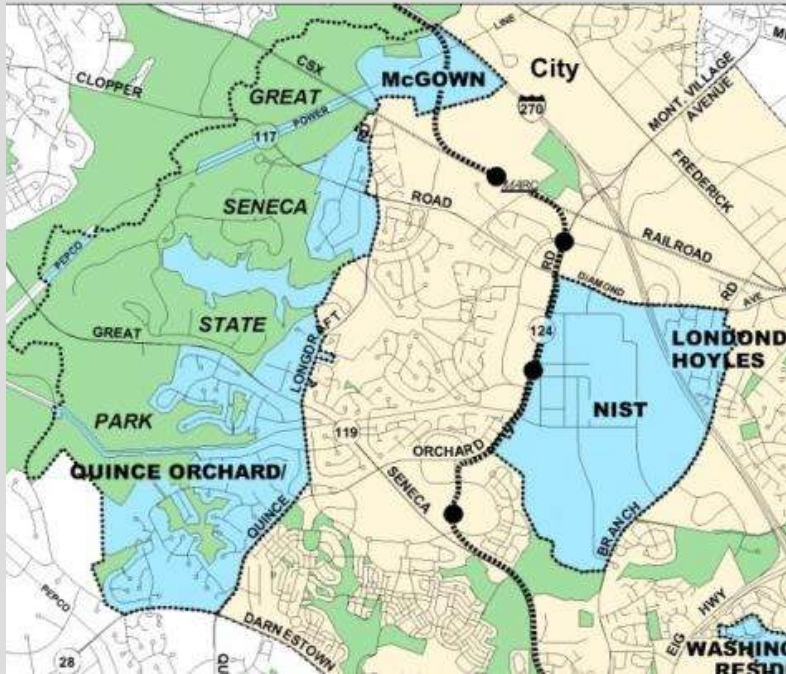
Industrial & Residential

Areas:

- Quince Orchard;
McGown
- Life Sciences Center



Gaithersburg West Master Plan Areas and Enclaves

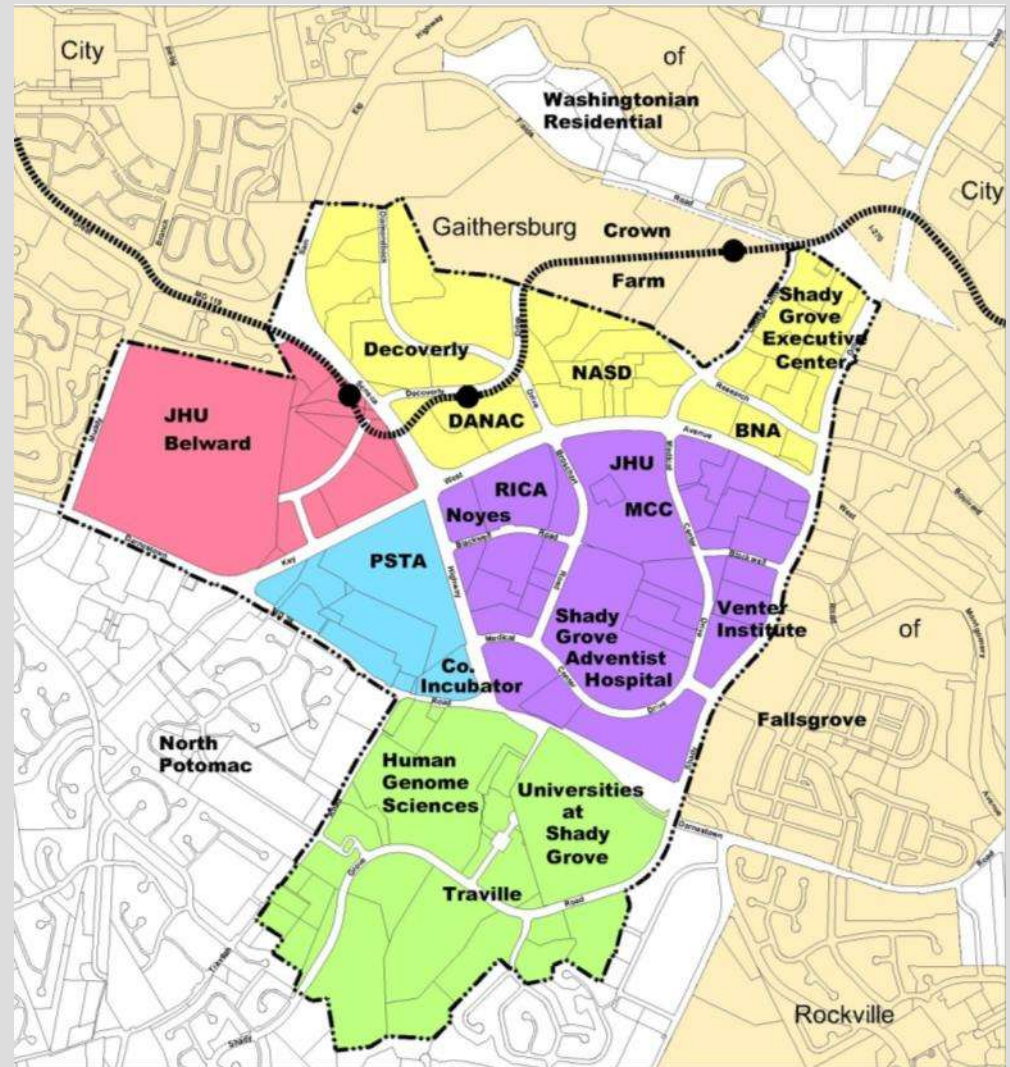


- McGown Property
- Johnson Property
- Londonderry/Hoyles Addition

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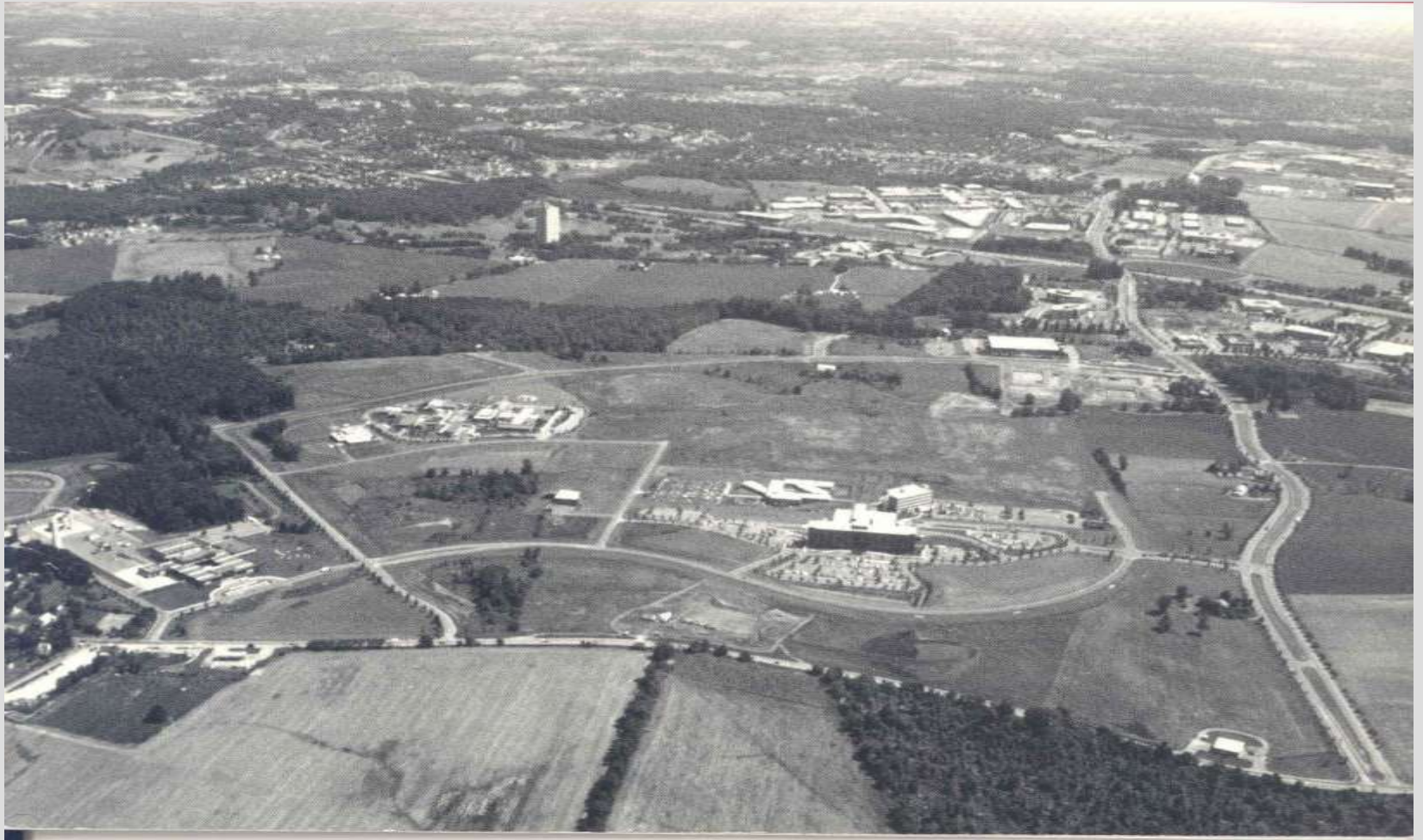
Origins of the Life Sciences Center

- Created on 300 acres of County-owned land in the Core area
- Prime I-270 Location
- Focus on Medical, Academic, Biotech
- 1990 *Shady Grove Study Area Master Plan*



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Origins of the Life Sciences Center



Gaithersburg West Master Plan

Origins of the Life Sciences Center

- 
- An aerial photograph showing a large, undeveloped area with some existing buildings and infrastructure. The terrain is mostly flat with some trees and a road winding through it. The text is overlaid on the left side of the image.
- 1971 Gaithersburg Plan proposes Medical Center
 - 1973 PSTA complex built
 - 1976 Land to State for RICA
 - 1979 Shady Grove Adventist Hospital Opens
 - 1980s County Creates LSC Vision for Medical, Academic, Biotech
 - 1986 Land conveyed to JHU and UMD

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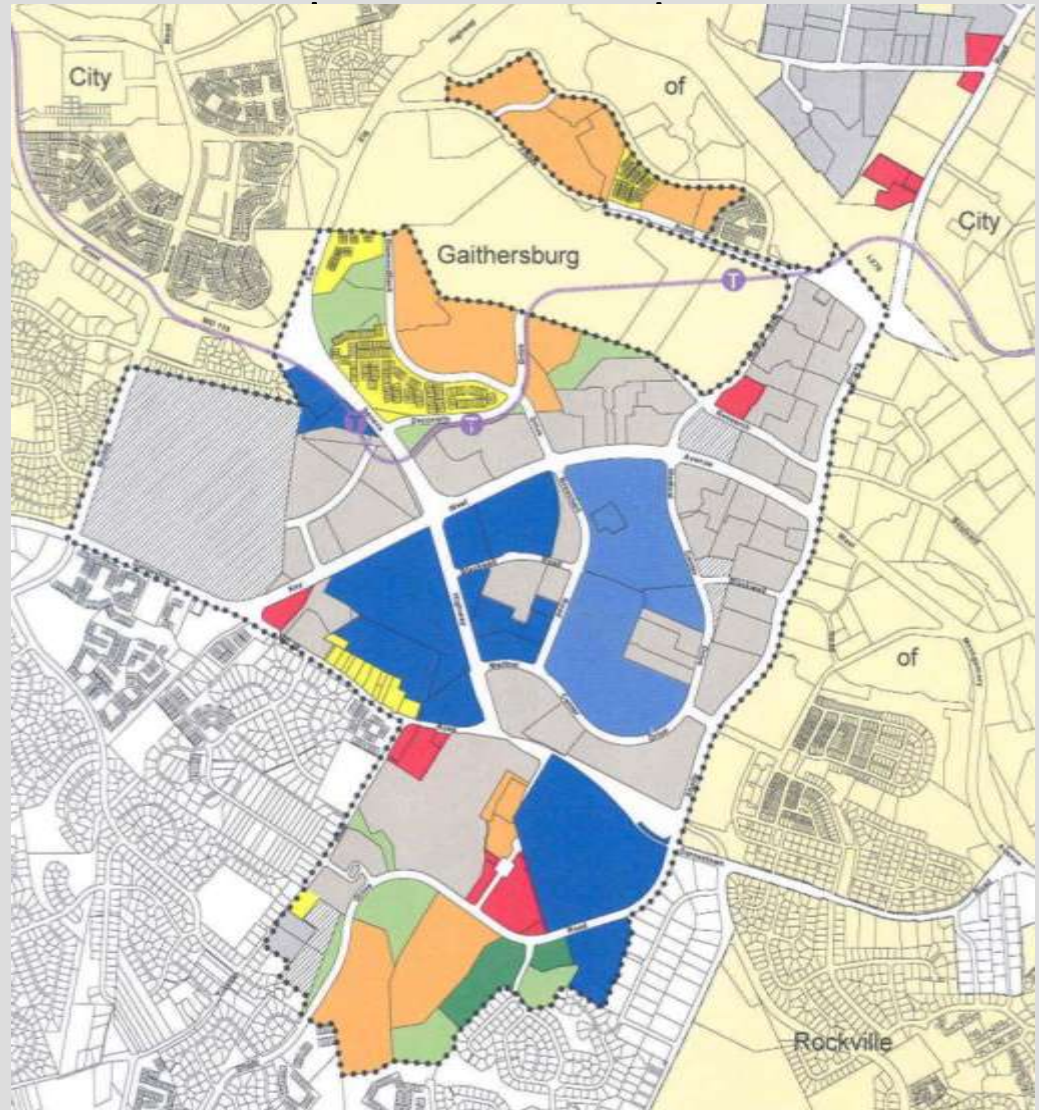
Life Sciences Center Today

Existing Land Use

LSC Core:
Medical
and Biotech

Housing:

- Washingtonian
- Decoverly
- Traville

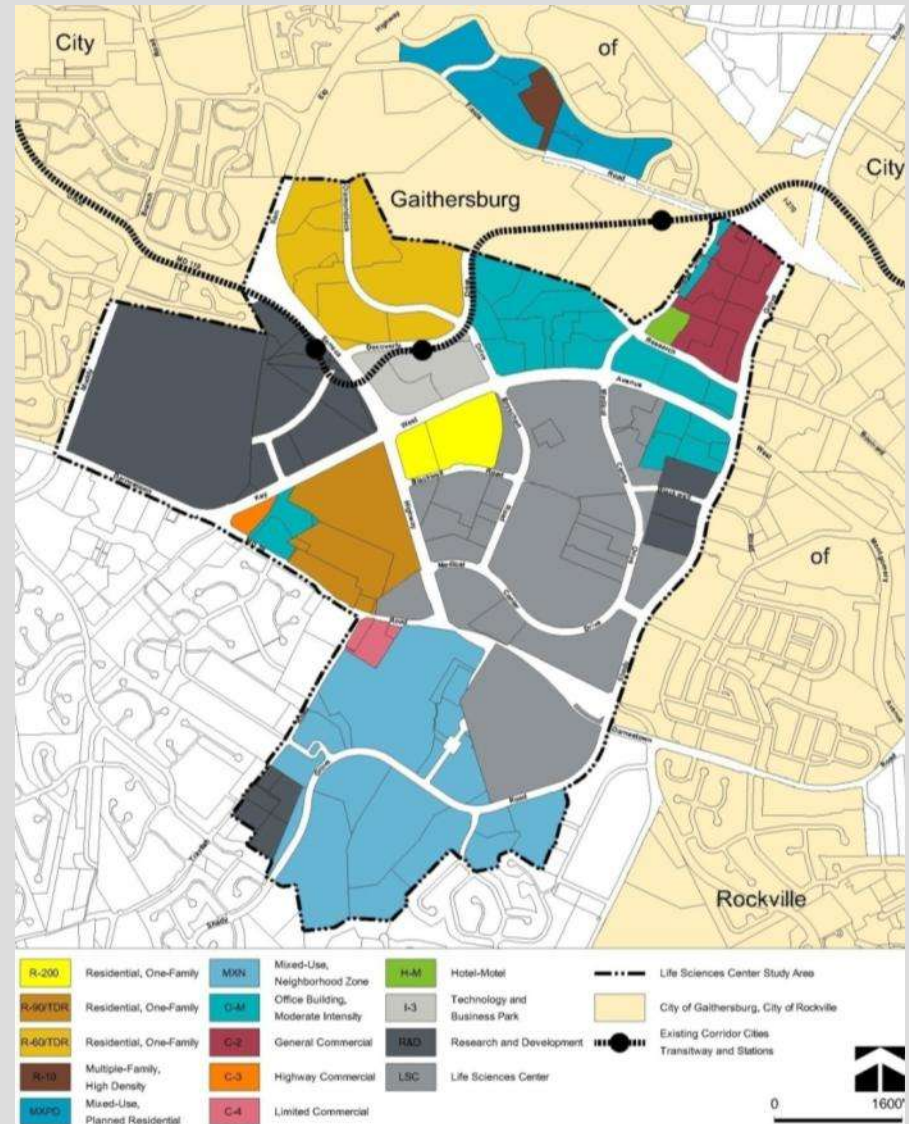


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Shady Grove Life Sciences Center

Existing Zoning

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



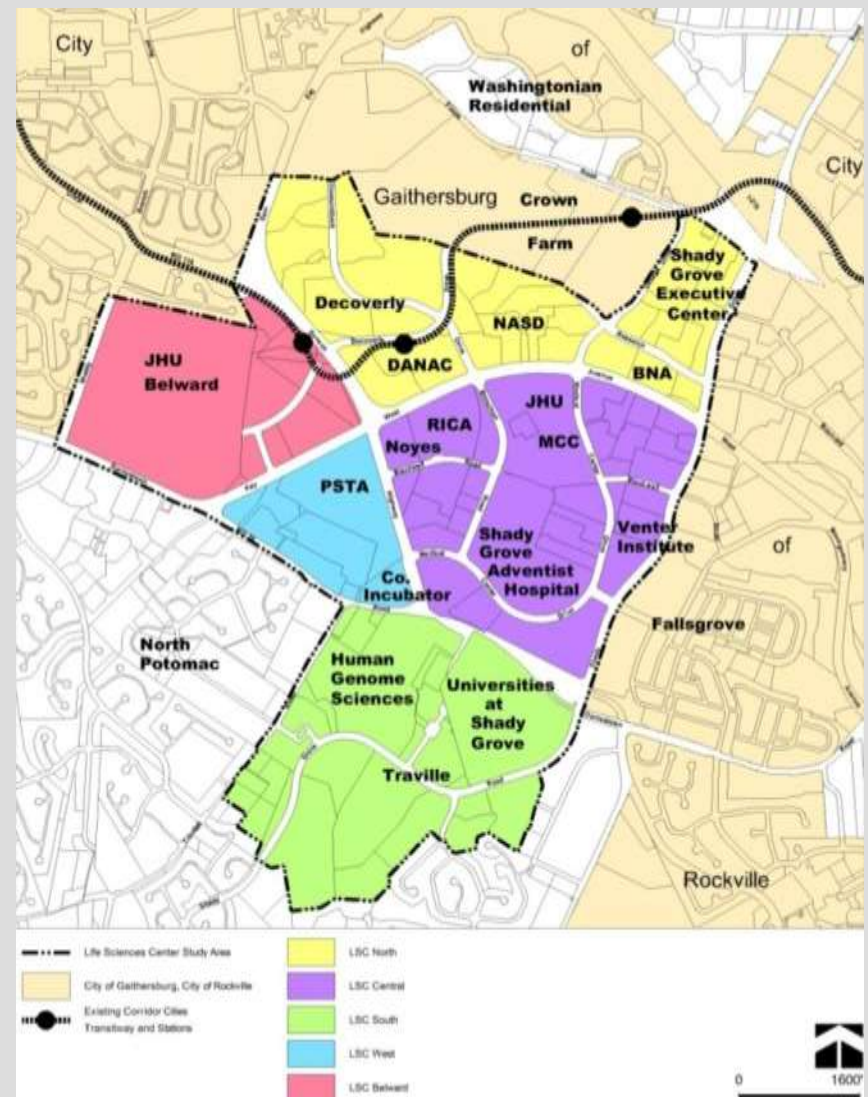
Gaithersburg West Master Plan

Life Sciences Center

County's Premier
Location for and
Largest
Concentration of
Biotech companies

LSC Districts:

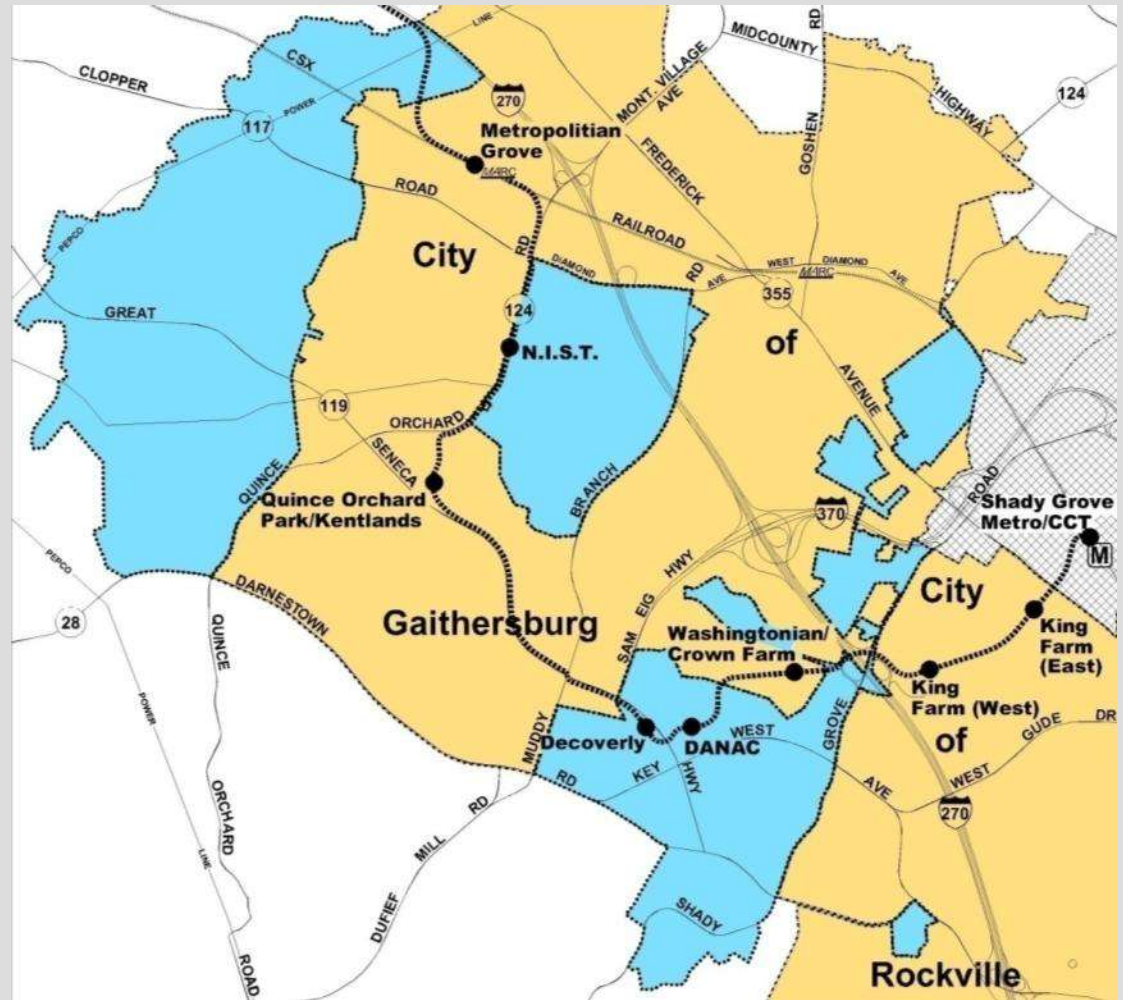
- LSC Central Core
- LSC South
- LSC West
- LSC Belward
- LSC North



Gaithersburg West Master Plan Corridor Cities Transitway

CCT Phase 1:
Shady Grove to
Metropolitan Grove

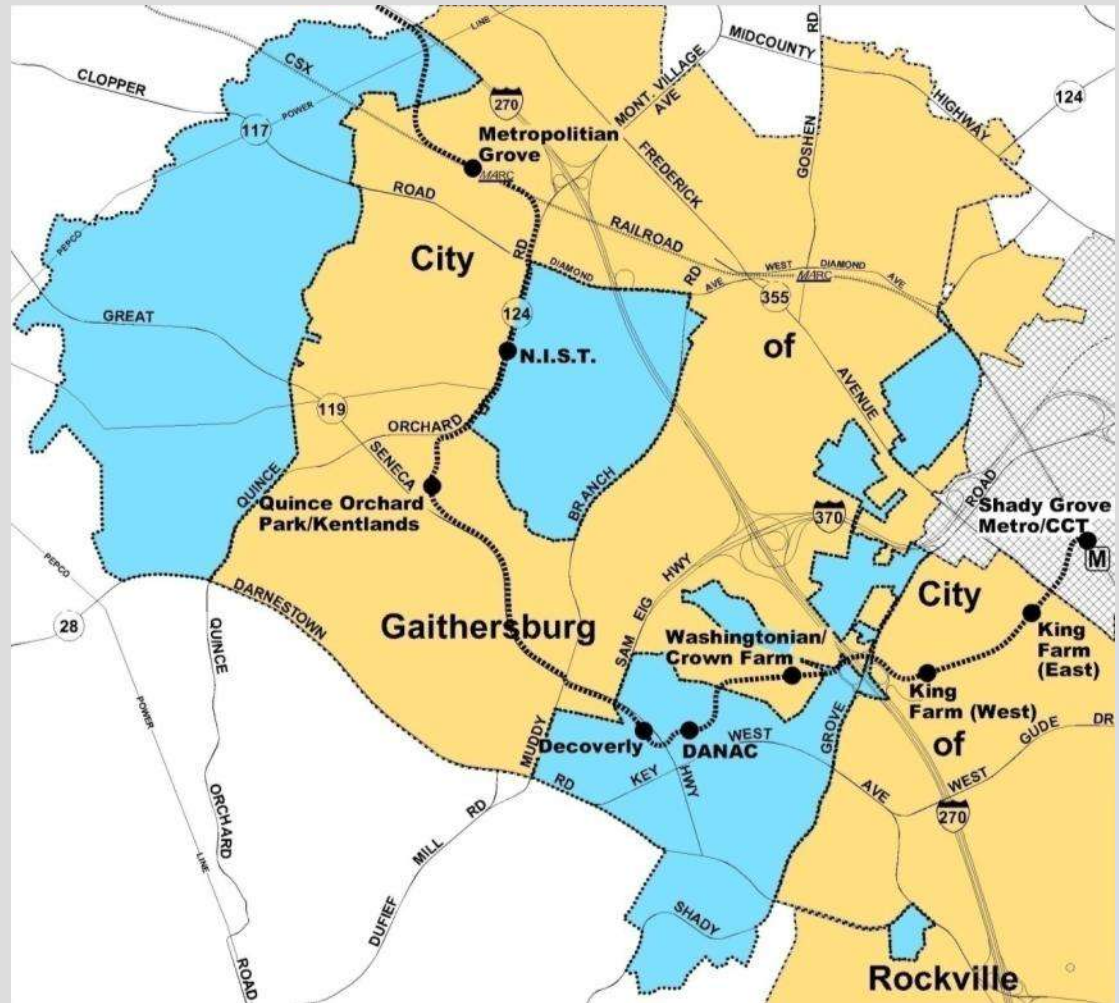
Current CCT
Alignment and
Station Locations



Gaithersburg West Master Plan Corridor Cities Transitway

CCT Phase 1 Stations:

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



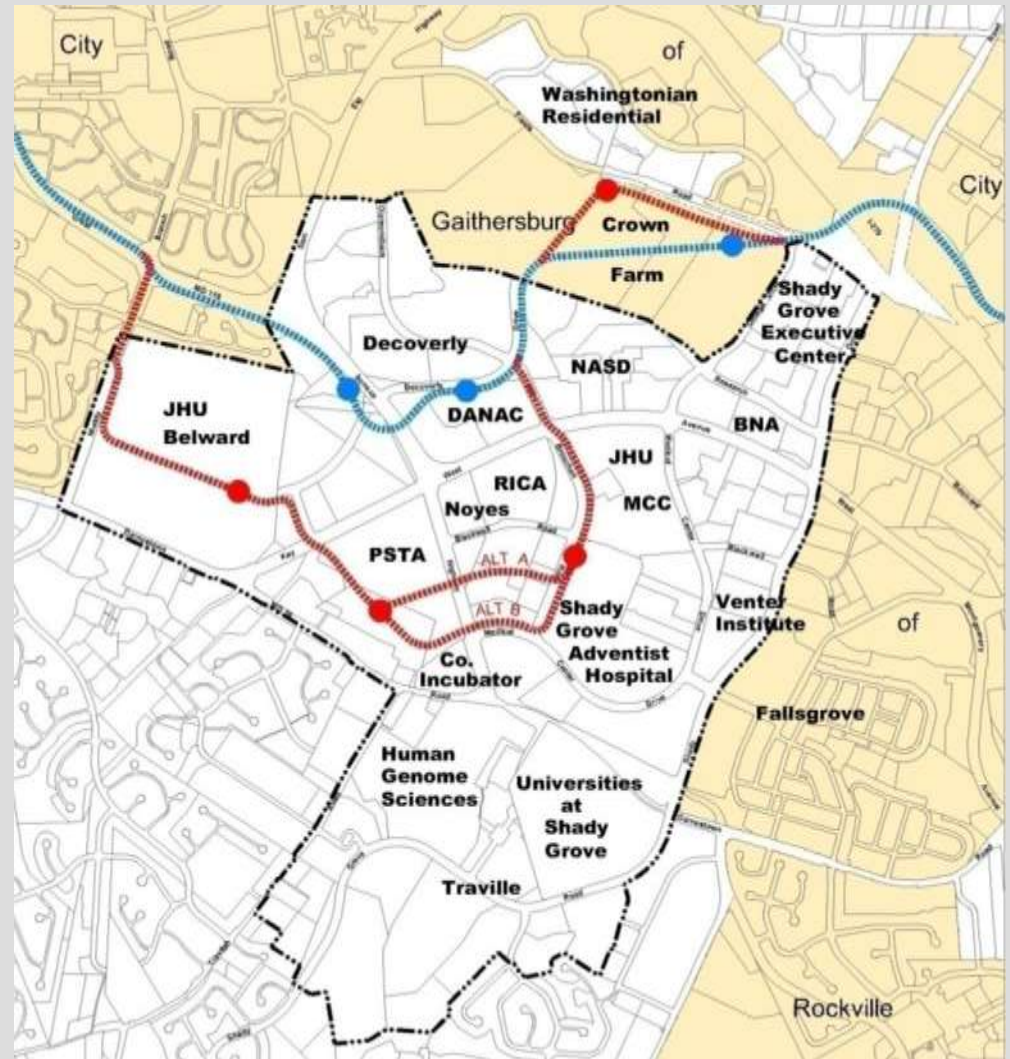
Gaithersburg West Master Plan

CCT in the LSC

Current CCT Alignment
with 2 LSC Stations

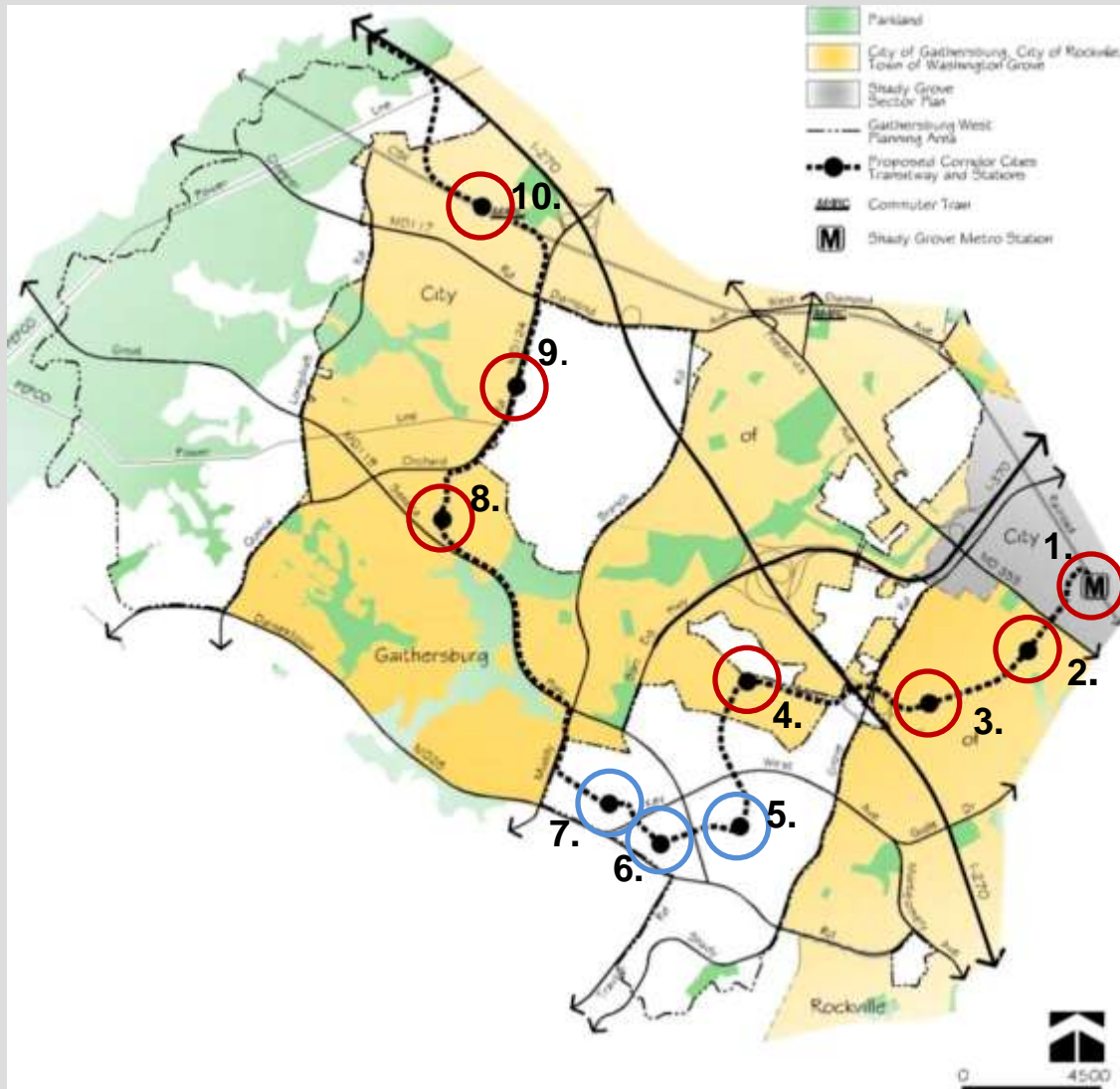
Alternate CCT
Alignment with 3 LSC
Stations:

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



Gaithersburg West Master Plan

Linking Land Uses/Connecting Communities

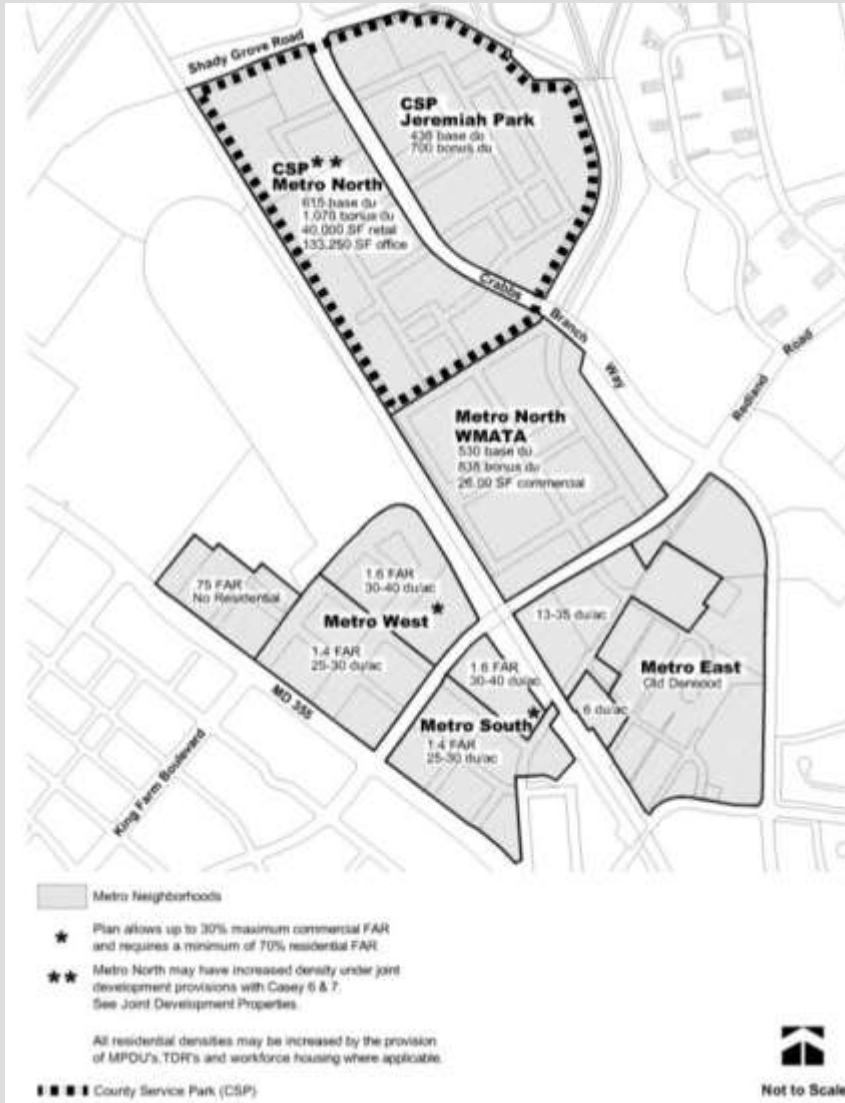


CCT Transit Stations

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

Shady Grove Metro/CCT Station

1.5 – 2.0 FAR
6,340 DUs 200,000 SF

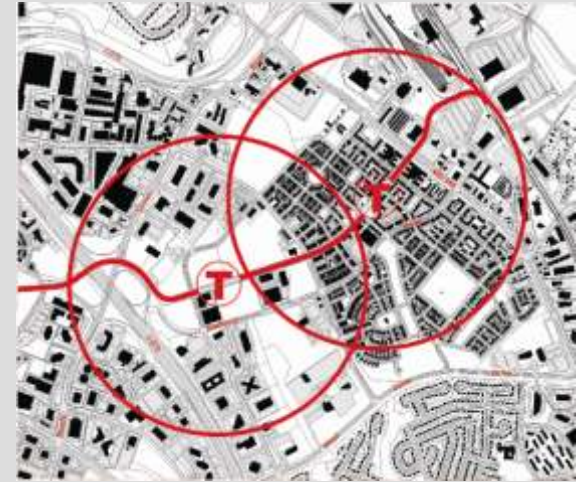


King Farm CCT Stations

City of Rockville



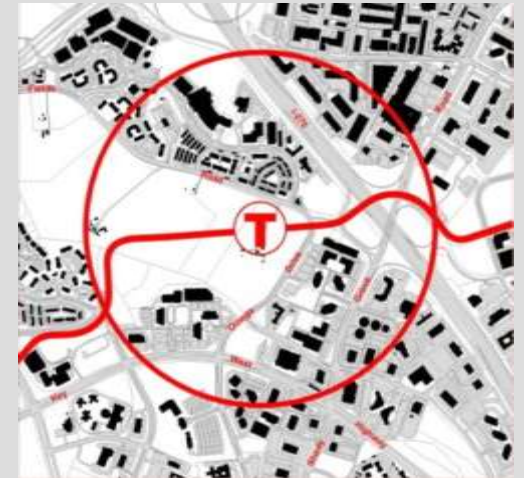
0.4 FAR
3,200 DUs 3,125,000 SF



Crown Farm CCT Station City of Gaithersburg



0.5 FAR
2,250 DUs 320,000 SF



Kentlands/Quince Orchard CCT Station – City of Gaithersburg

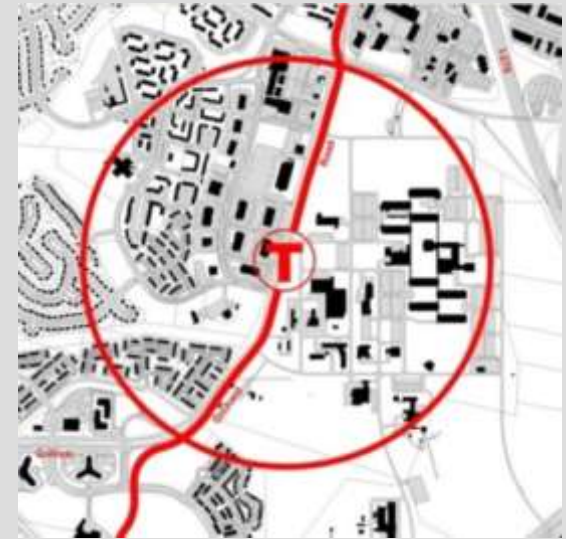
500 DUs 655,000 SF



National Institute of Standards & Technology

NIST CCT Station

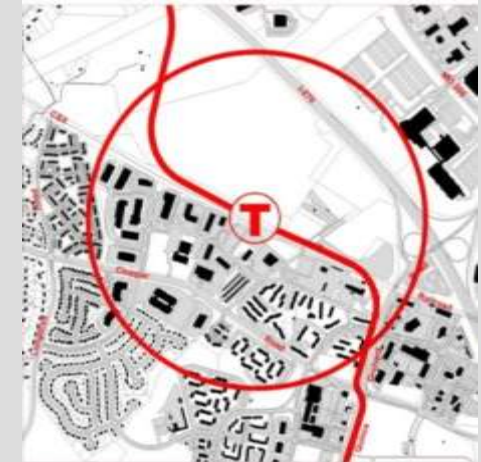
0.15 FAR
500 Dus 3,400,000 SF



Metropolitan Grove/Watkins Mill Town Center CCT Station – City of Gaithersburg

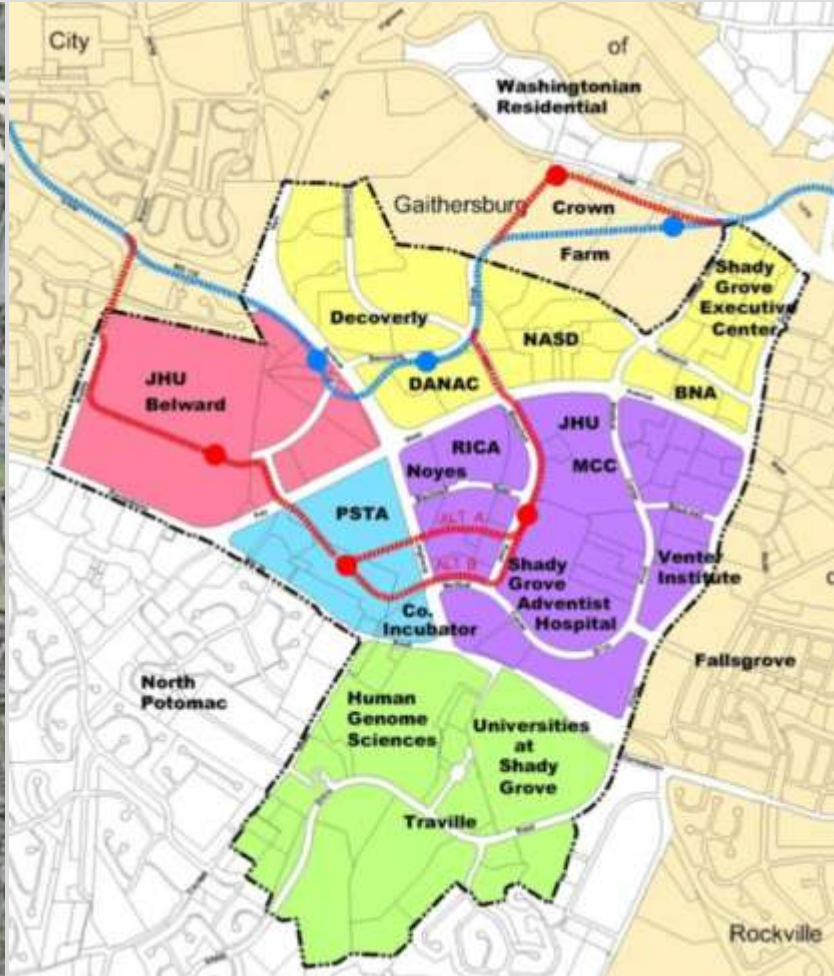


0.5 FAR
1,457 Dus 4,500,000 SF



Gaithersburg West Master Plan

LSC in the 21st Century



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SHADY GROVE ADVENTIST HOSPITAL



Gaithersburg West Master Plan - October 2, 2008

Gaithersburg West Master Plan

JOHNS HOPKINS UNIVERSITY

JOHNS HOPKINS UNIVERSITY



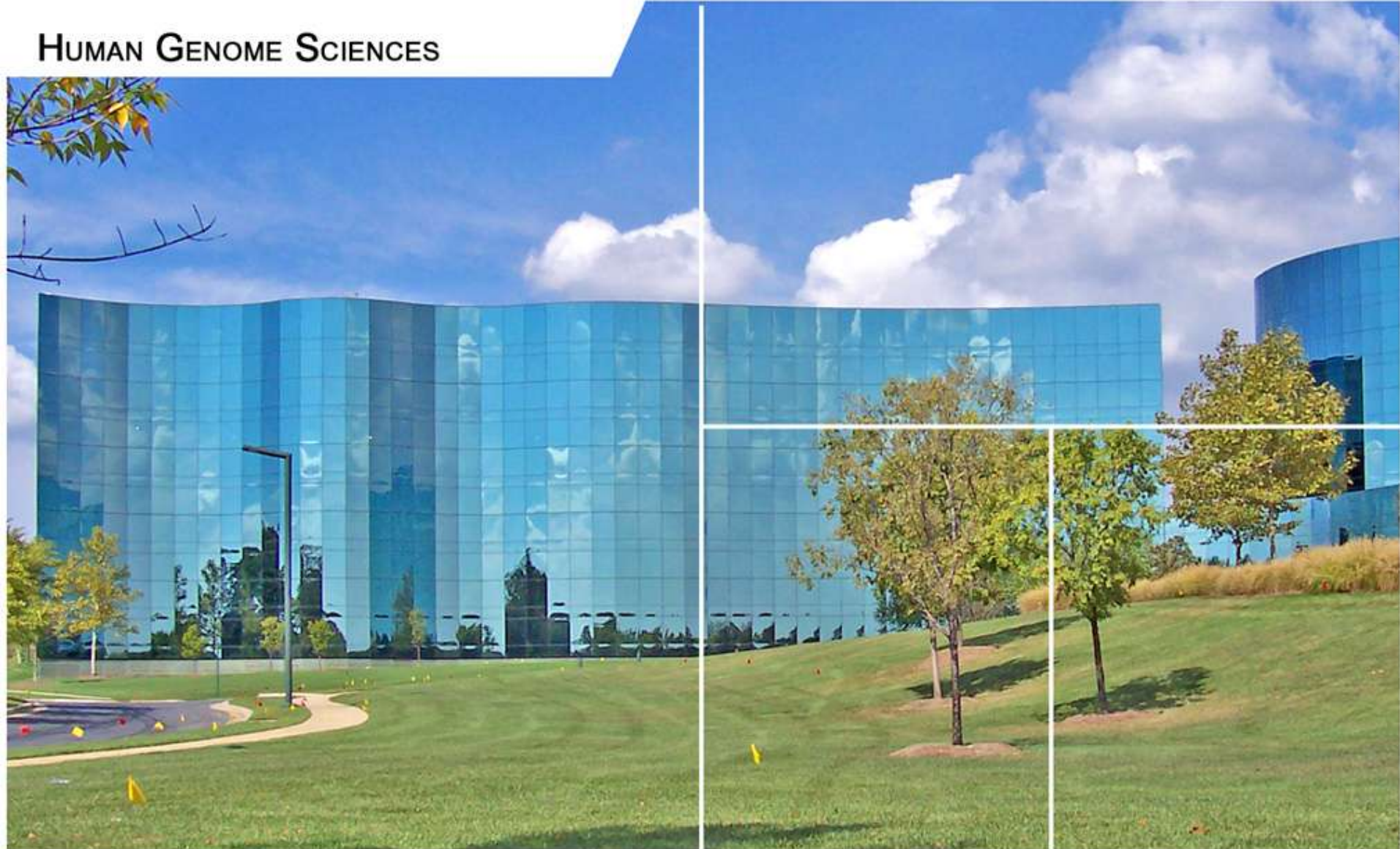
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J. CRAIG VENTER INSTITUTE



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HUMAN GENOME SCIENCES



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UNIVERSITY OF MARYLAND



The LSC in the 21st Century

Build on Today's LSC to Create a Vibrant Future



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JHU Property/Belward Historic Farm



Gaithersburg West Master Plan



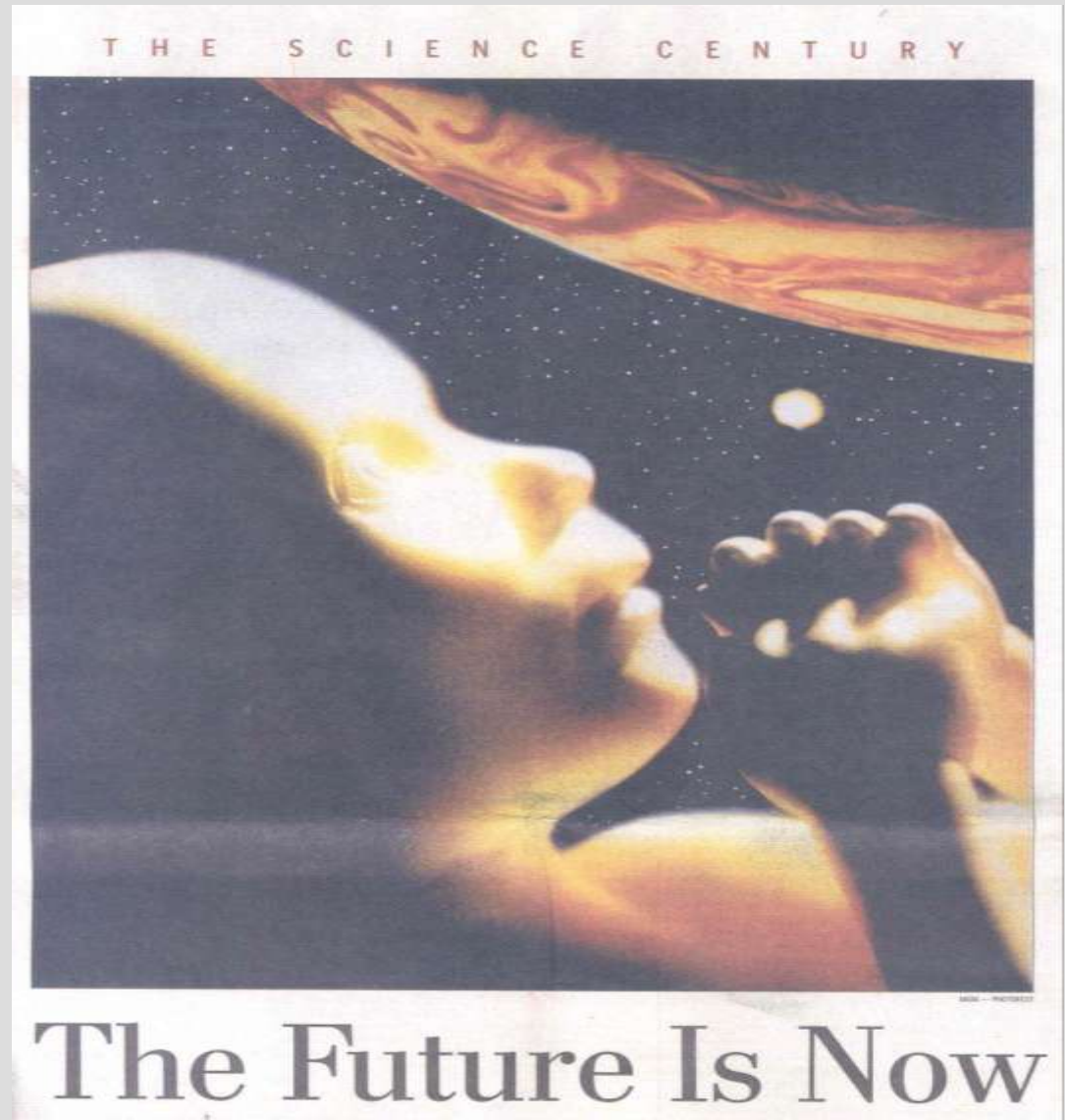


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“It’s heading right at us, but we never see it coming. The most important things happening in the world today won’t make tomorrow’s front page. They’ll be happening in labs – out of sight and unhyped until they change life as we know it.”



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The Washington Post

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SATURDAY, OCTOBER 18, 2008

Genome Database Will Link Genes, Traits in Public View

Project Will Make Personal Genes, Traits Public

A Leap of Faith

A Market Emerges

In the Lab

COMPUTE THIS

Making the World A Billion Times Better

[The Washington Post]

OUTLOOK

SUNDAY, APRIL 13, 2008

T H E S C I E N C E C E N T U R Y



The Future Is Now



T H E S C I E N C E C E N T U R Y

Bionic Man: I Have Transistors in My Head. No, Really.

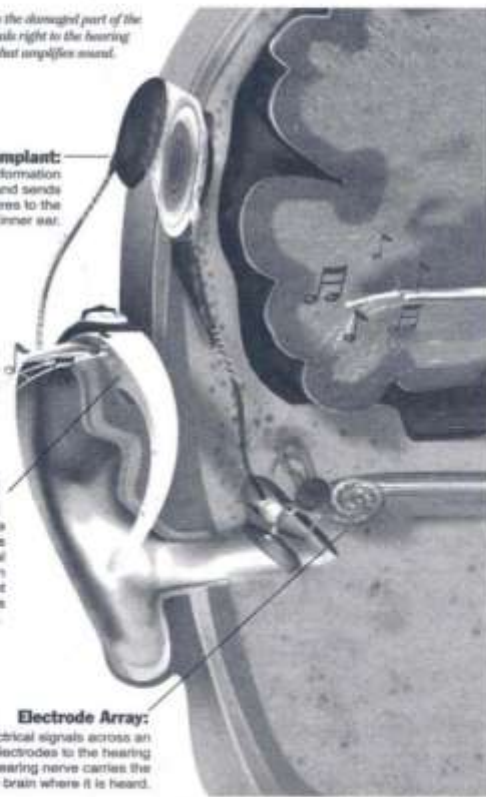
I'm Part Machine and All Human

A cochlear implant bypasses the damaged part of the inner ear and sends the signals right to the hearing nerve, unlike a hearing aid that amplifies sound.

Implant:
Converts transmitted information into electrical signals and sends signals down tiny wires to the electrode array in the inner ear.

Sound Processor:
Captures sound from the environment. Processes sound into digital information and then transmits to the implant over a headpiece and is held in place by magnets.

Electrode Array:
Delivers electrical signals across an array of tiny electrodes to the hearing nerve. The hearing nerve carries the sound to the brain where it is heard.



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“Even smart people are pretty incapable of envisioning a situation that’s substantially different from what they’re in.”

Christine Peterson
VP of Foresight Nanotech
Institute

The Future Is Now

*It's Heading Right at Us,
But We Never See It Coming*

Biotechnonanogenomicology. It's the Future.

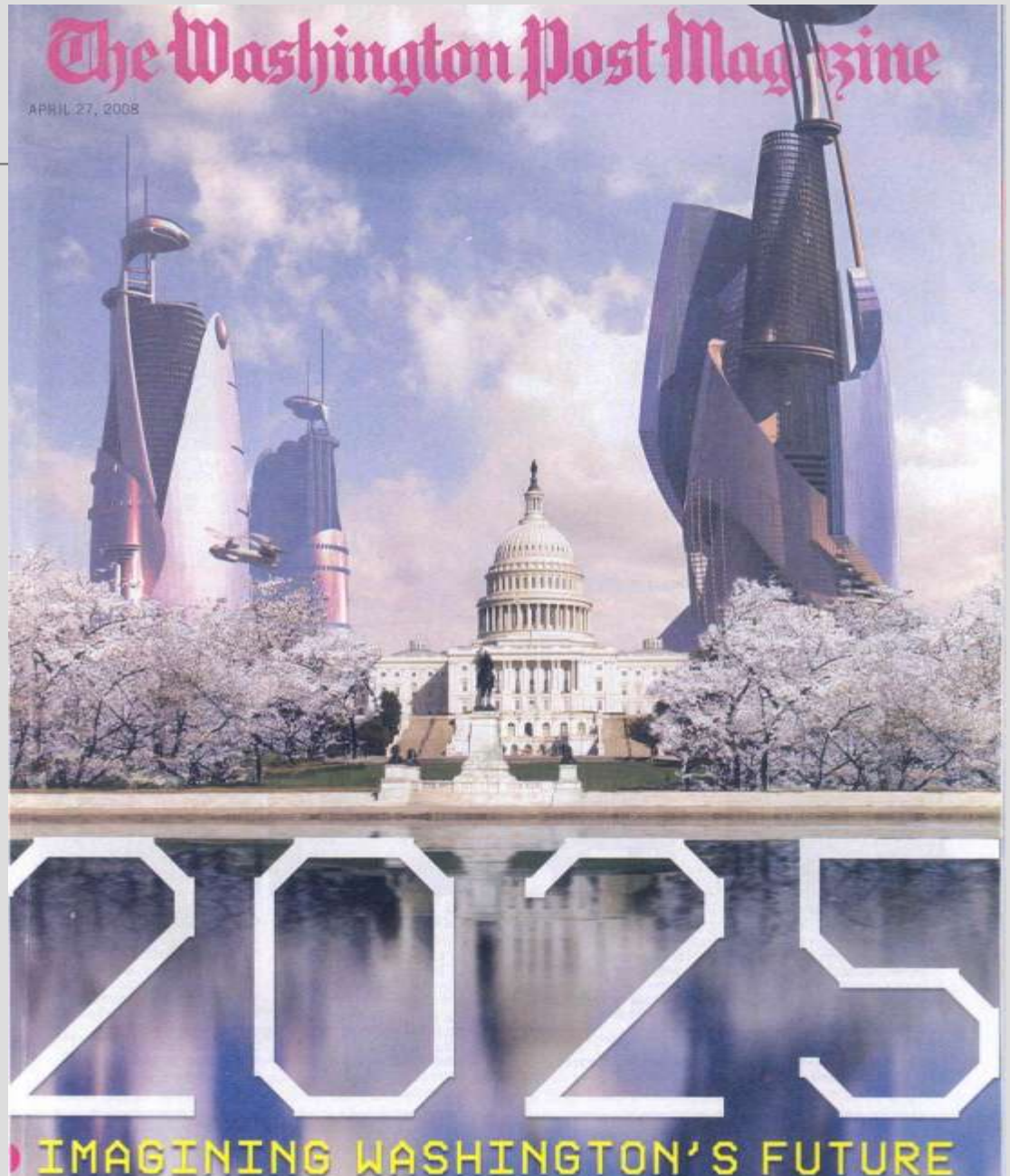
How Science Is Rewriting the Book on Genes

The New Genetics

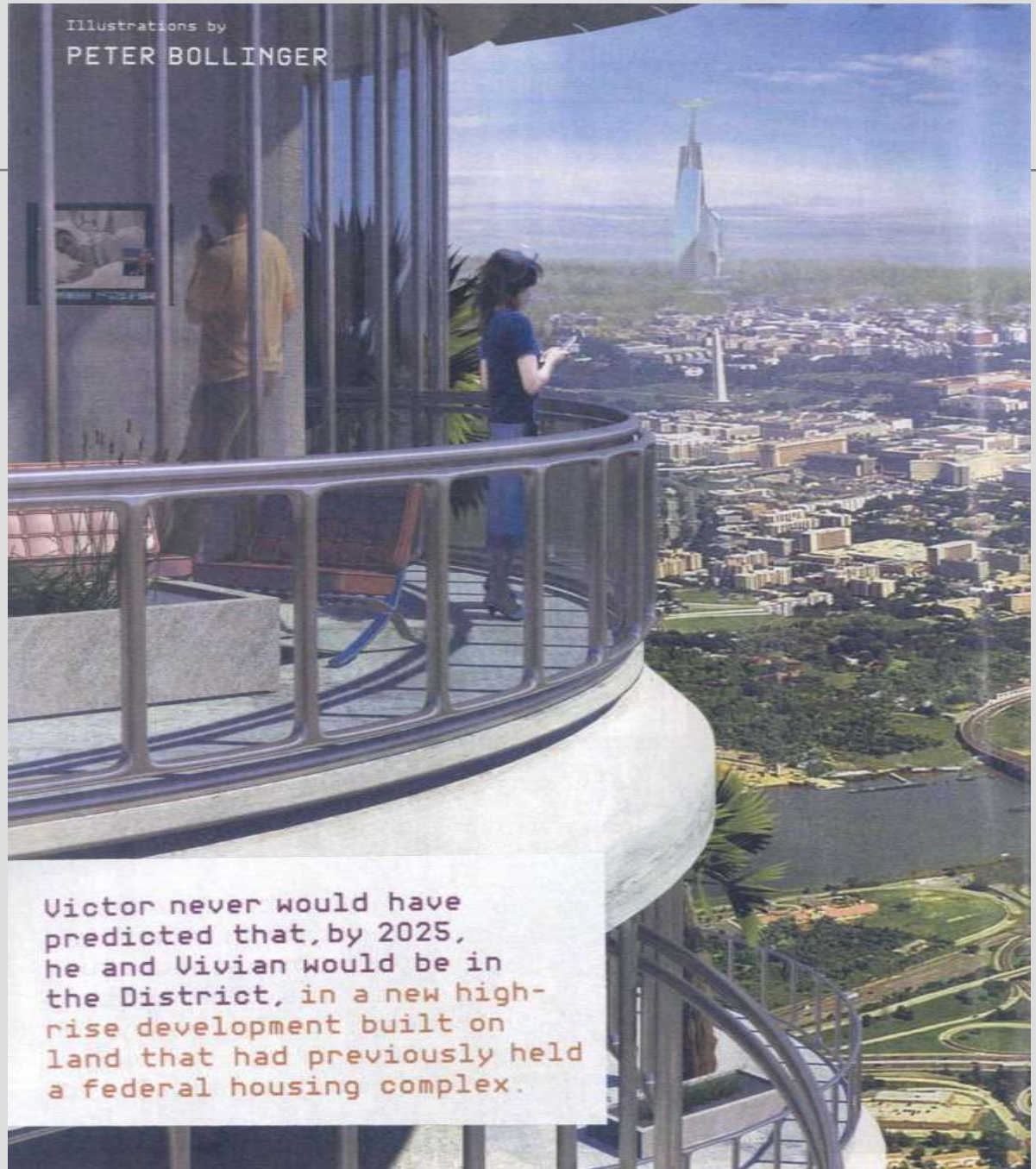
Discoveries in the last two decades are forcing biologists to rewrite much of the long-held dogma about how genes work.

“We have built into us an idea that tomorrow is going to be pretty much like today, which is very wrong.”

Joel Achenbach,
Washington Post



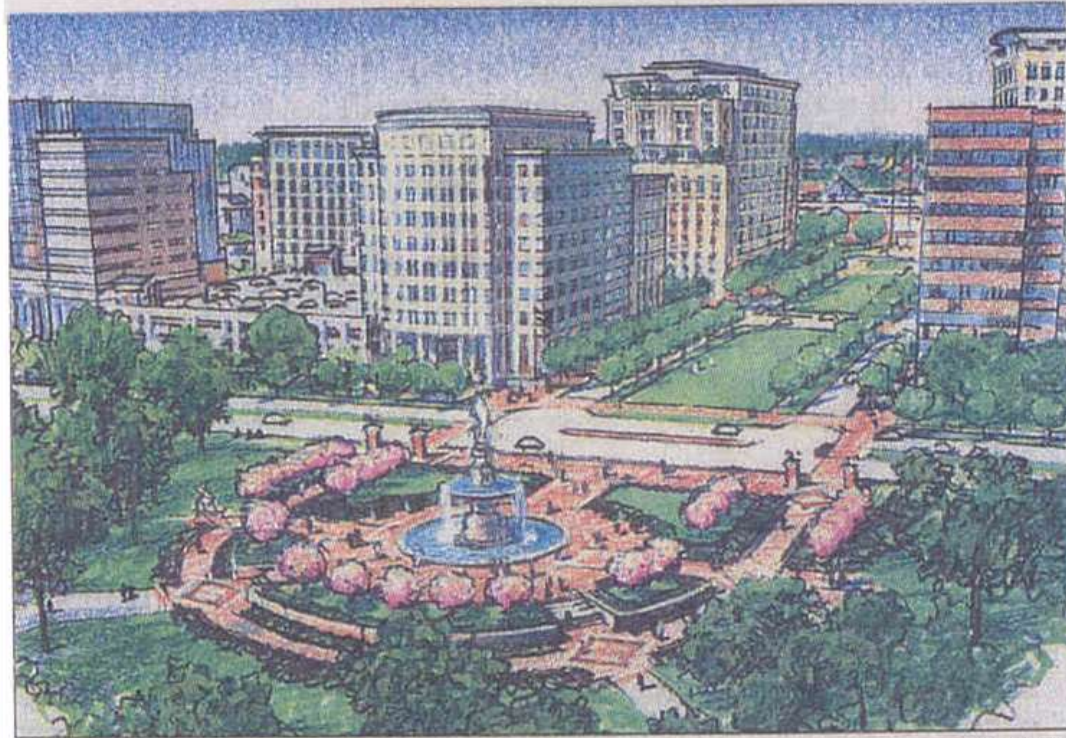
Illustrations by
PETER BOLLINGER



Victor never would have predicted that, by 2025, he and Vivian would be in the District, in a new high-rise development built on land that had previously held a federal housing complex.

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Rethinking Columbia With a 'Real Downtown'



BY ERIC HYNE

A proposal by General Growth would transform Columbia Town Center and make the community more walkable and environmentally friendly.

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Re-Envisioning Planned Town's Future

A Makeover for Columbia

Developers propose turning Columbia's downtown into a walkable, environmentally friendly community, where residential, office, retail and entertainment spaces blend into an urban village.

Existing



Lakefront

About 2,000 housing units planned, plus offices and retail.

Warfield

Mixed neighborhood of housing, offices and shops.

Symphony Overlook

Area of offices, shops and hotels may be developed first.

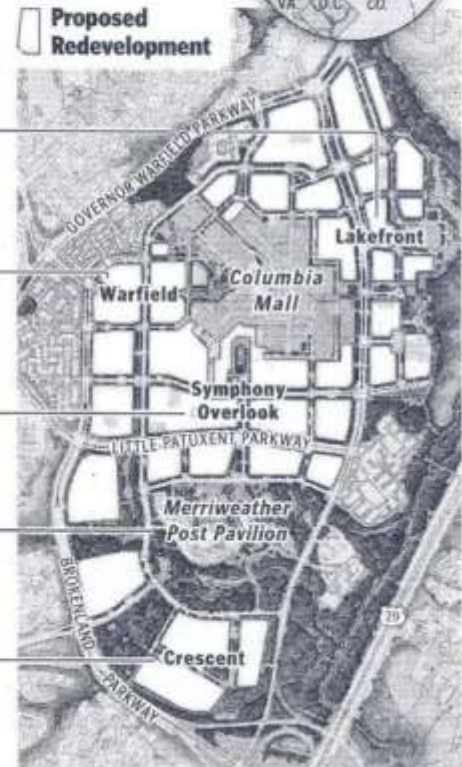
Merriweather

A civic and cultural area, including a children's theater and refurbished pavilion.

Crescent

Area with most office space.

Proposed Redevelopment



SOURCE: Satellite image from Tele Atlas via Google Earth, rendering by General Growth

THE WASHINGTON POST

Gaithersburg West Master Plan

washingtonpost.com

Plan to Remake Tysons Corner Envisions Dense Urban Center

By Amy Gardner
Washington Post Staff Writer
Thursday, May 29, 2008; A01

The transformation of Tysons Corner from a car-dominated tangle of offices, malls and auto dealers into a livable city will start moving ahead in the coming weeks.

Fairfax County leaders and landowners are unveiling sweeping proposals to build densely packed high-rises, miles of new streets, and enough parks, schools, police stations and firehouses to serve an entirely new place.

The results could determine the future not only of Virginia's mightiest jobs hub, but also what happens across the country. Urban-renewal leaders are looking to Tysons as a model.

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- Renewal
- Redevelop
- Rethink
- Revitalize
- Retrofit

The Washington Post

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SUNDAY, OCTOBER 19, 2008

Readying Rockville Pike for Renewal

*Idea of Overhaul
Is Popular but
Faces Hurdles*

From Pike to Boulevard

Montgomery County planners and developers want to remake Rockville Pike, which is lined with strip malls, into a grand boulevard bordered by urban villages that include housing and office space, shops and restaurants. Some parts, such as Rockville Town Center, are a reality, but other parts exist only as plans or general concepts.



▲ Artist's rendering of the pike near Rockville. Elsewhere, buildings could rise to 500 feet.

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Reality Check on the American Dream

“The two things
we hate the
most are
sprawl
and **density.**”

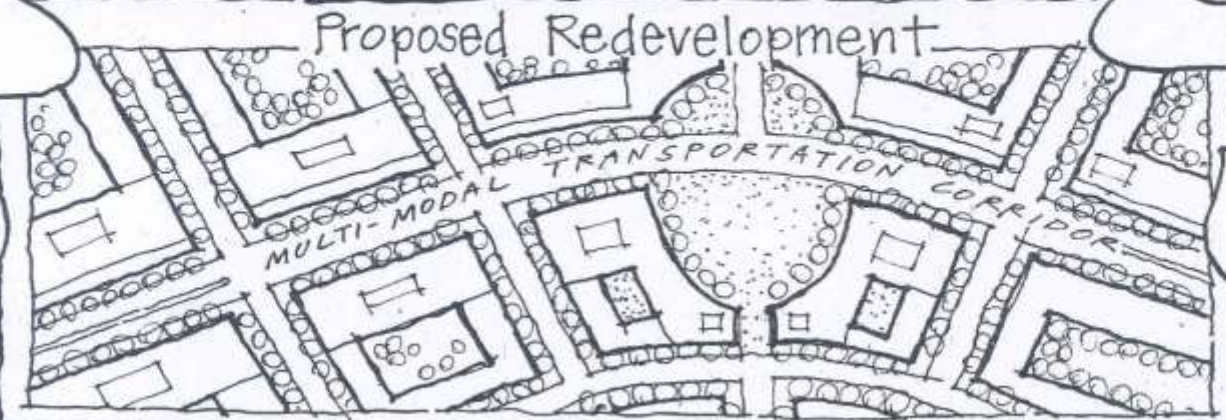
OIL SHOCK

Gas Prices Apply Brakes To Suburban Migration



I LIKE THIS VISIONARY REDEVELOPMENT PLAN!
WHAT DO YOU NEED TO MAKE IT A REALITY??

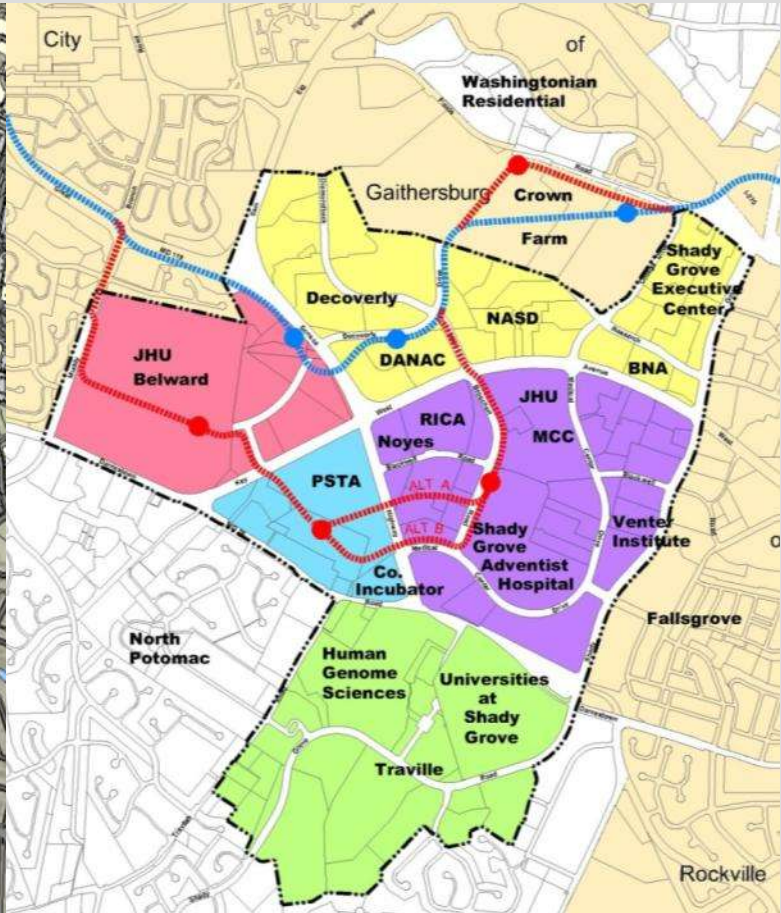
OH, NOT MUCH... ZONING REFORM, HIGHER
DENSITY ALLOWANCES, INFRASTRUCTURE
UPGRADES, CAPITAL AND CUSTOMERS!!



ROBERT K. LEWIS
10-25-09

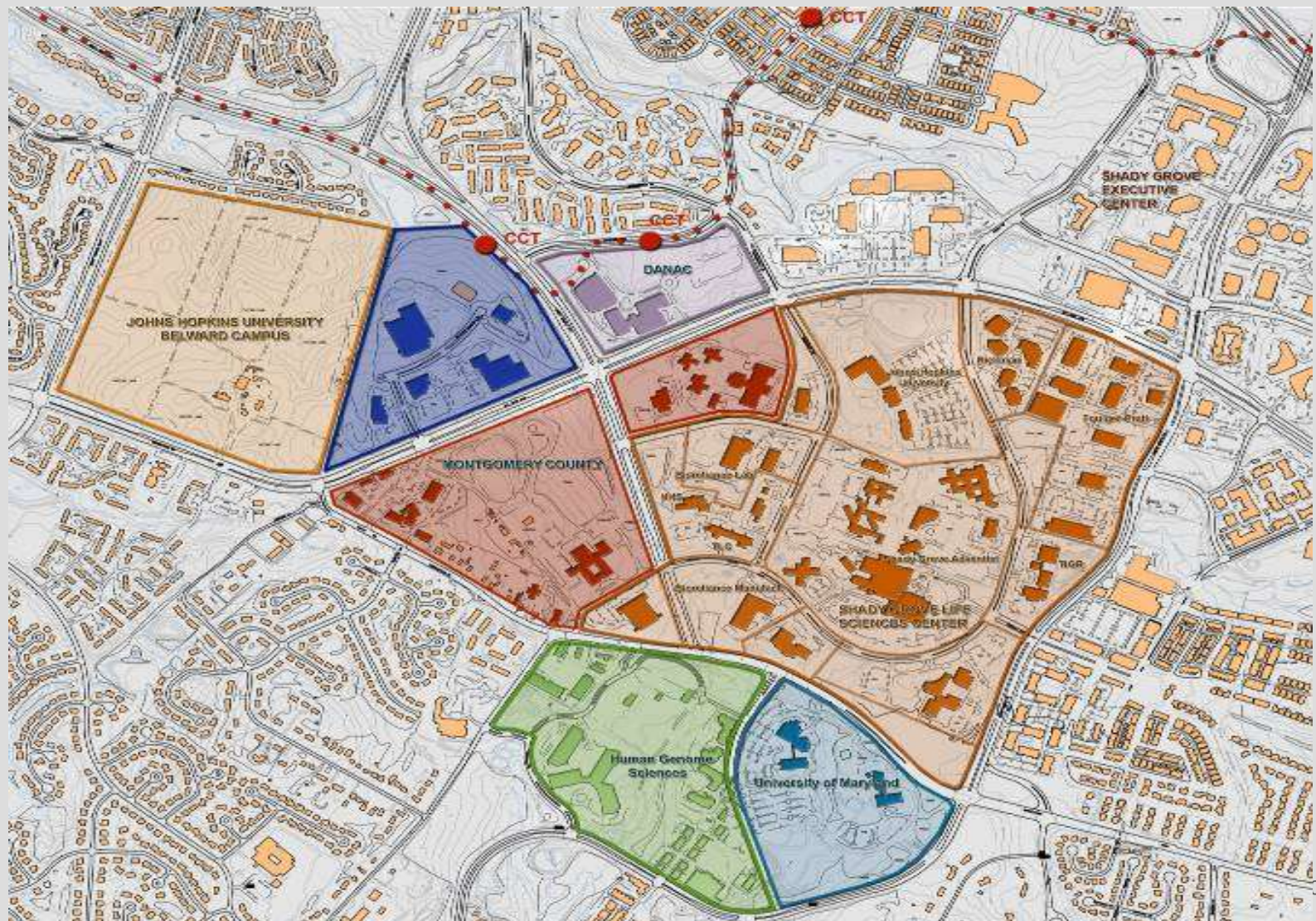
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LSC in the 21st Century



Gaithersburg West Master Plan

LSC in the 21st Century

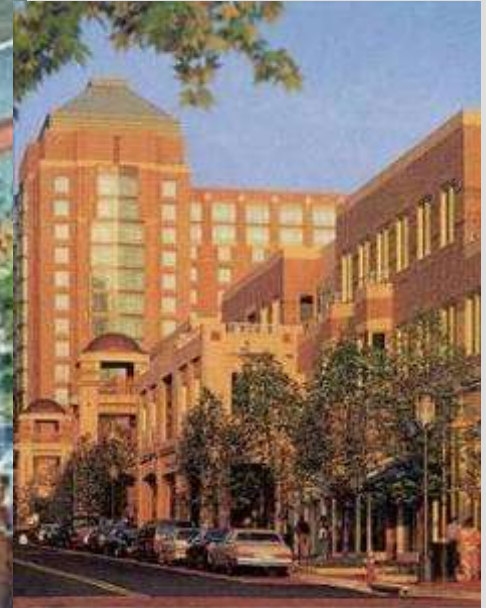


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The LSC in the 21st Century

Development in the Right Places

- Vibrant Places
- TOD
- R&D Growth
- Mix of Uses
- Live/Work/Play



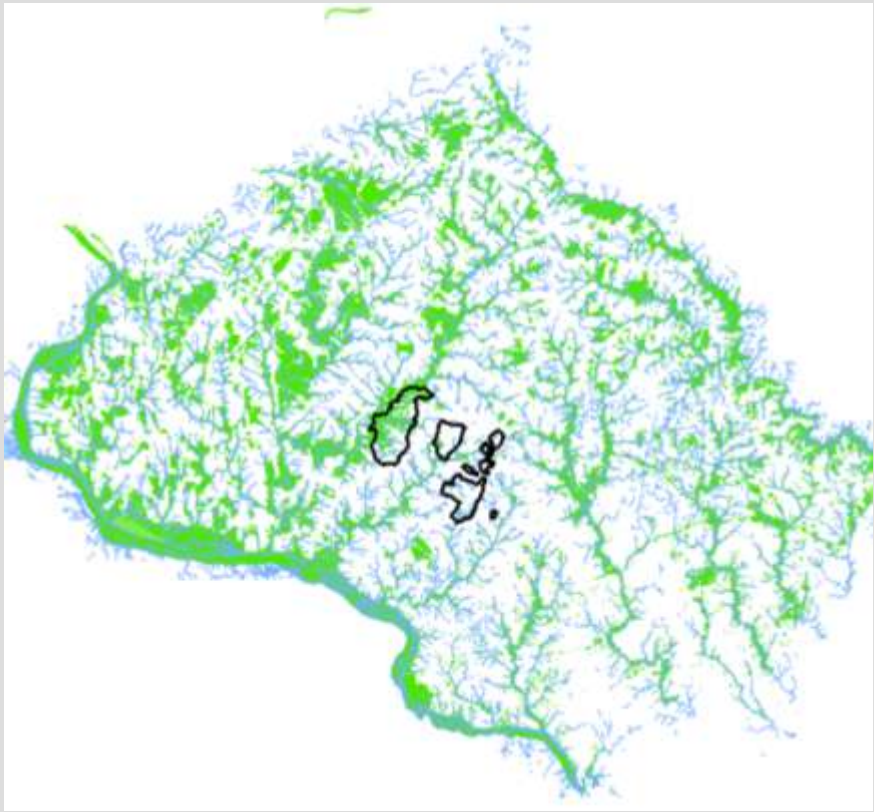
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Gaithersburg Environment

Gaithersburg West Master Plan Green Infrastructure



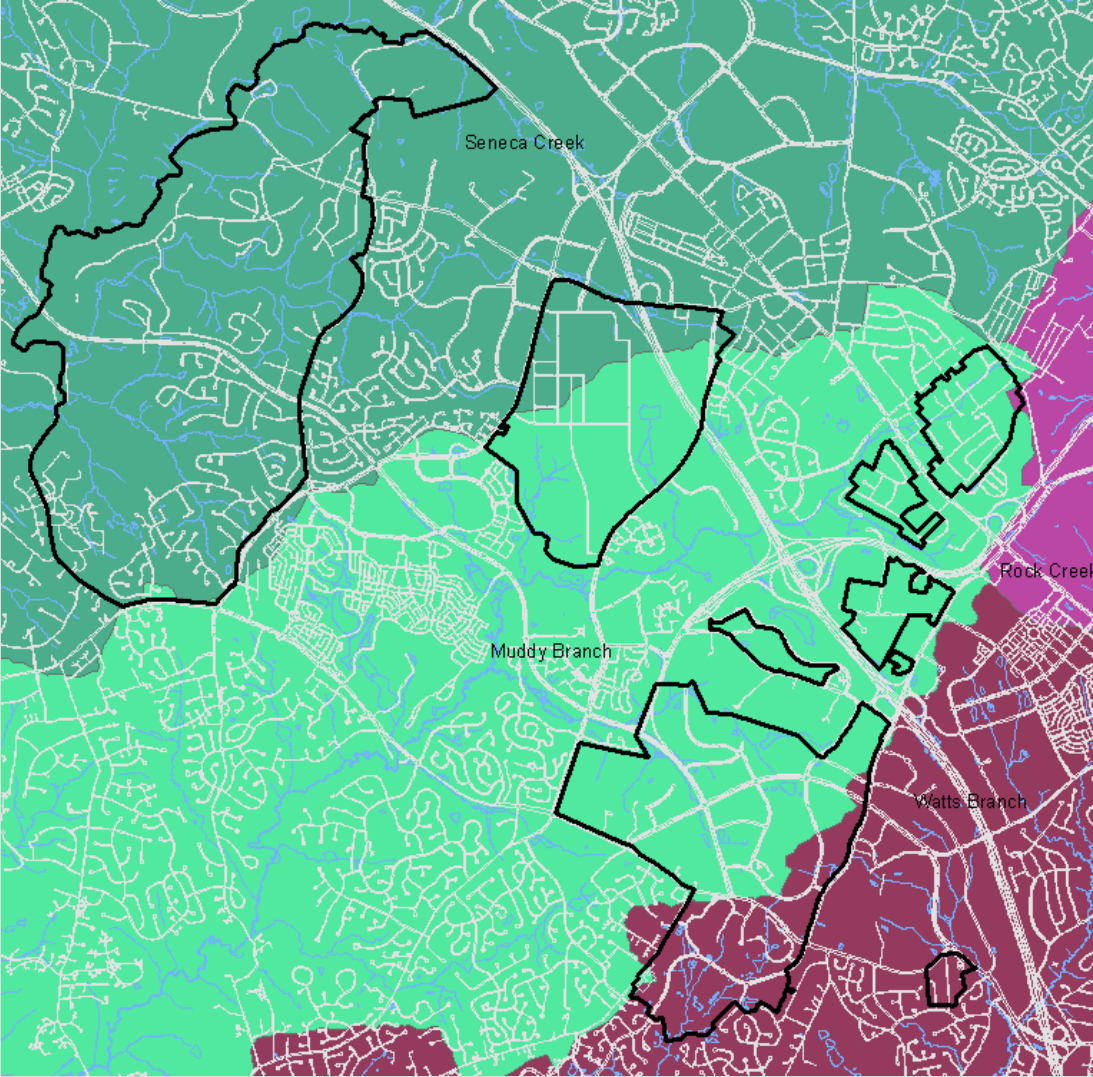
Gaithersburg West Green Infrastructure



Draft Countywide Green Infrastructure Plan

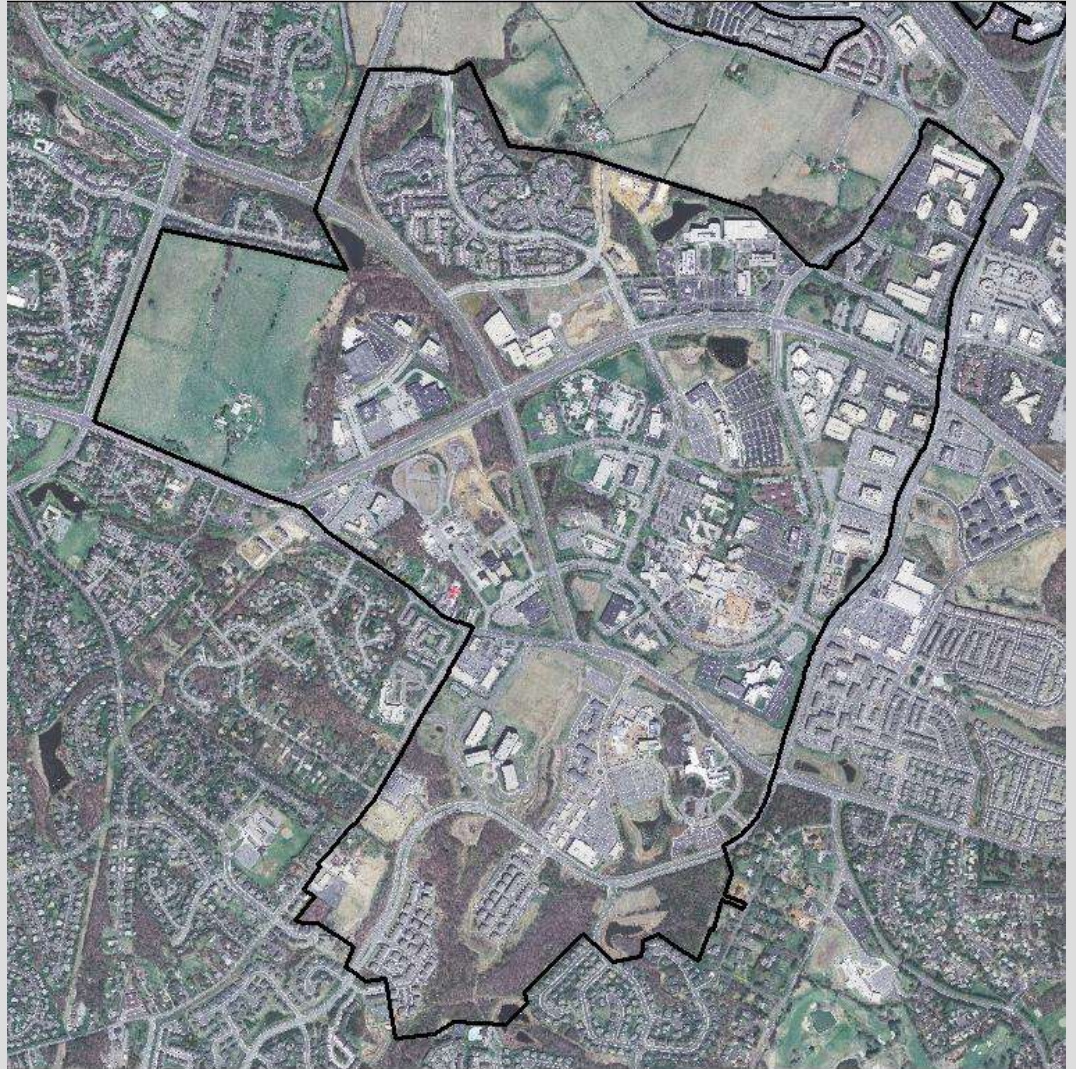
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Gaithersburg Watersheds



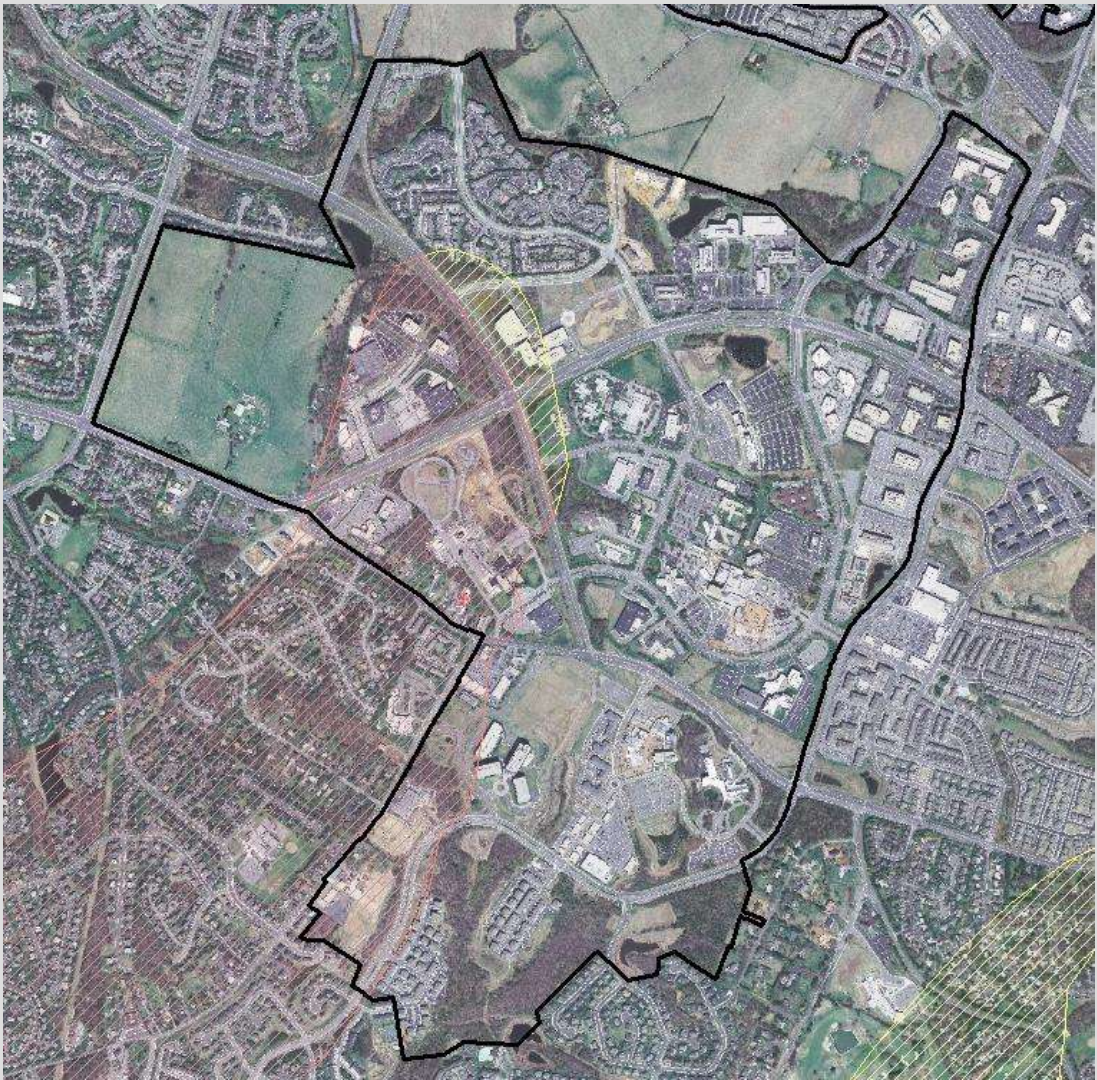
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Life Sciences Center



Gaithersburg West Master Plan

Geology



Legend

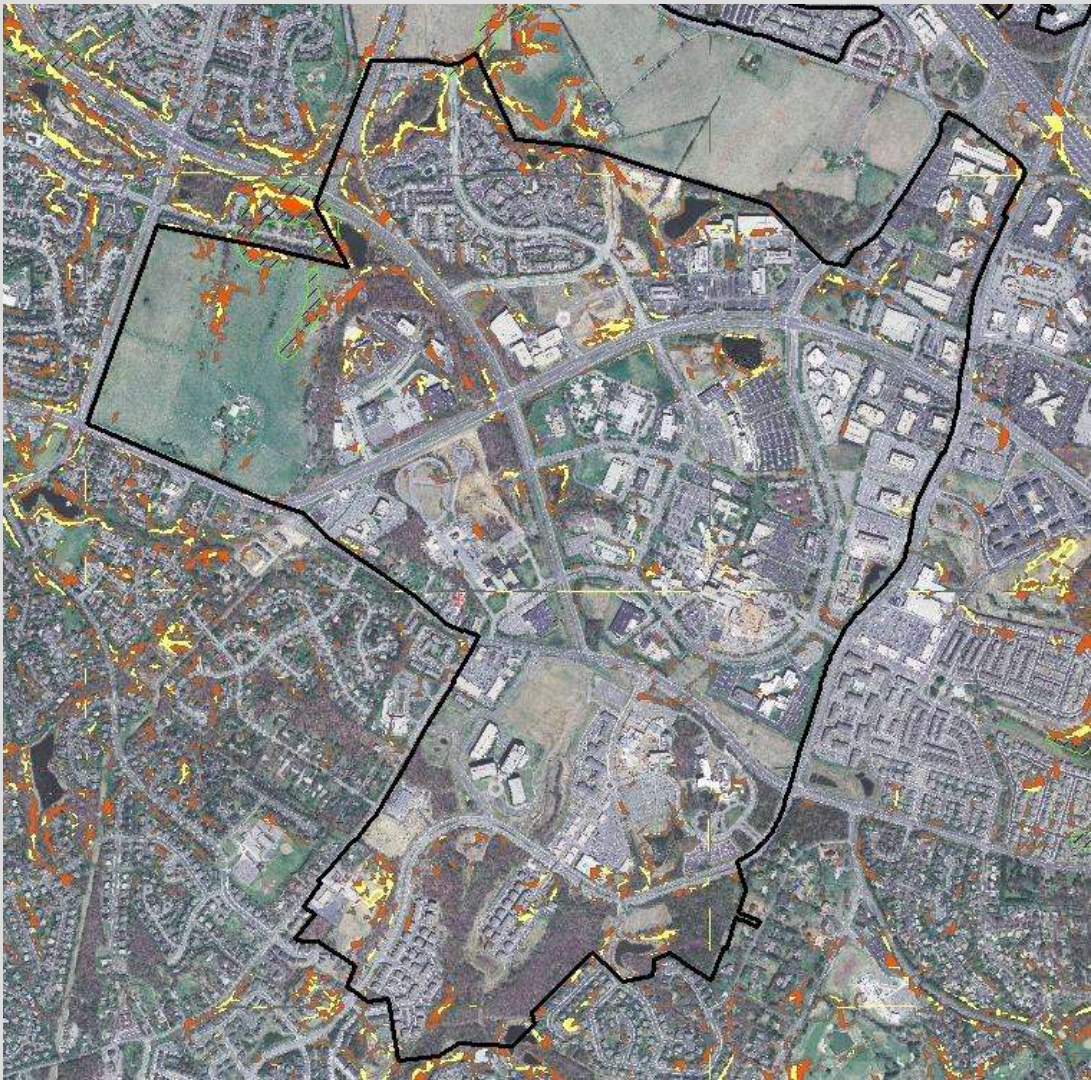
GEOLOGY

NAME

- Diabase
- Mafic rocks
- Ultramafic rocks

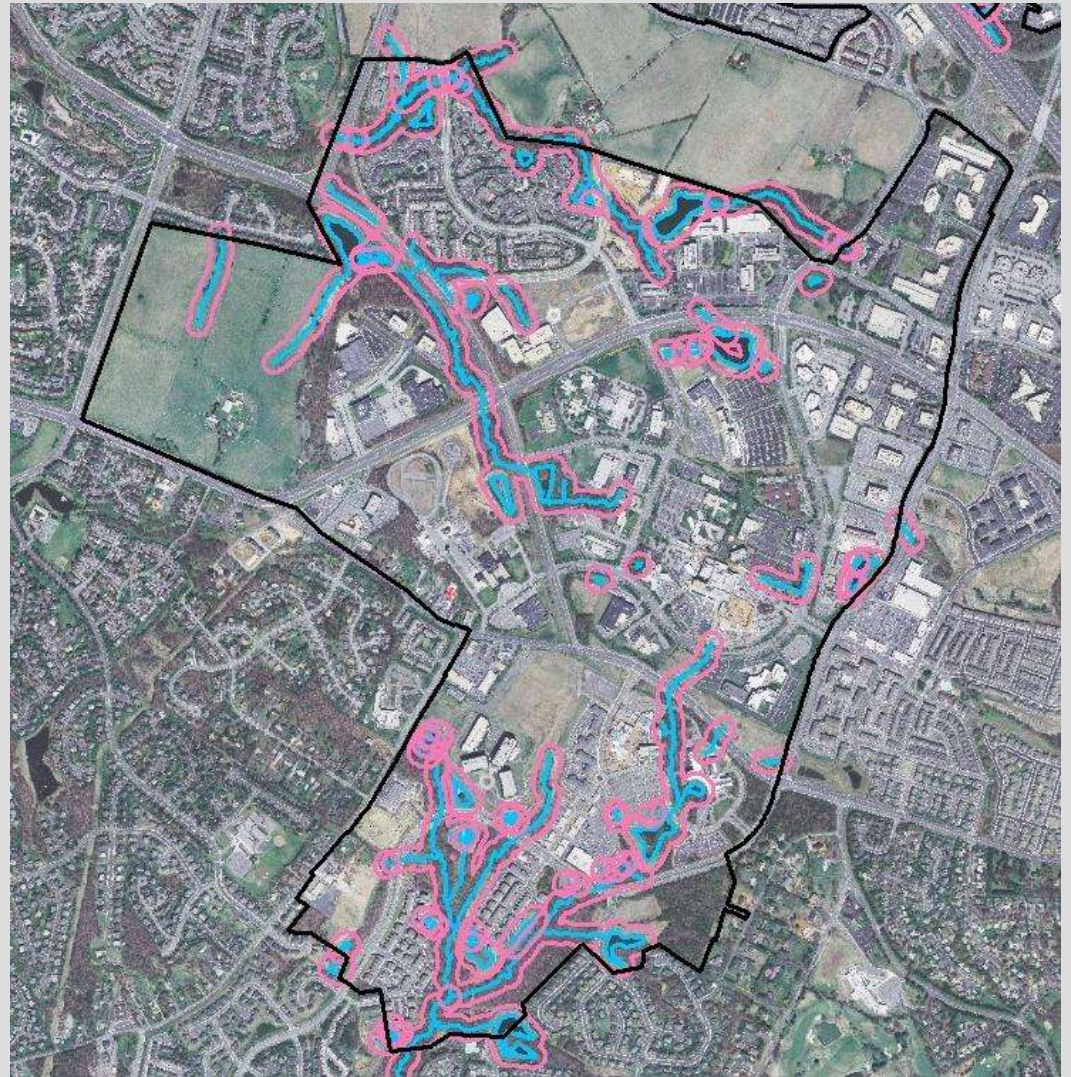
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Steep Slopes and Erodible Soils



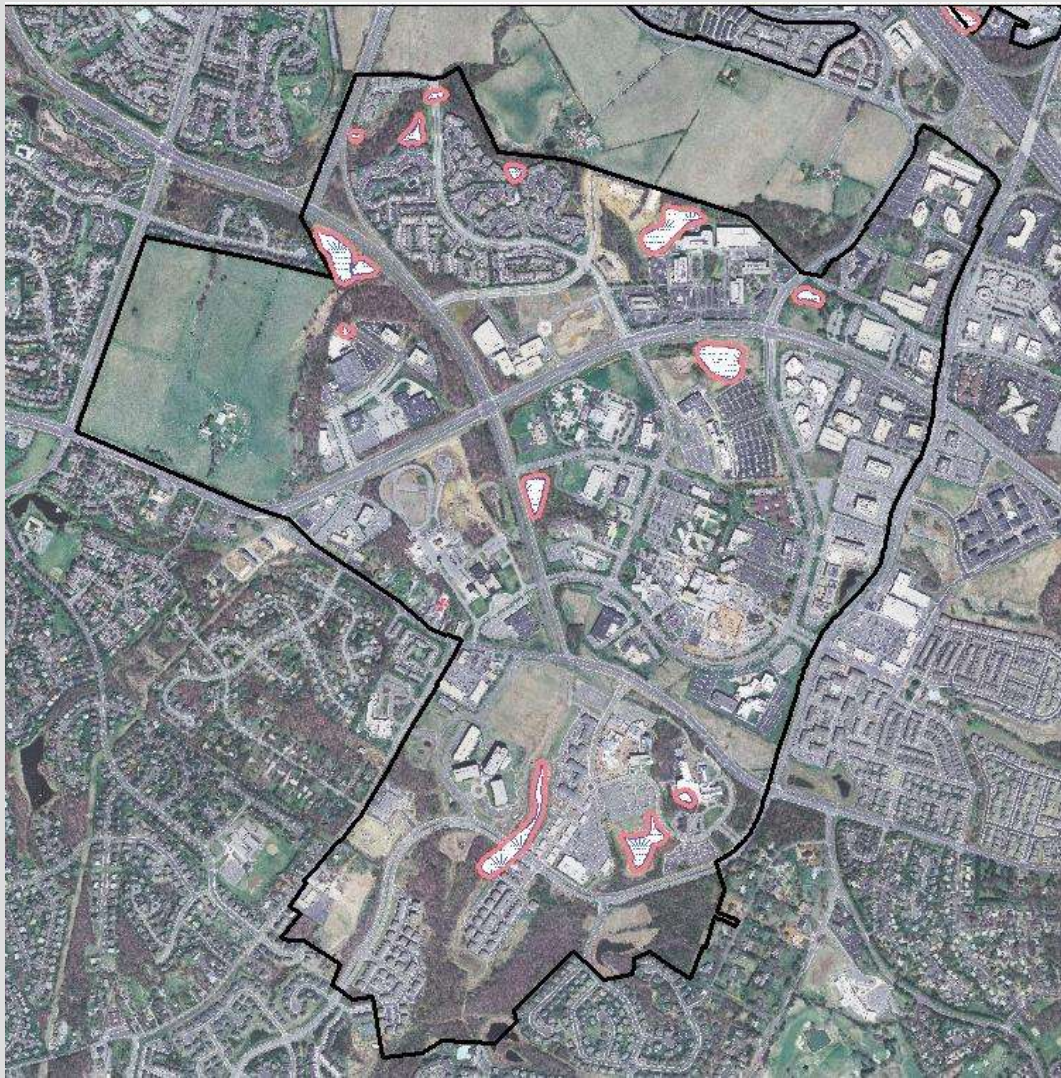
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Streams and Buffers

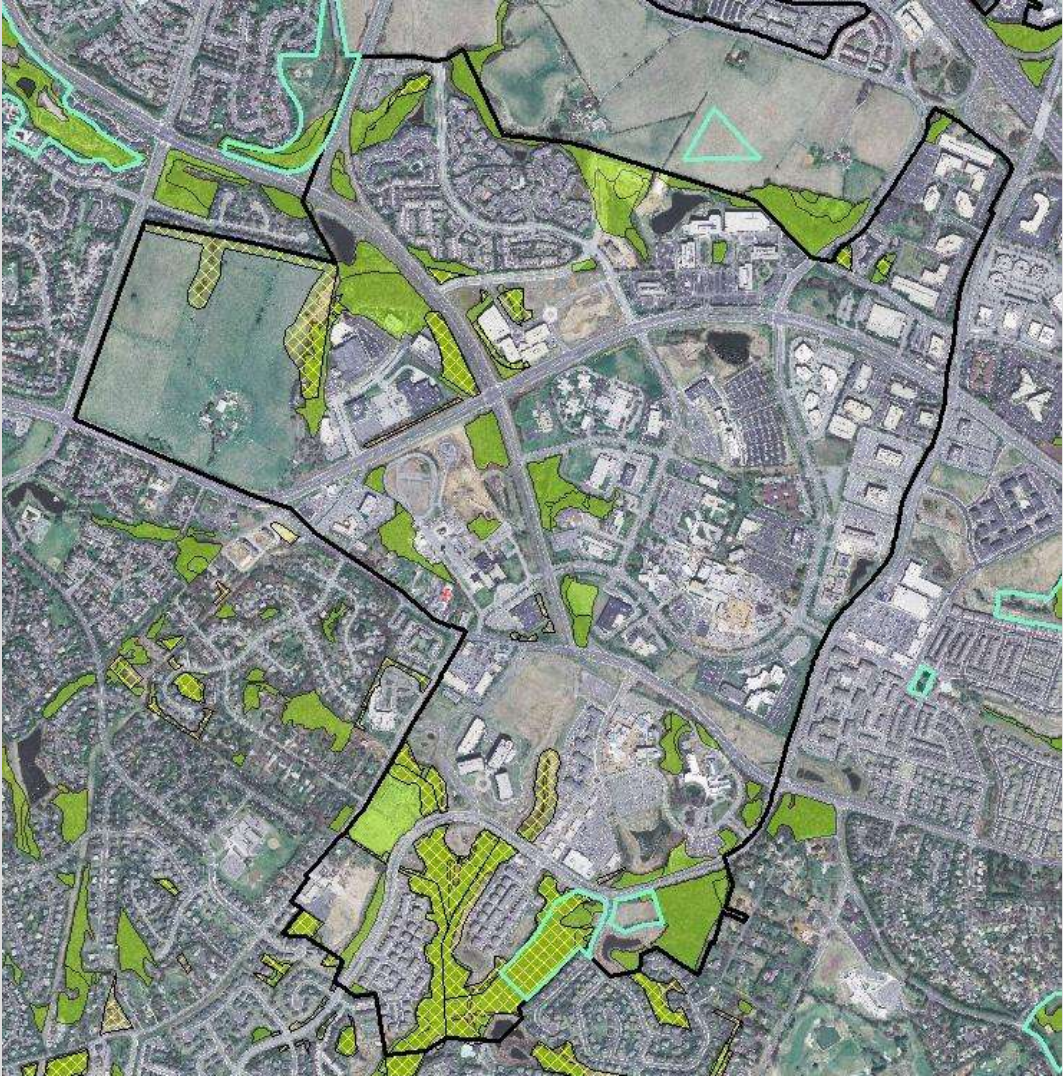


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Wetlands and Buffers



Gaithersburg West Master Plan Parks, Forest and Forest Easements

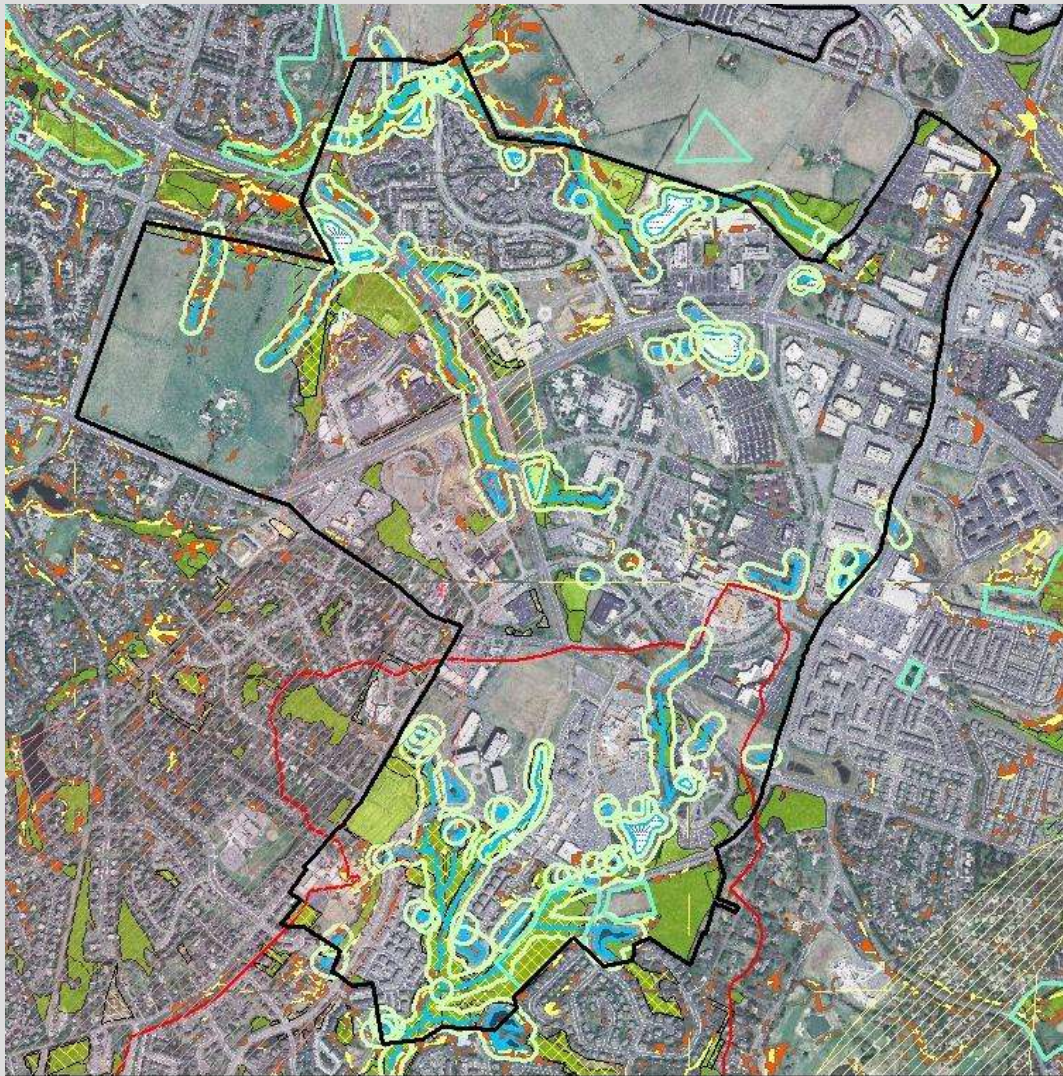


Legend

-  GISADMIN.all_parks
-  GISADMIN.forest_August_07
-  GISADMIN.forest_conservation_easements

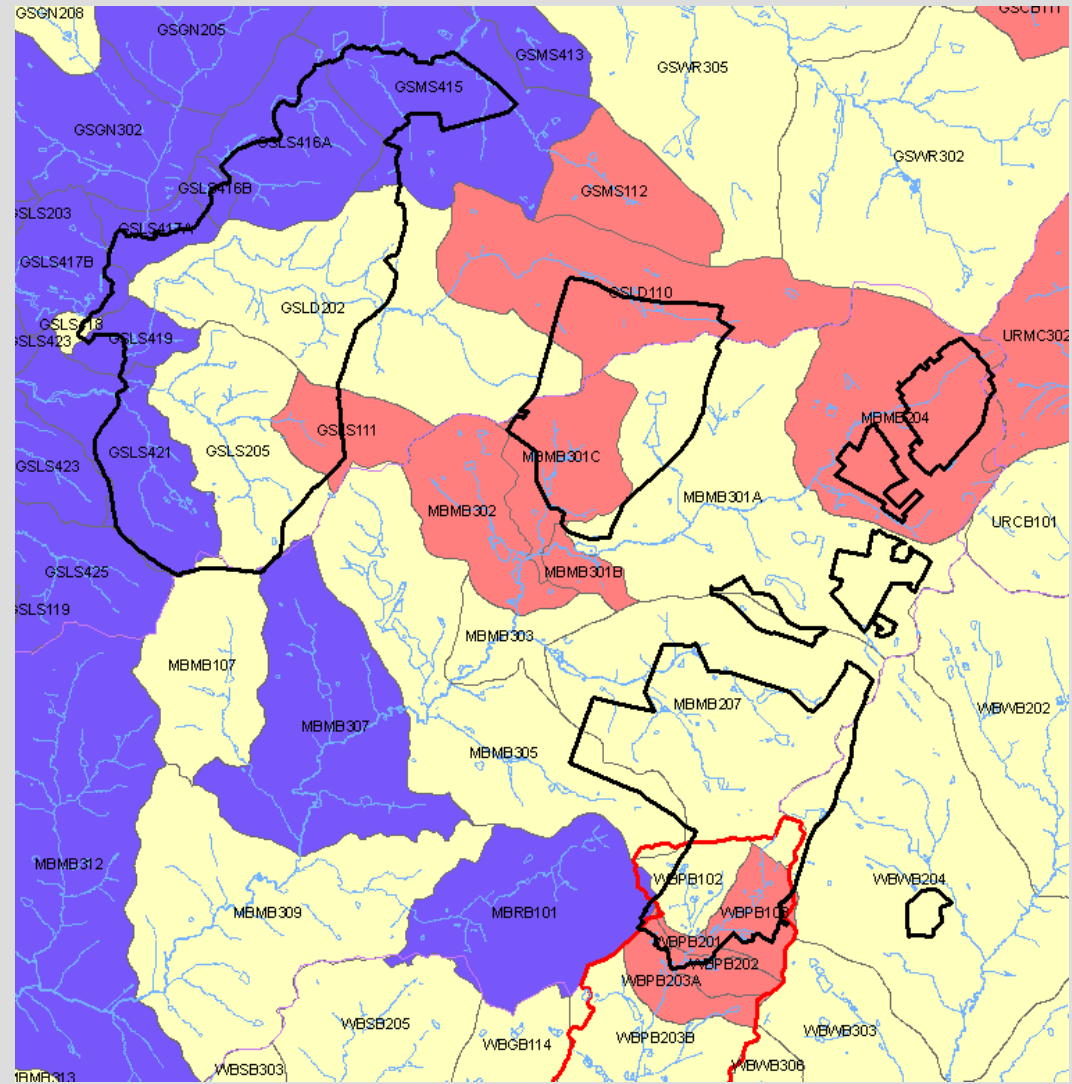
Gaithersburg West Master Plan

Environmental Constraints

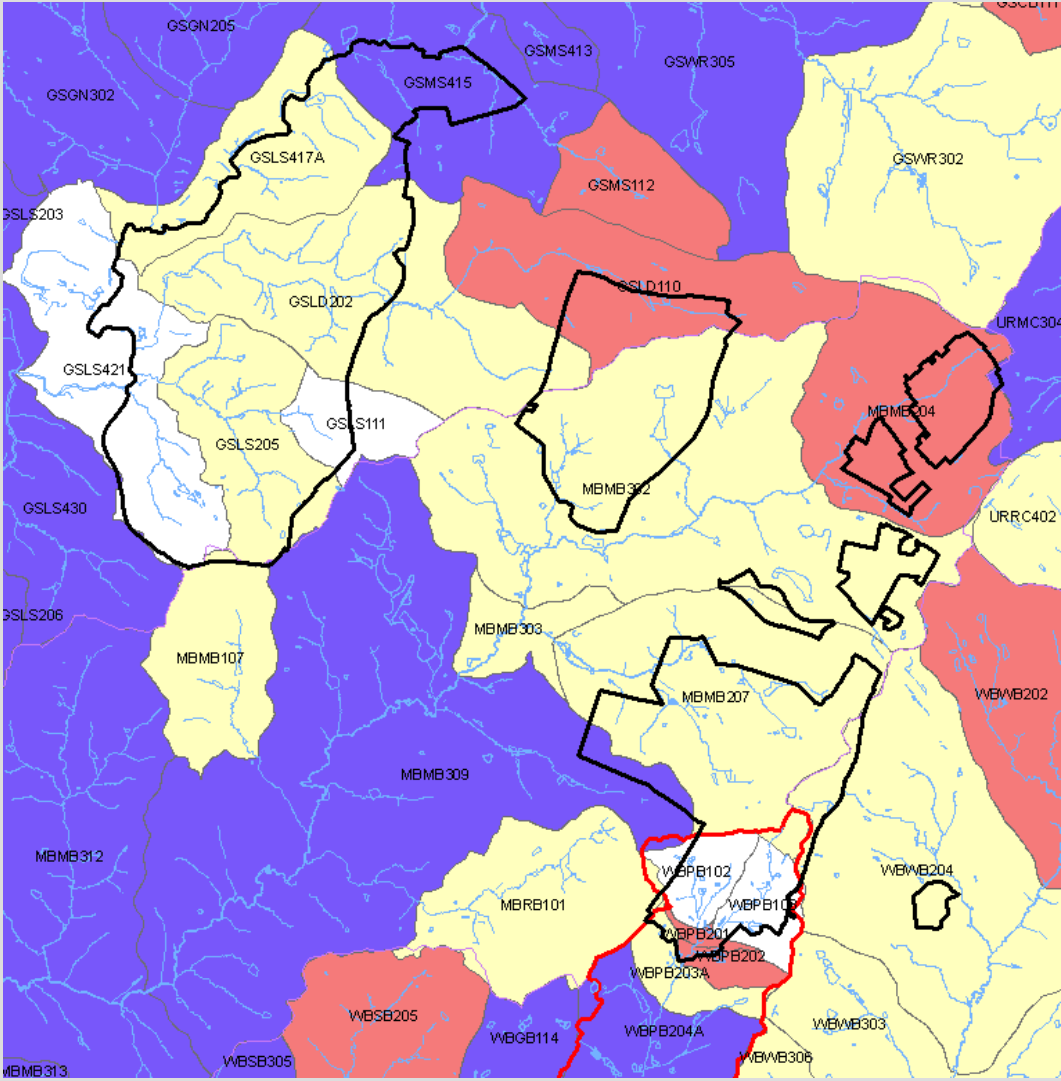


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Water Quality 2005



Gaithersburg West Master Plan Water Quality 2007

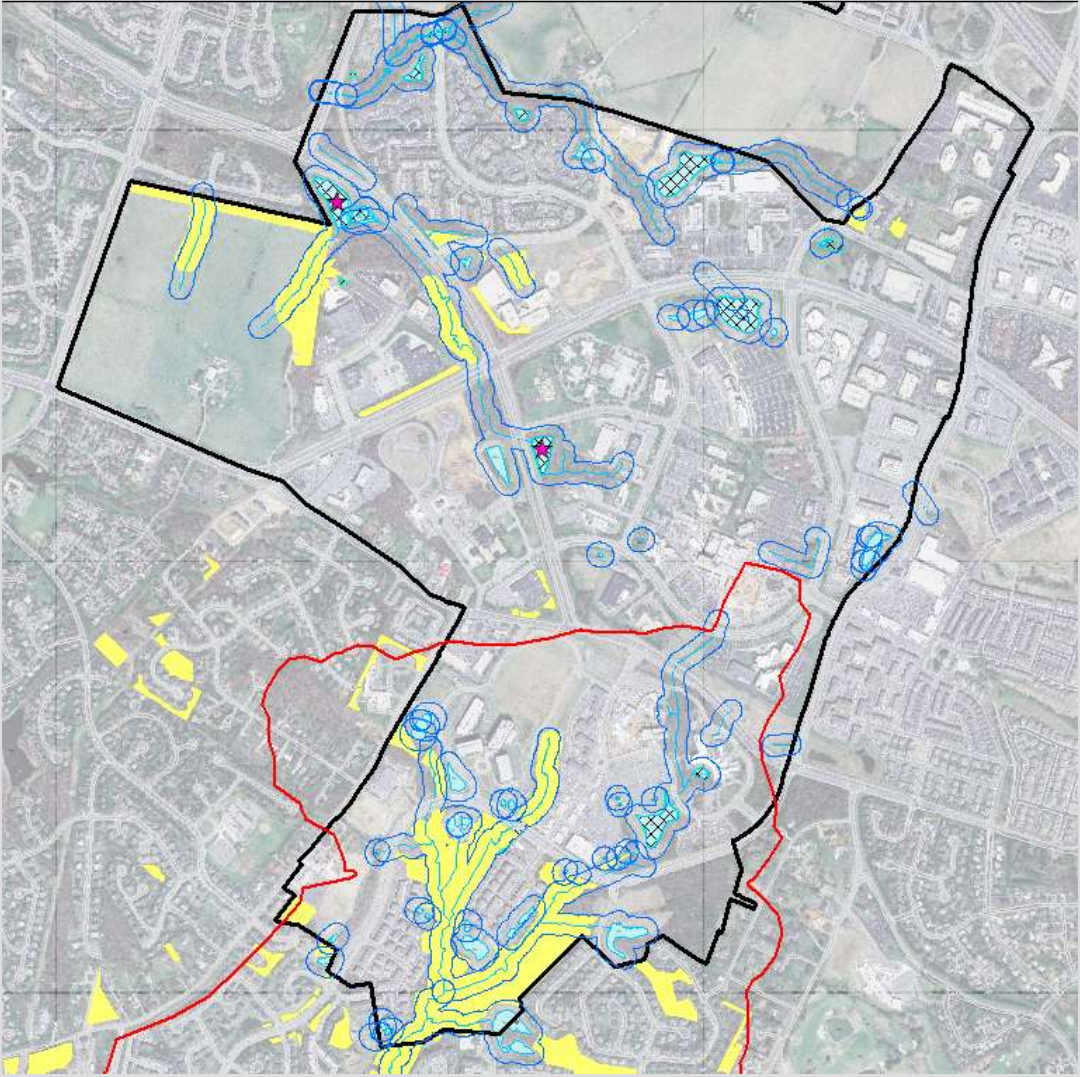


Legend

- GISADMINspecial_protection_areas
- StreamCondition:2001-2007
- all other water-
- AWERA GENAR**
- Data Incomplete
- Excellent
- Fair
- Good
- Poor



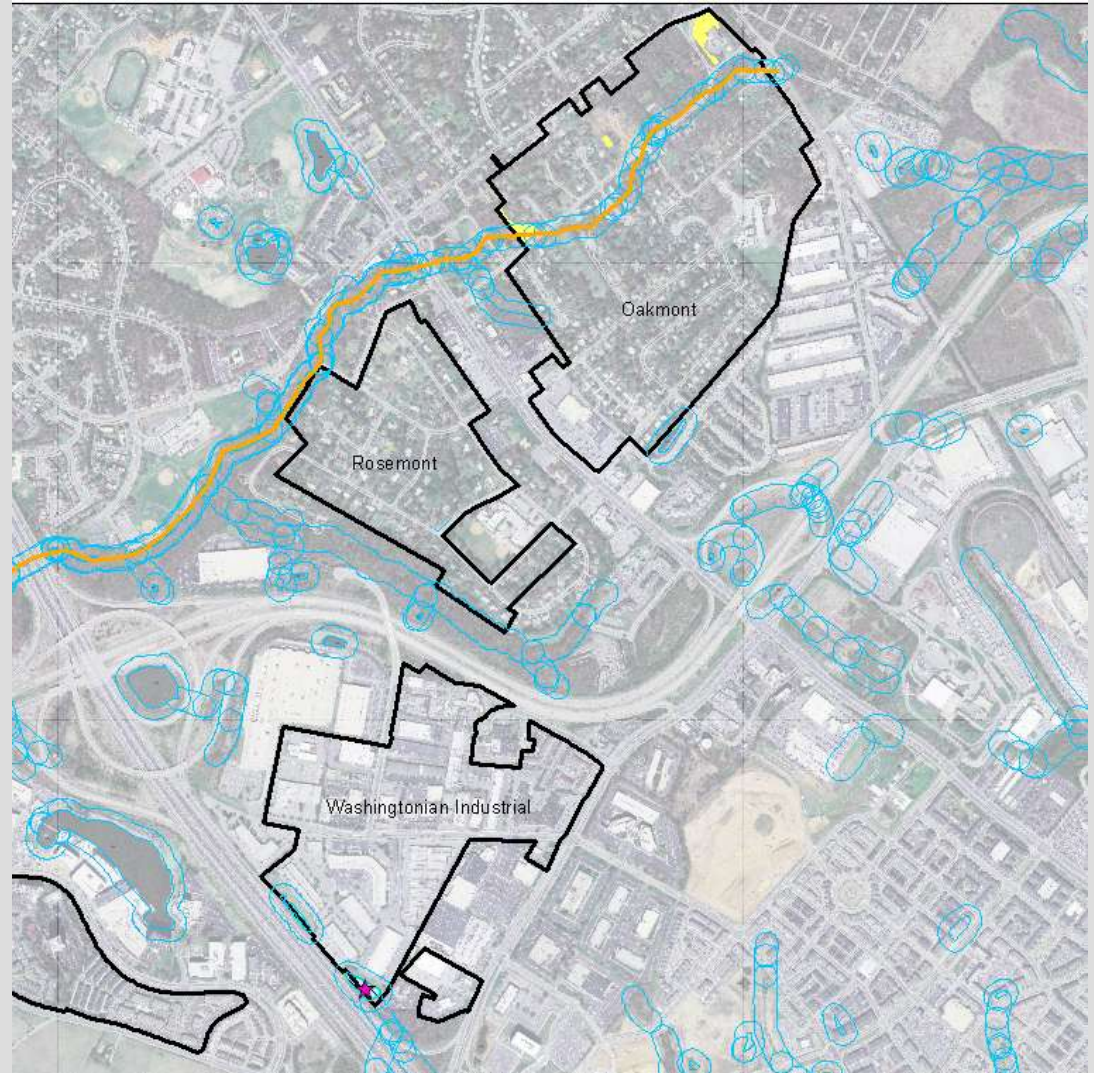
Gaithersburg West Master Plan Environmental Recommendations









Legend

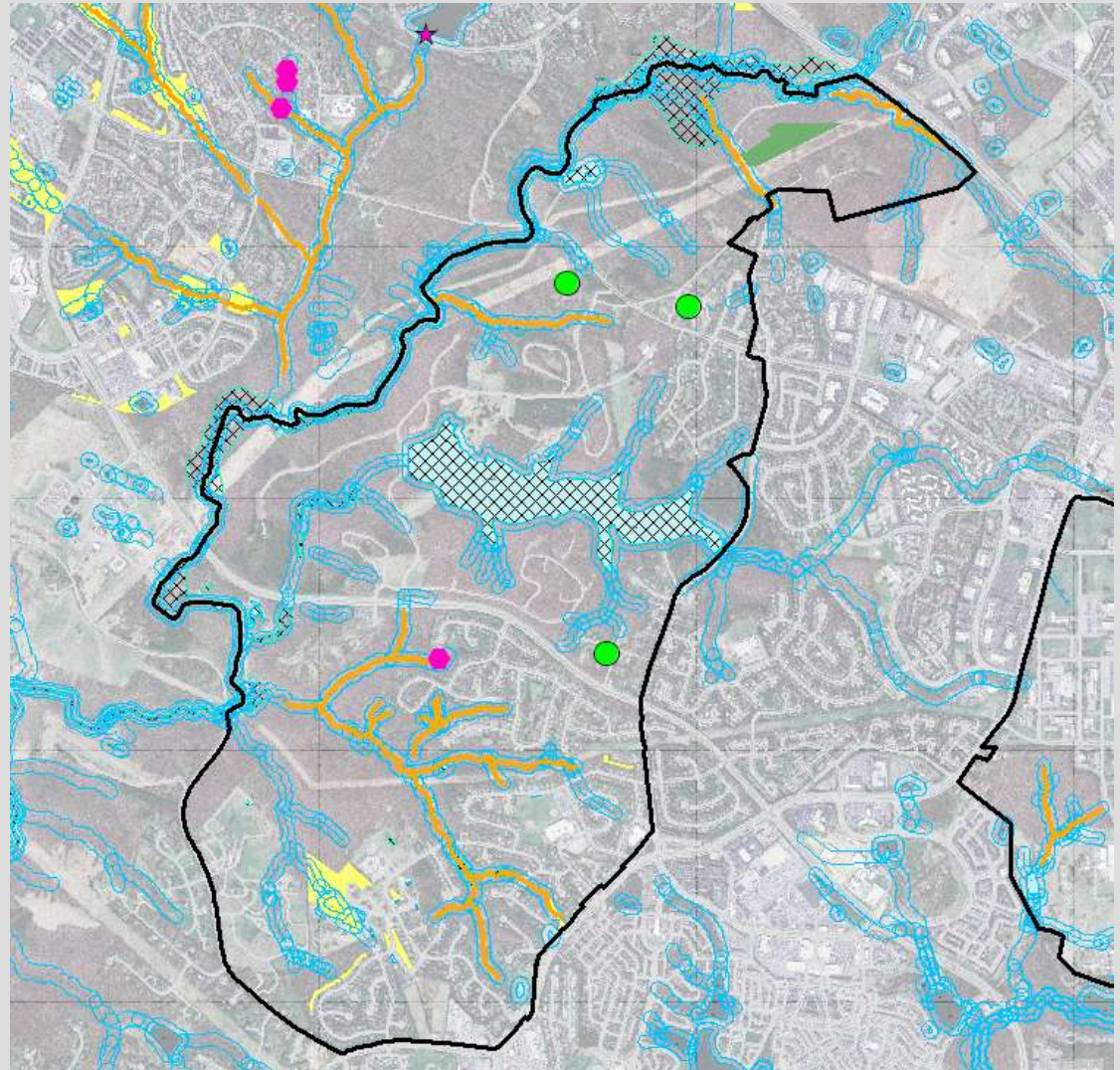
- ★ Priority_Stormwater_Facilities_greater50_Acres - Retrofit
- ▭ GISADM IN_special_protection_areas
- ▭ Gaithersburg Stream Buffers New - Enhance
- ▭ Gaithersburg Stream Buffers Mod
- ▭ GISADM IN_stores_conservation_easements - Protect
- ▭ Gaithersburg Wetlands Mod - Protect
- ▭ Gaithersburg Lake Mod

Gaithersburg West Master Plan Enclave Environmental Recommendations




Legend	
	gaithersburg west study area
	Priority_Stormwater_Facilities_greater50_Acres
	Priority_Stream_Reaches
	streambuffers06_june
	GISADMIN_forest_conservation_easements
	Gaithersburg/WetlandsMod
	-Retrofit
	-Restore
	-Enhance
	-Protect
	-Protect

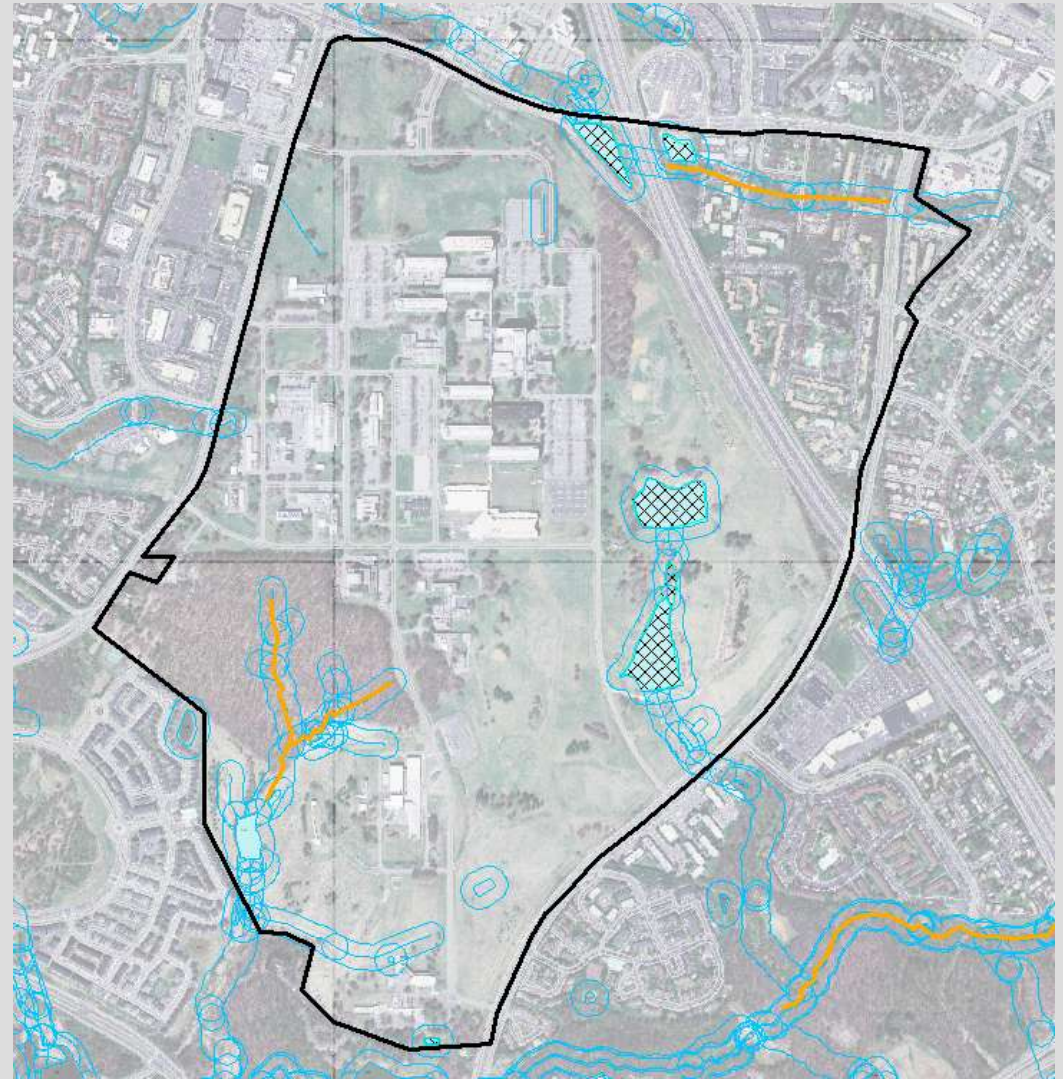
Gaithersburg West Master Plan Enclave Environmental Recommendations







Legend

- | | | |
|---|---|------------|
|  | gaithersburg west study area | |
|  | Priority_Stormwater_Facilities_less50_Acres | - Retrofit |
|  | Priority_Stream_Reaches | - Restore |
|  | streambuffers06_june | - Enhance |
|  | ChampionTrees2007 | - Protect |
|  | High Quality Forest | - Preserve |
|  | GISADMIN.forest_conservation_easements | - Protect |
|  | GaithersburgWetlandsMod | - Protect |

Gaithersburg West Master Plan Enclave Environmental Recommendations



Legend

- | | | |
|---|------------------------------|-----------|
|  | gaithersburg west study area | |
|  | Priority_Stream_Reaches | - Restore |
|  | streambuffers06_june | - Enhance |
|  | GaithersburgWetlandsMod | - Protect |



DO NOT ENTER

Hampden St



DO NOT ENTER



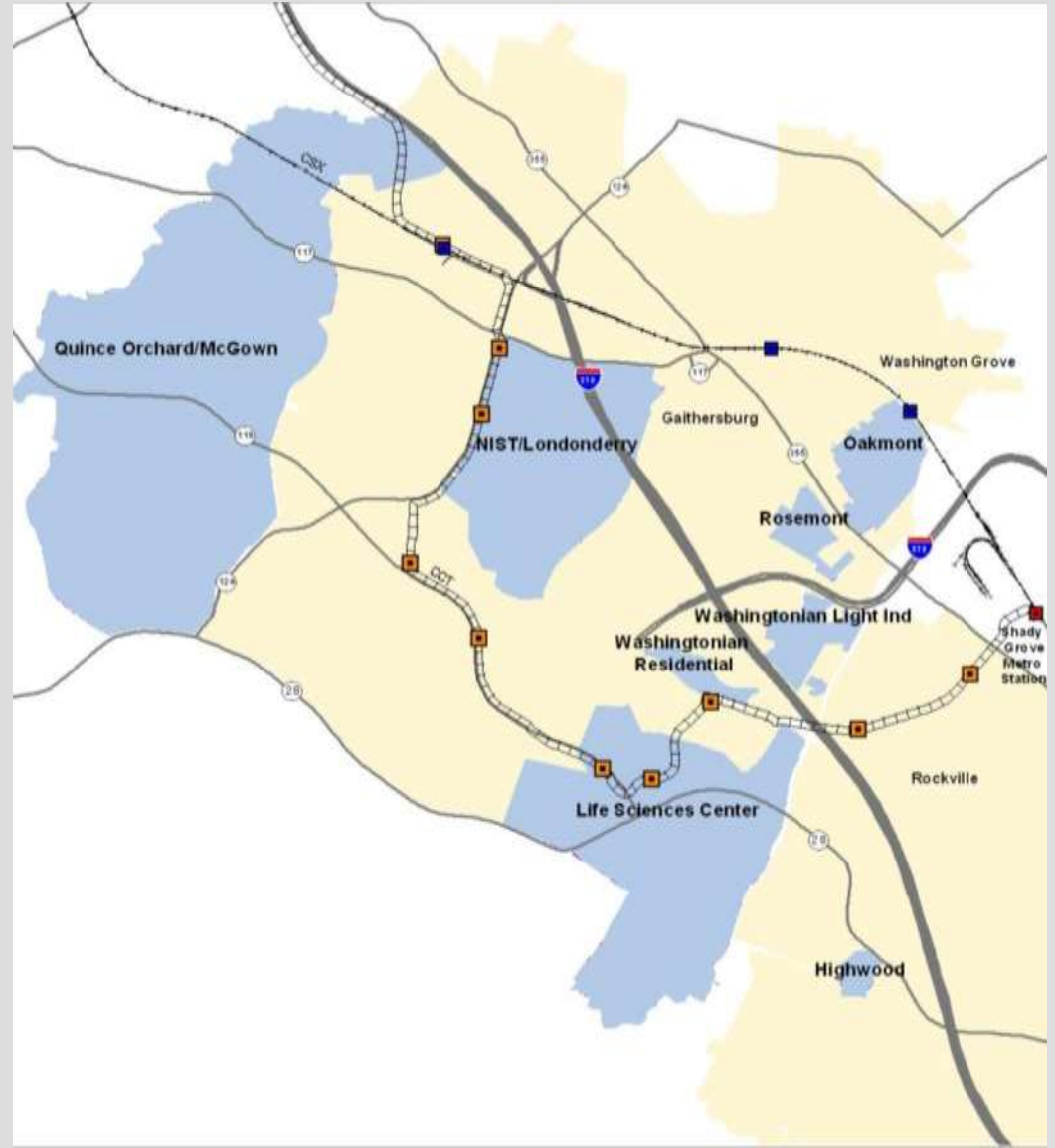


Gaithersburg West Master Plan

Gaithersburg West Master Plan Areas and Enclaves

Outreach Strategy

- Enclave areas
- LSC Property Owners
- Citizens in and around LSC
- Community-wide meetings
- Coordination with Municipalities



Gaithersburg West Master Plan

Post 200/Moscow, Mar 12, 2008

“The intellectual type of research and technology that most of the companies in Washington are engaged in . . . is not going to go away. In fact, it’s going to increase.”

— George J. Pedford, co-founder and chief executive of ManTech International



BY JEFF M. THOMAS — THE WASHINGTON POST