

# Gaithersburg West Master Plan

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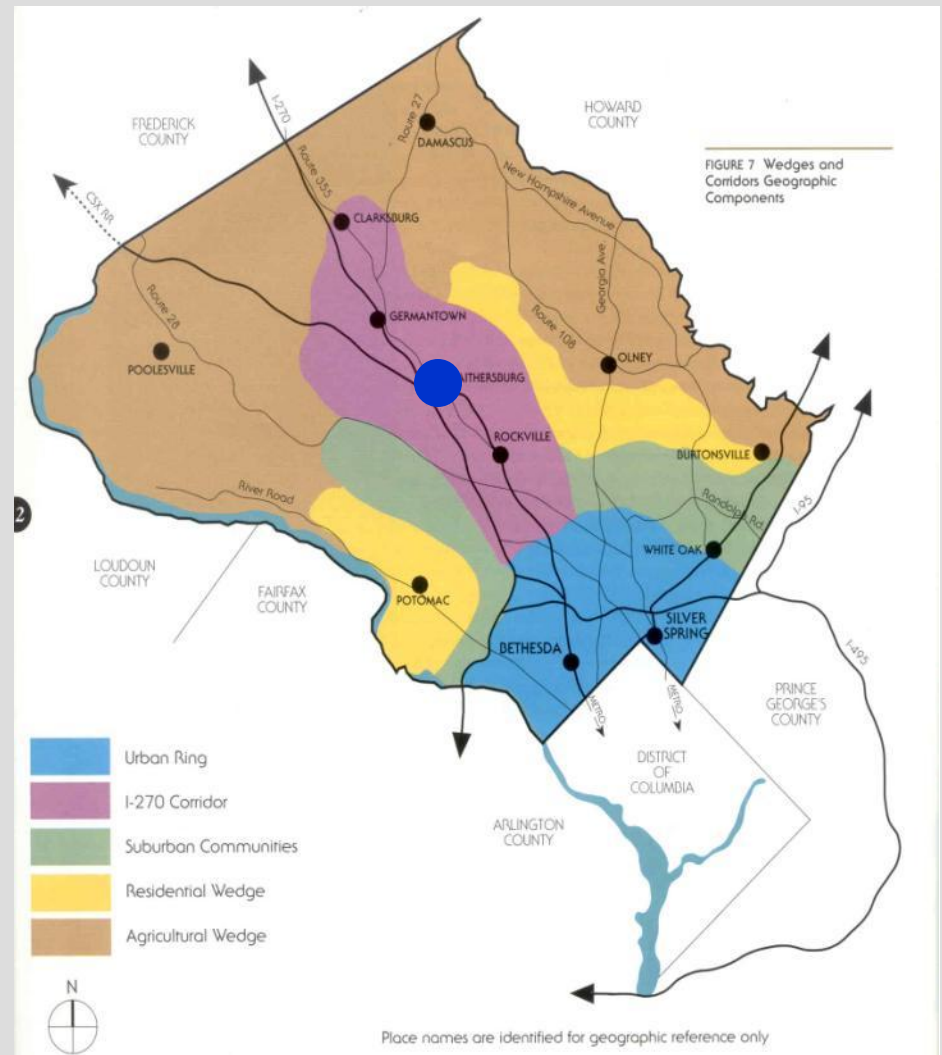
Planning Board Status Report

October 2, 2008

# Gaithersburg West Master Plan Planning Board Status Report

## Gaithersburg West Master Plan

- Centrally Located within the County
- Centrally Located within the I-270 Corridor



# Gaithersburg West Master Plan Planning Board Status Report

I-270 Corridor Context

I-270 Master Plans

Completed:

*Shady Grove Sector Plan*

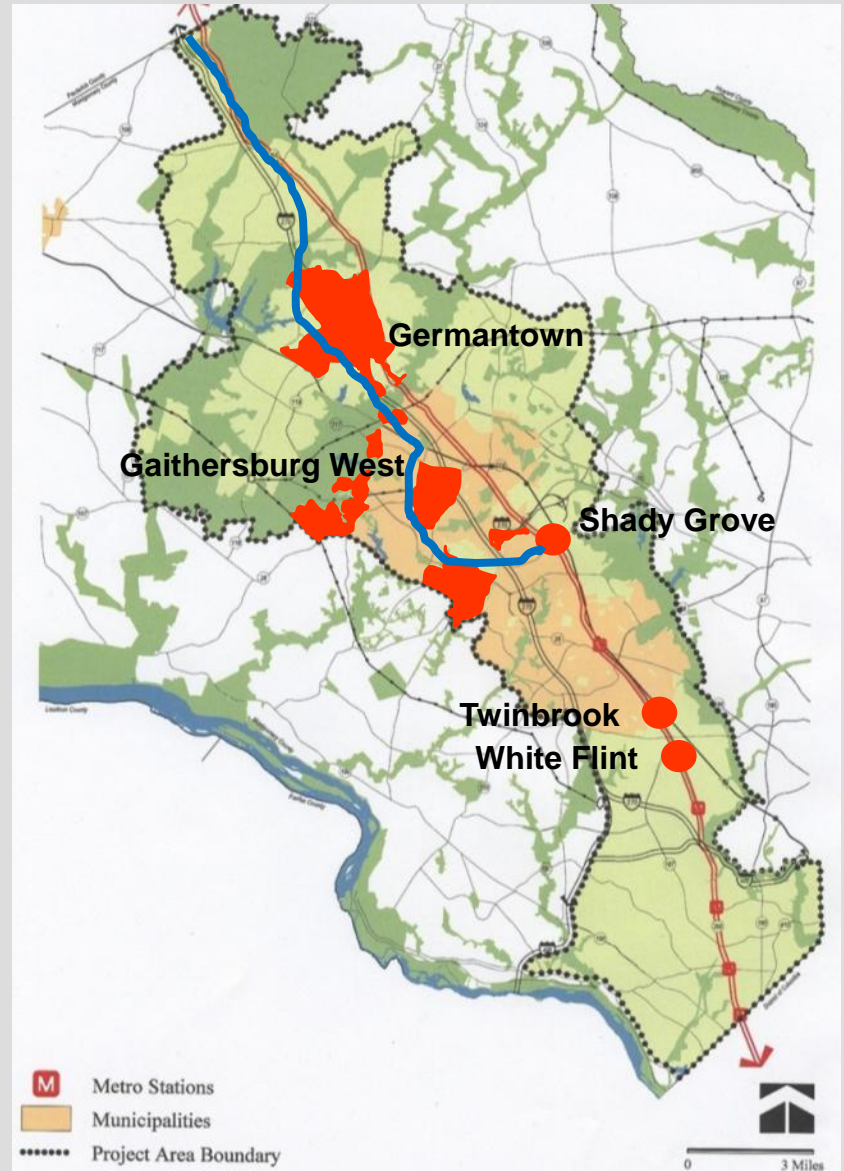
Underway:

Twinbrook

Germantown

White Flint

Gaithersburg West



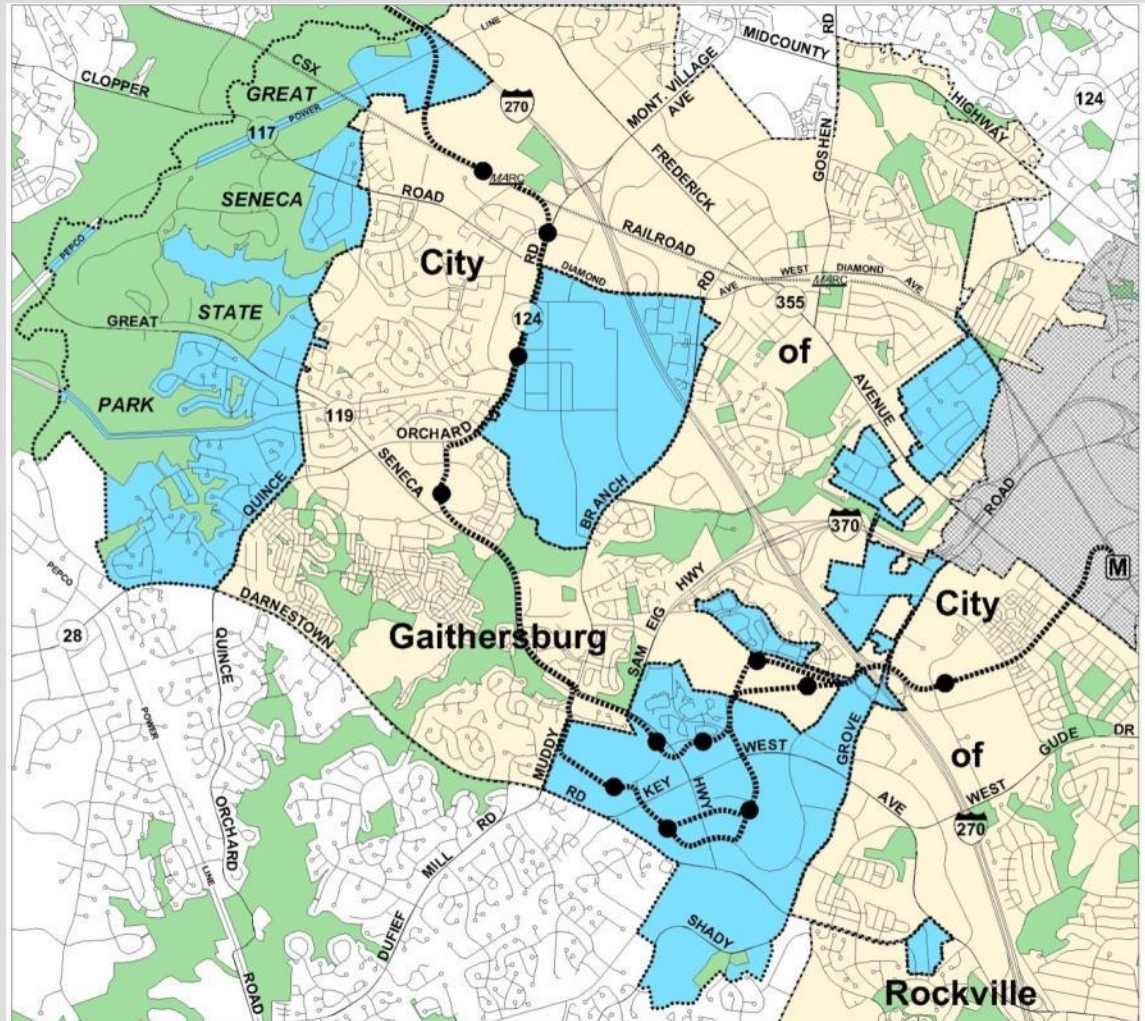
# Gaithersburg West Master Plan Geography

## GWMP Geography Municipalities Road Network

- I-270
- I-370
- MD 355

## Transit

- Shady Grove Metro Station
- CSX
- Corridor Cities Transitway





# Gaithersburg West Master Plan Areas and Enclaves

## GWMP Geography

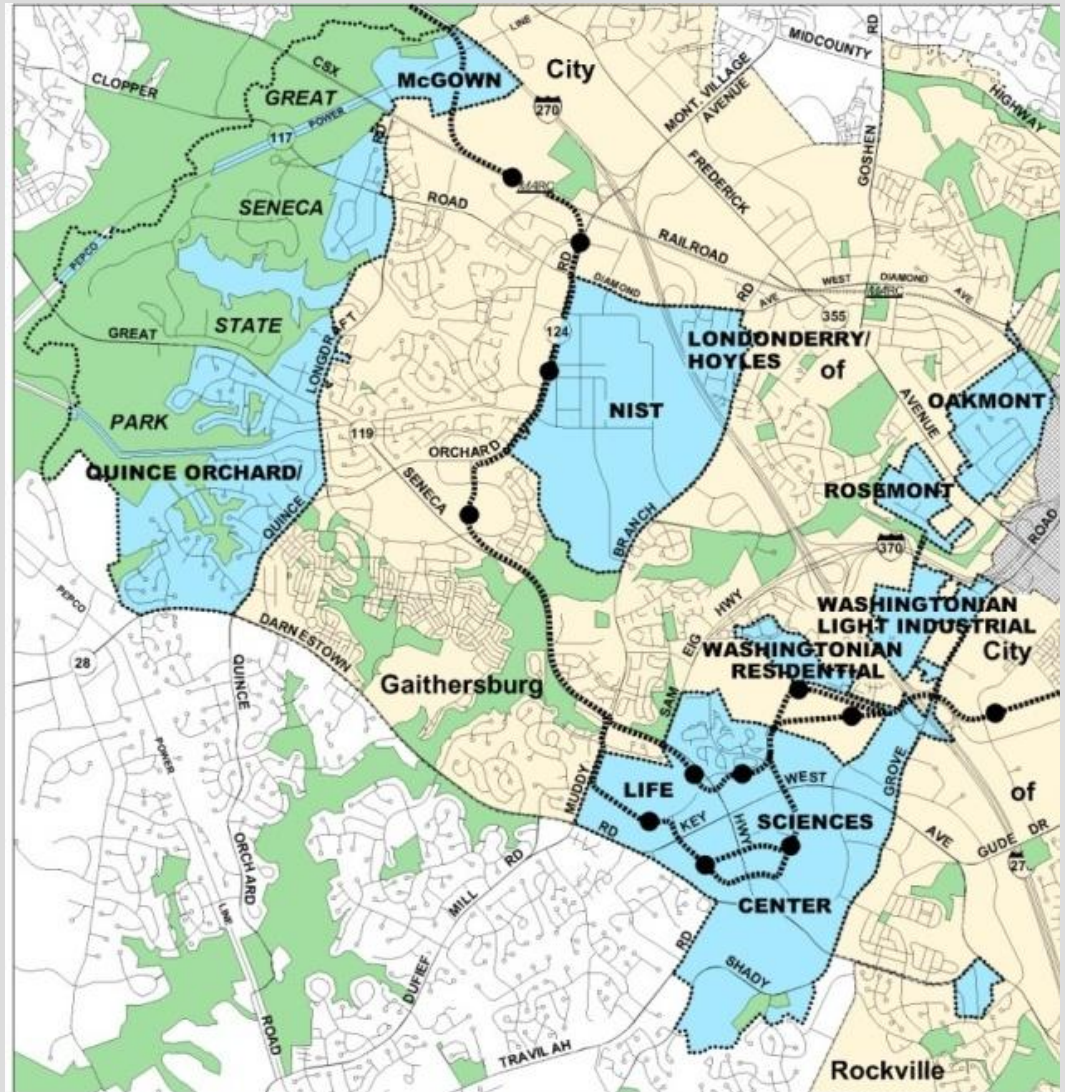
### Enclaves:

- NIST/Londonderry
- Oakmont
- Rosemont
- Washingtonian

### Industrial & Residential

### Areas:

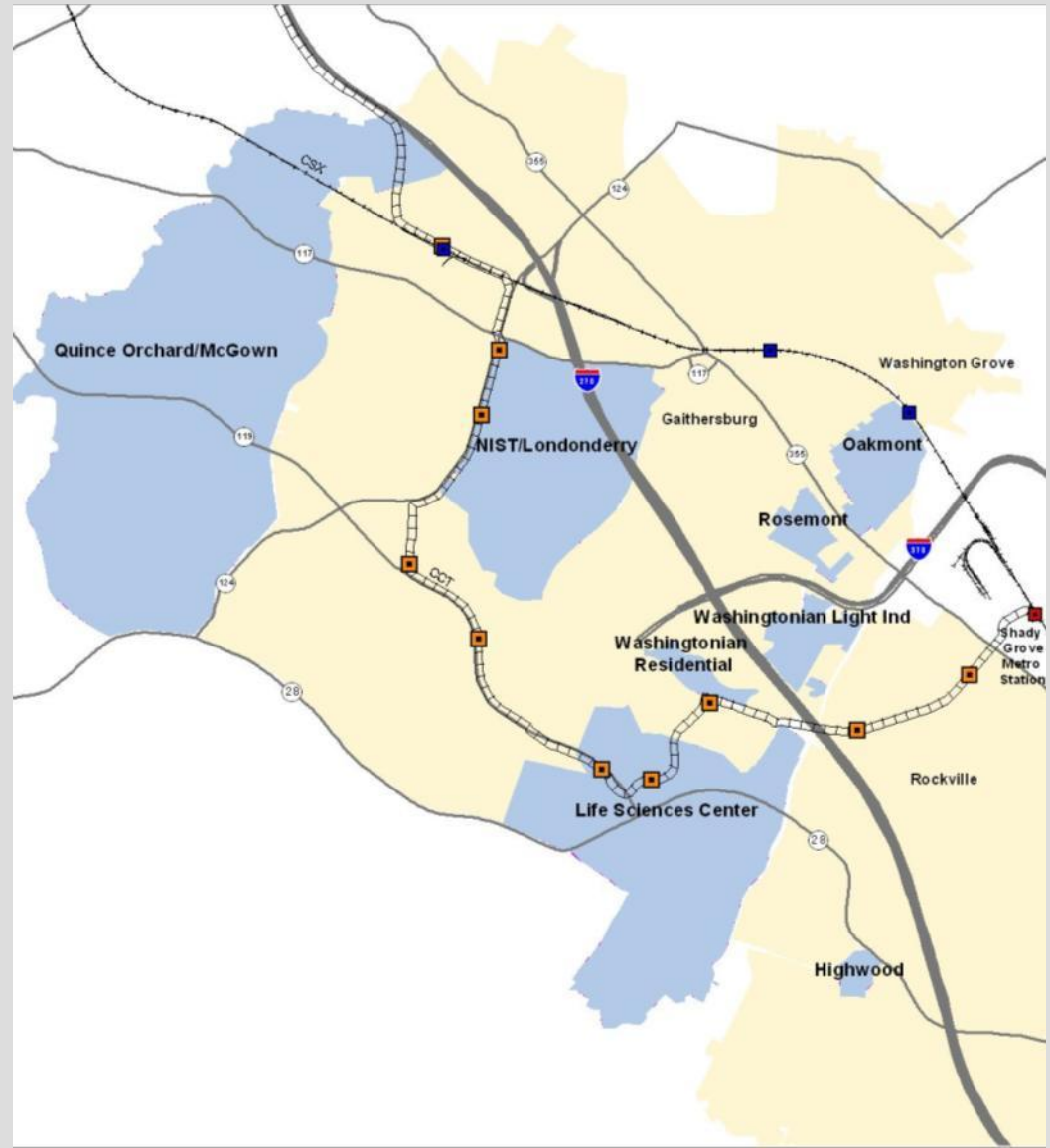
- Quince Orchard;  
McGown
- Life Sciences Center



# Gaithersburg West Master Plan Areas and Enclaves

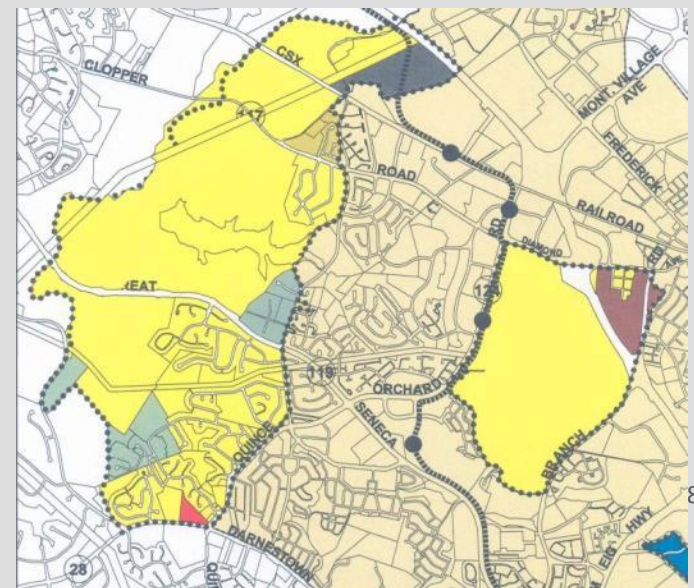
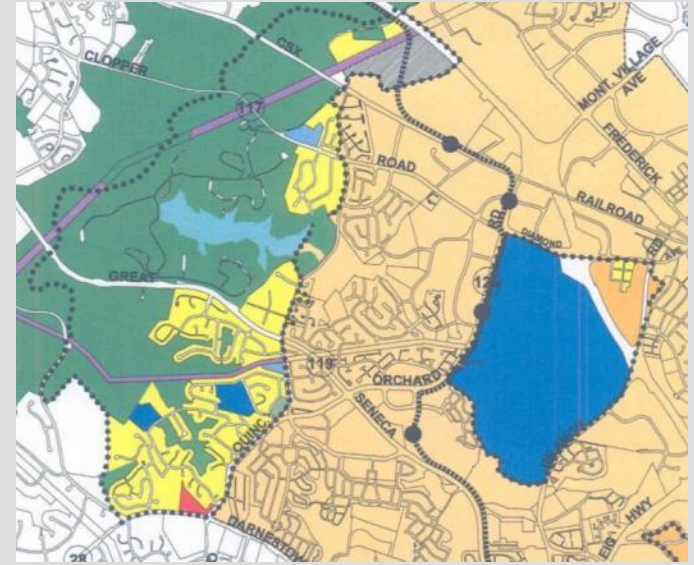
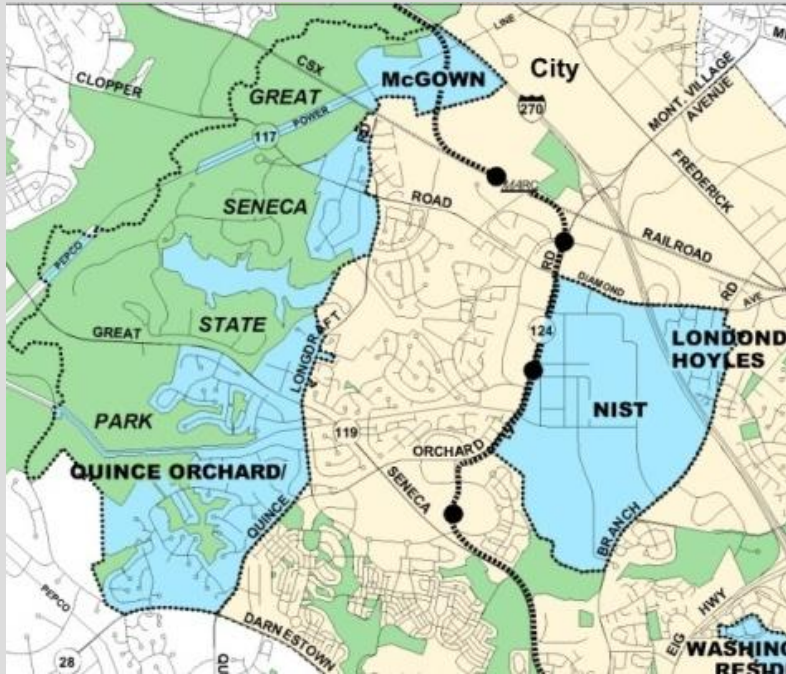
## Outreach Strategy

- Citizens groups in enclave areas
- LSC Property Owners
- Citizens groups in and around LSC
- Community-wide meeting October 29
- City of Gaithersburg





# Gaithersburg West Master Plan Areas and Enclaves



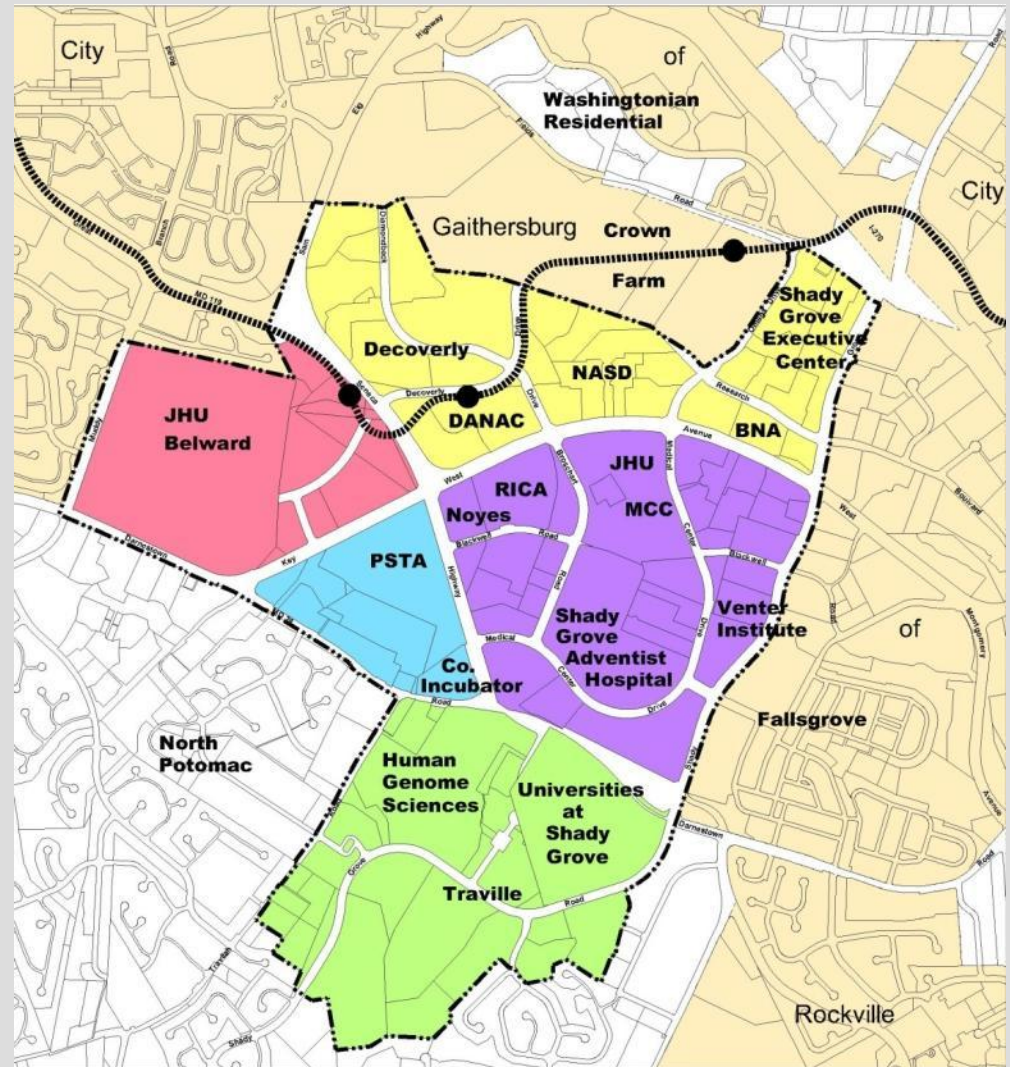
- McGown Property
- Johnson Property
- Londonderry/Hoyles Addition

# Gaithersburg West Master Plan

## Origins of the Life Sciences Center

### Life Sciences Center

- Prime I-270 Location
- Created on 288 acres
- Focus on Medical, Academic, Biotech
- 1990 Plan: Housing at King Farm, Thomas Farm, Crown Farm





# 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 few structures scattered across the landscape. The image is used as a background for the text.
- 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

# Gaithersburg West Master Plan

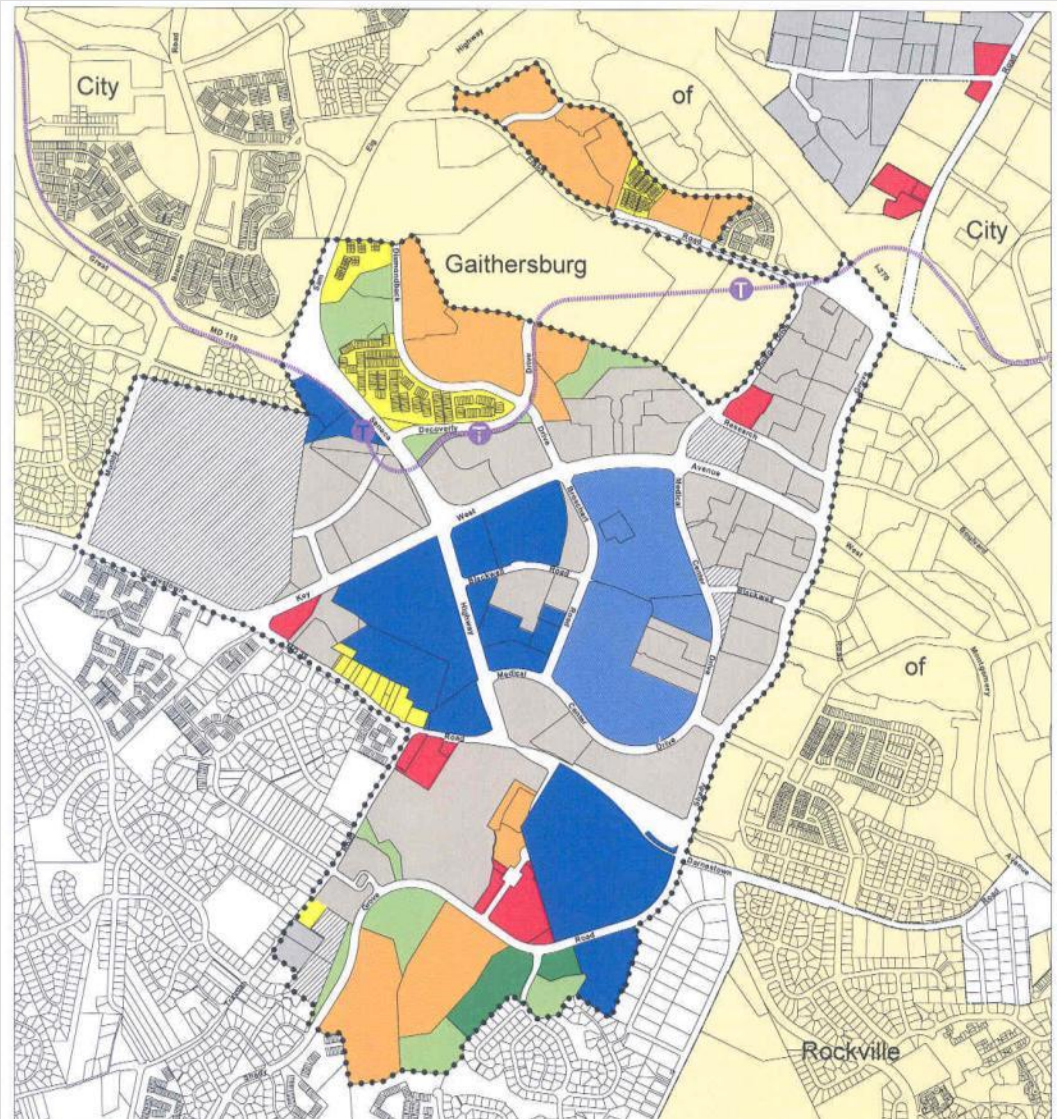
## Life Sciences Center Today

Existing Land Use

LSC Core: Medical  
and Biotech

Housing at:

- Washingtonian
- Decoverly
- Traville



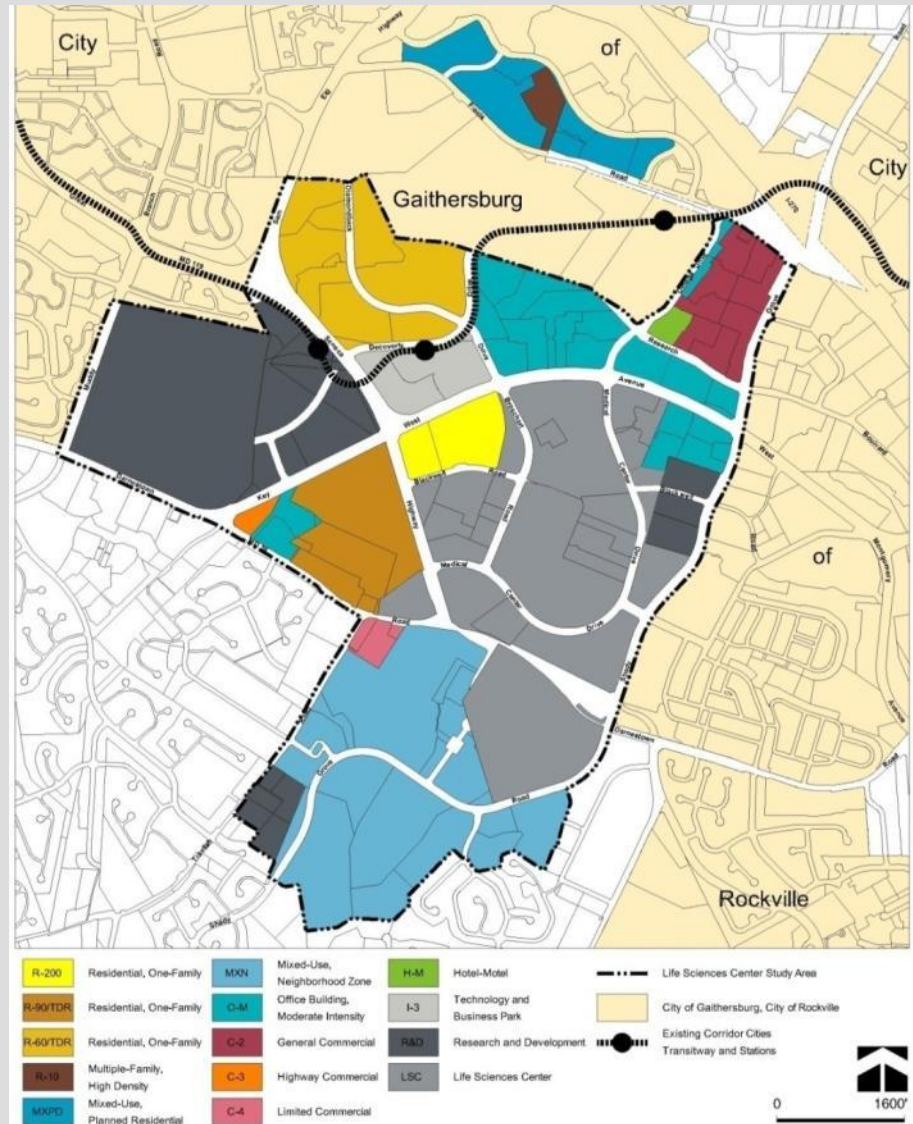


# Gaithersburg West Master Plan

## Life Sciences Center Existing Zoning

Shady Grove Life Sciences Center: 900 acres

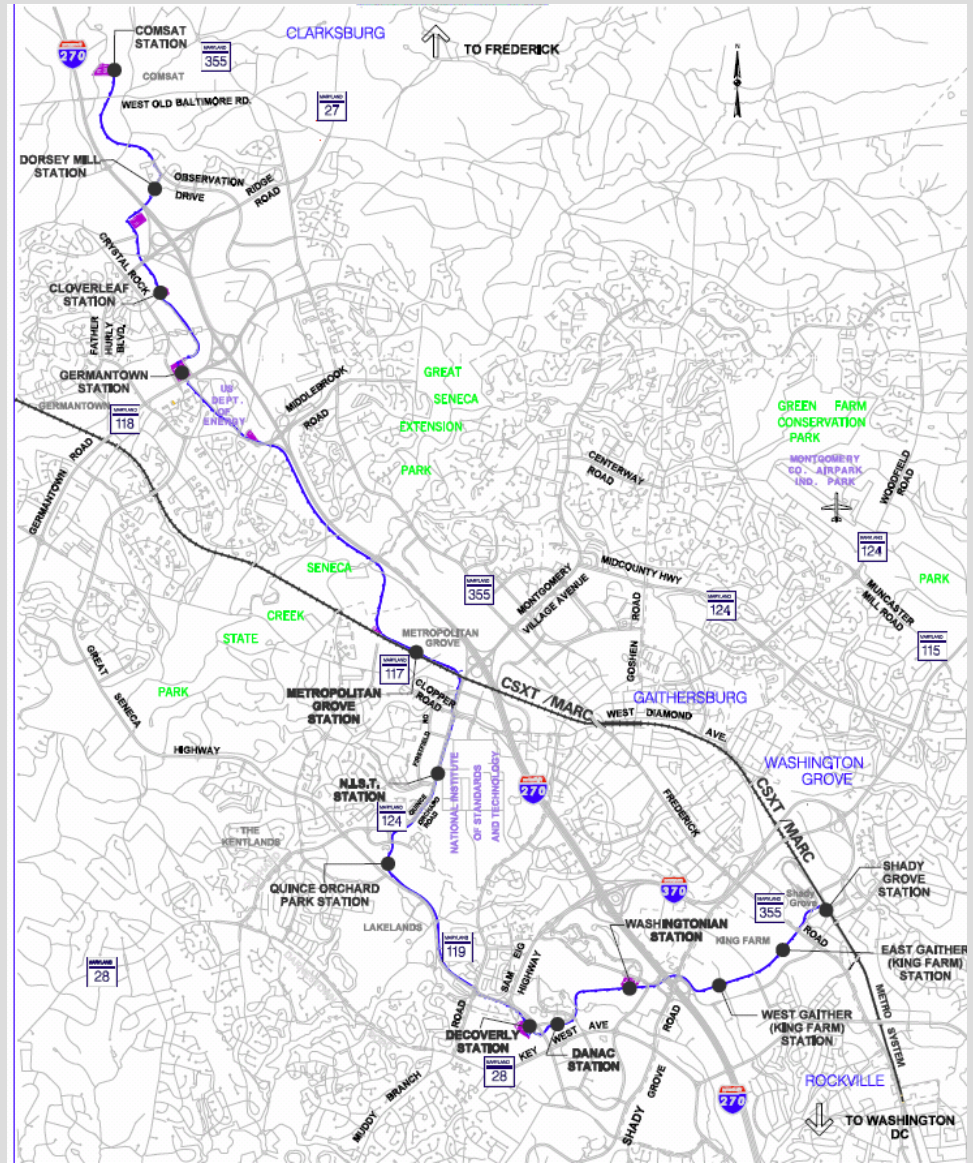
| Zone | FAR     | Acres |
|------|---------|-------|
| LSC  | .3 - .5 | 240   |
| R&D  | .3 - .5 | 165   |
| O-M  | 1.5     | 115   |
| I-3  | .5 - .6 | 24    |
| MXN  | .3      | 192   |
| MXPD | .75     | 50    |



# Gaithersburg West Master Plan

## 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

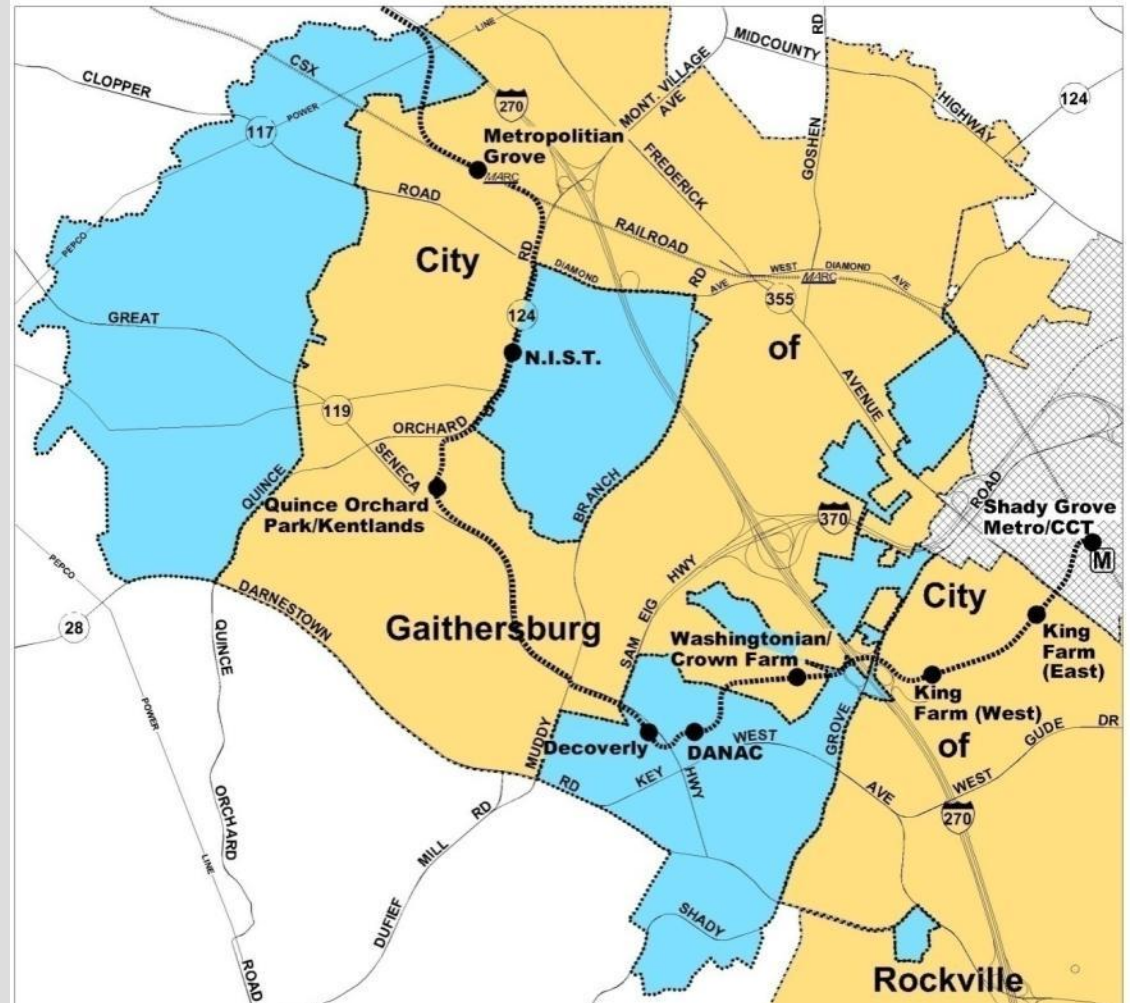




# Gaithersburg West Master Plan Corridor Cities Transitway

CCT Phase 1:  
Shady Grove to  
Metropolitan Grove

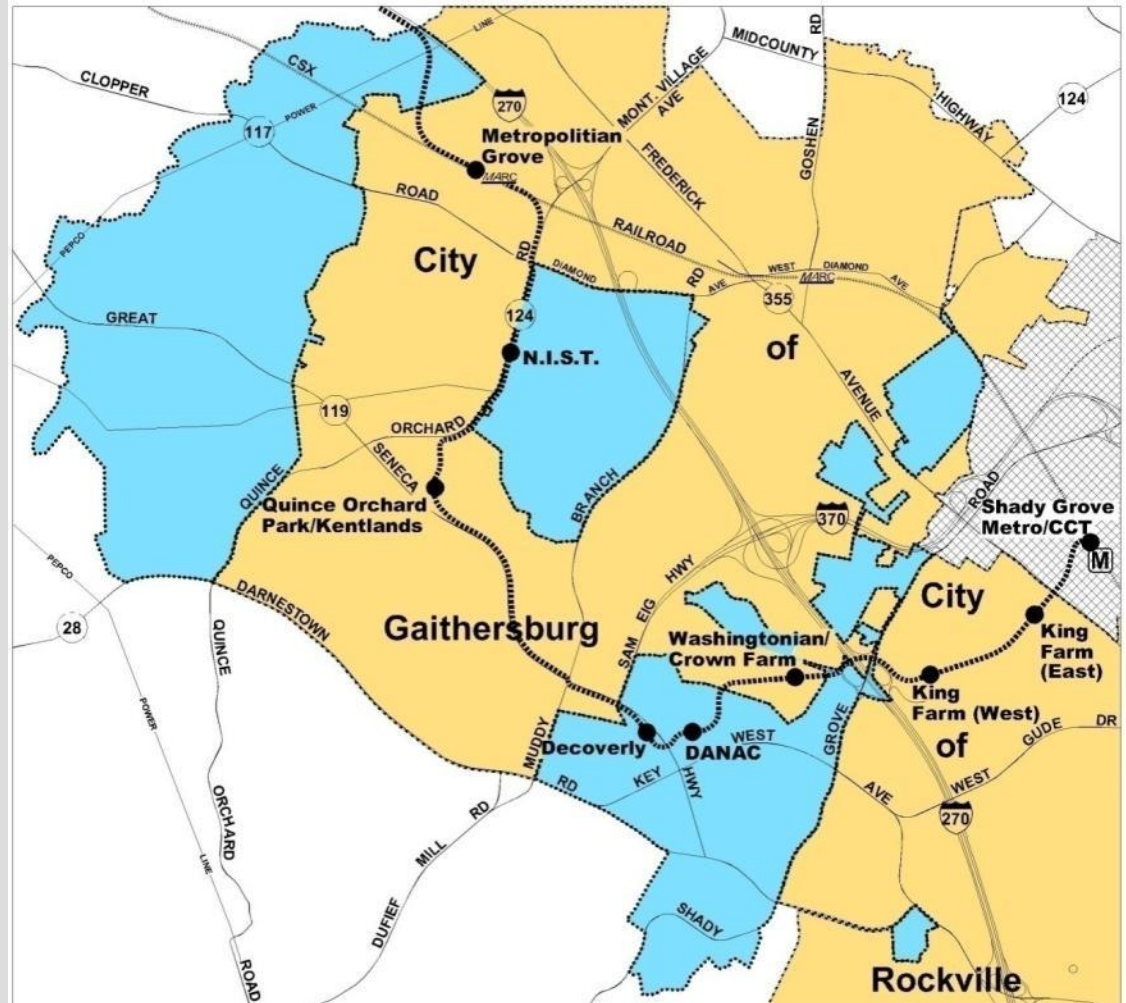
Current CCT  
Alignment and  
Station Locations



# 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
- Discoverly
- Kentlands
- NIST
- Metropolitan Grove

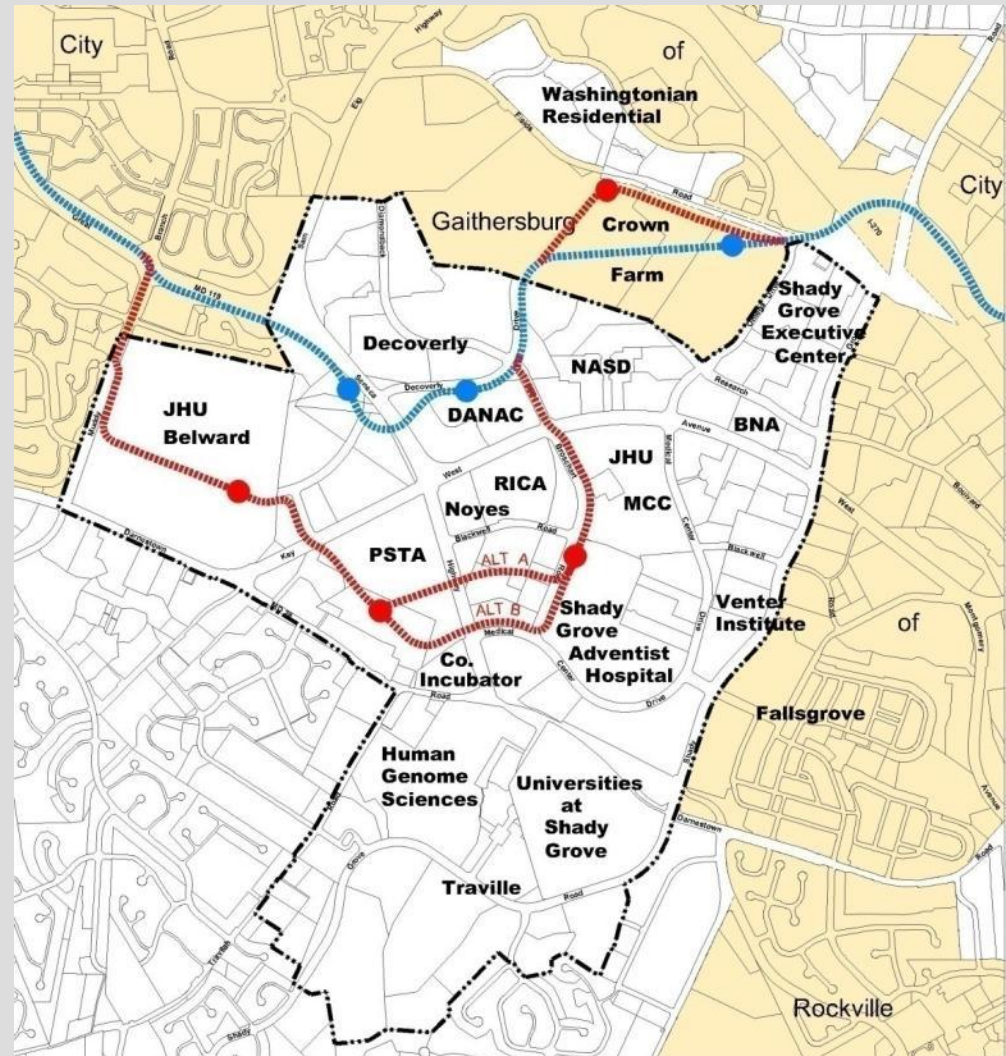


# Gaithersburg West Master Plan CCT in the LSC

## 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 Life Sciences Center

## LSC Central Core

- Hospital, JHU-MCC, Biotech, County/State

## LSC South

- UMD, HGS, Traville

## LSC West

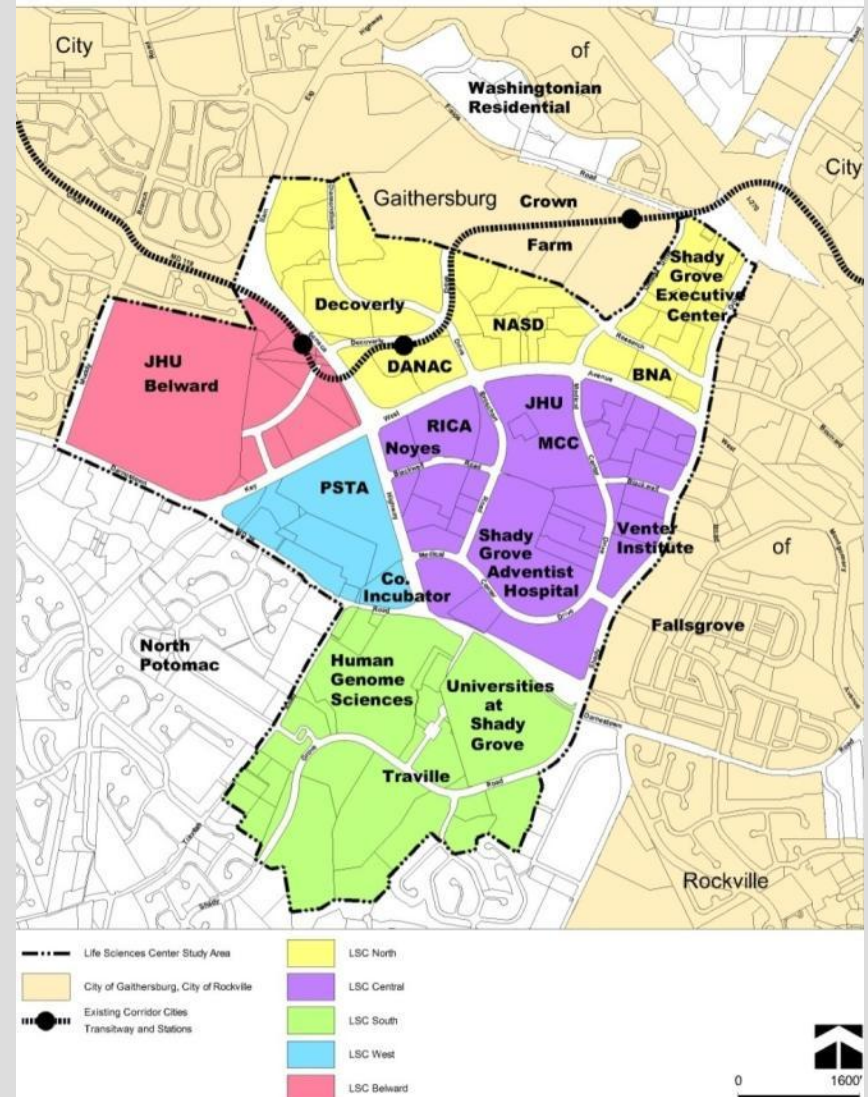
- PSTA

## LSC Belward

- Existing Development
- Undeveloped Portion

## LSC North

- DANAC, NASD, BNA, Discoverly, Ex. Center





# Gaithersburg West Master Plan

SHADY GROVE ADVENTIST HOSPITAL



Gaithersburg West Master Plan October 2, 2008



# Gaithersburg West Master Plan

JOHNS HOPKINS UNIVERSITY

JOHNS HOPKINS UNIVERSITY





# Gaithersburg West Master Plan

J. CRAIG VENTER INSTITUTE





# Gaithersburg West Master Plan

UNIVERSITY OF MARYLAND





# Gaithersburg West Master Plan

## HUMAN GENOME SCIENCES





# Gaithersburg West Master Plan

## Life Sciences Center Today





# Gaithersburg West Master Plan



# Gaithersburg West Master Plan





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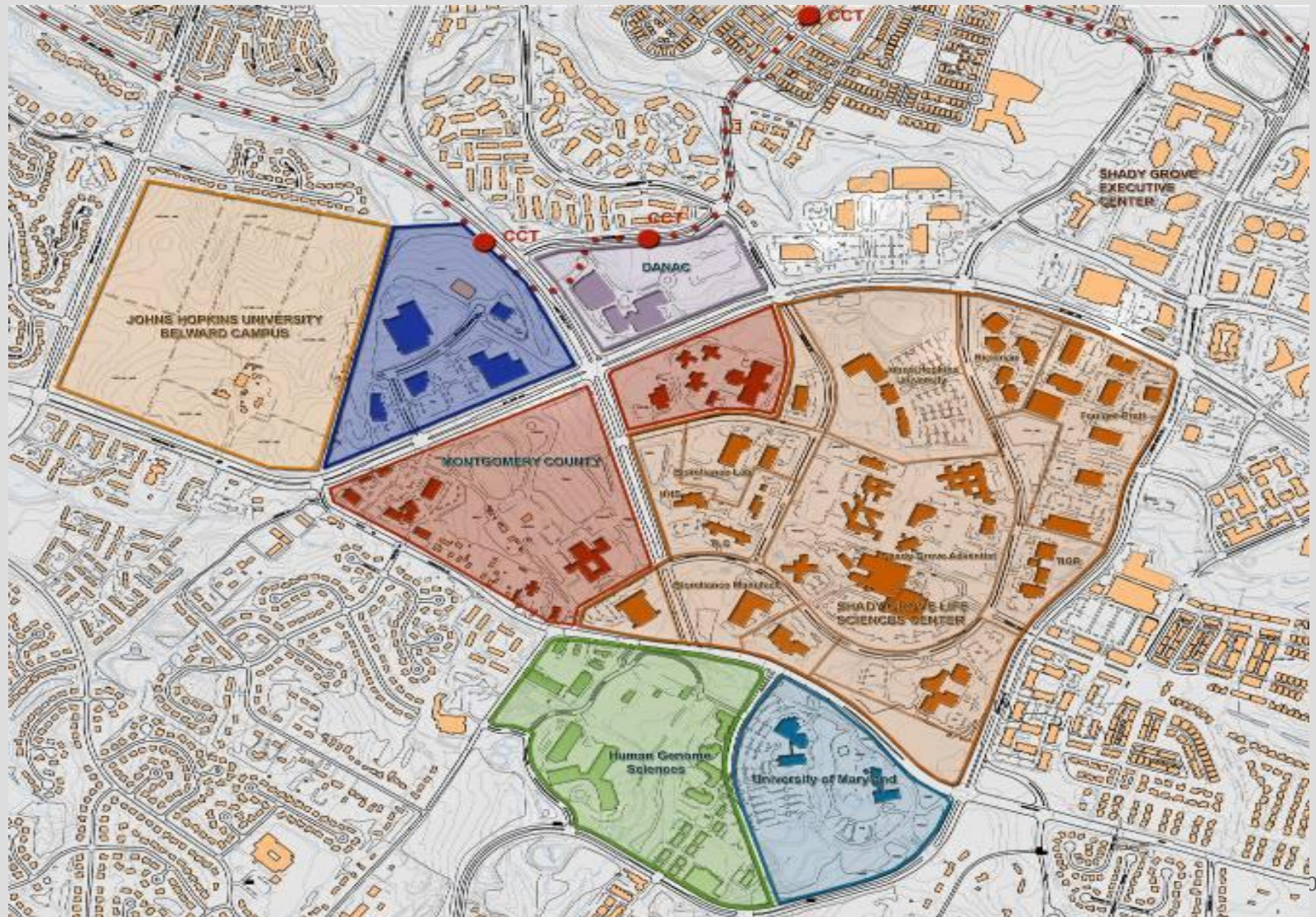
## JHU Property/Belward Historic Farm





# Gaithersburg West Master Plan

## LSC in the 21<sup>st</sup> Century





# Gaithersburg West Master Plan

## JHU Vision 2030

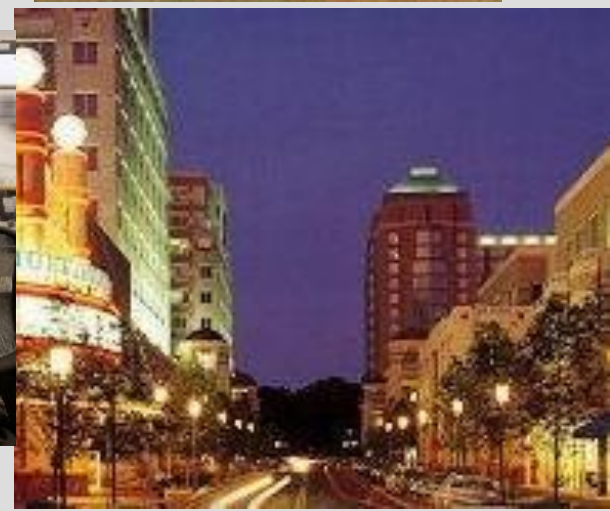
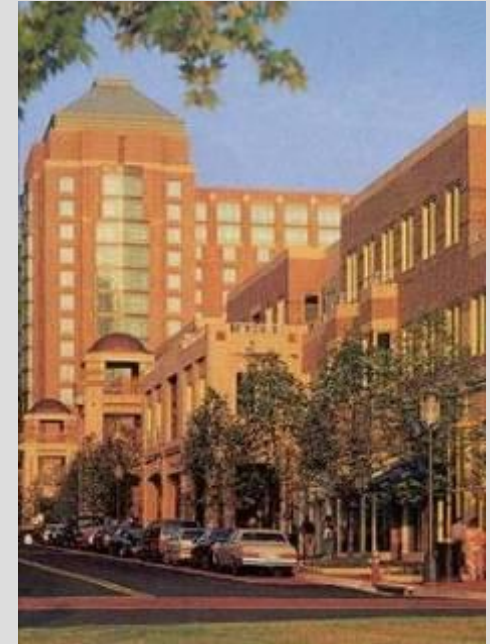
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# Gaithersburg West Master Plan

## JHU Vision 2030

- TOD “Science City”
- Totally Integrated Mix of Uses
- Urban & Urbane
- 24/7 Environment
- Live/Work/Play
- “Creative” Class





# Gaithersburg West Master Plan

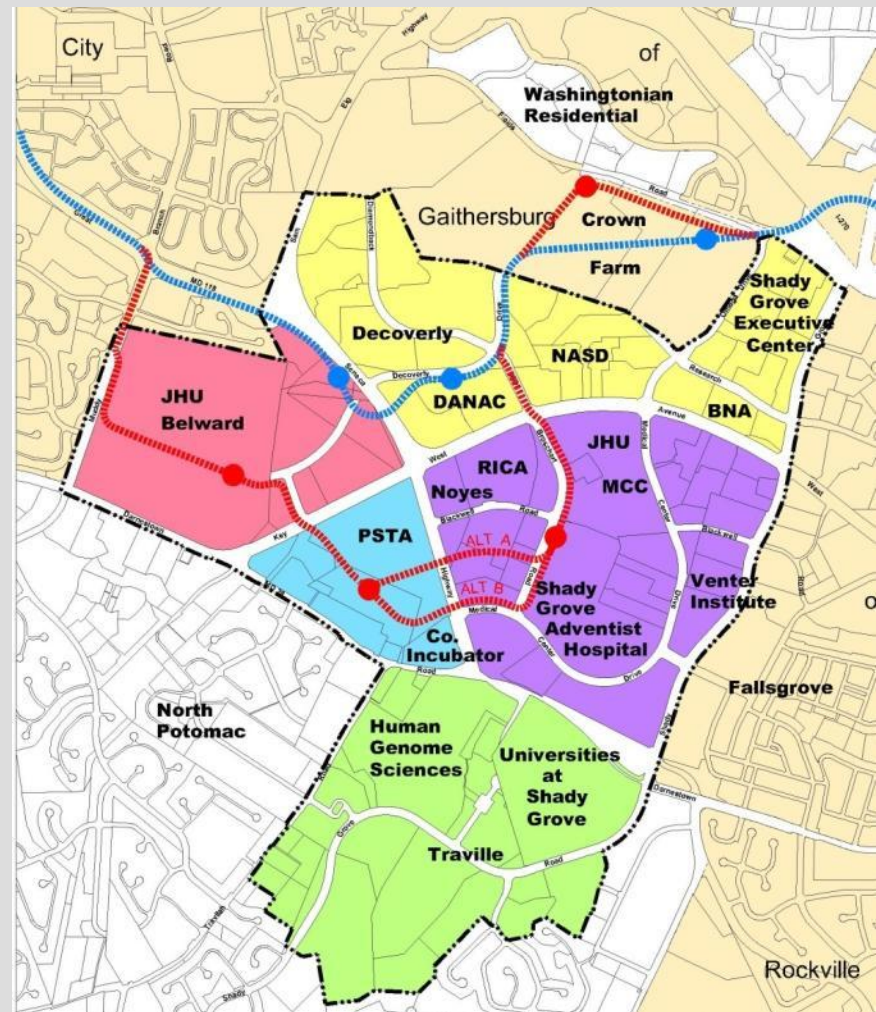
## LSC Land Use Alternatives and Jobs/Housing Ratios

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| Alternative              | Commercial S.F. Total | Jobs   | Dwelling Units | J/H Ratio |
|--------------------------|-----------------------|--------|----------------|-----------|
| Existing Land Use        | 6,870,000             | 21,200 | 3,300          | 6.4       |
| 1990 Plan Land Use Yield | 12,537,000            | 38,000 | 3,800          | 10.0      |
| Medium Land Use Scenario | 17,783,000            | 51,200 | 8,300          | 5.9       |
| High Land Use Scenario   | 21,925,000            | 62,300 | 14,400         | 4.3       |

# Gaithersburg West Master Plan

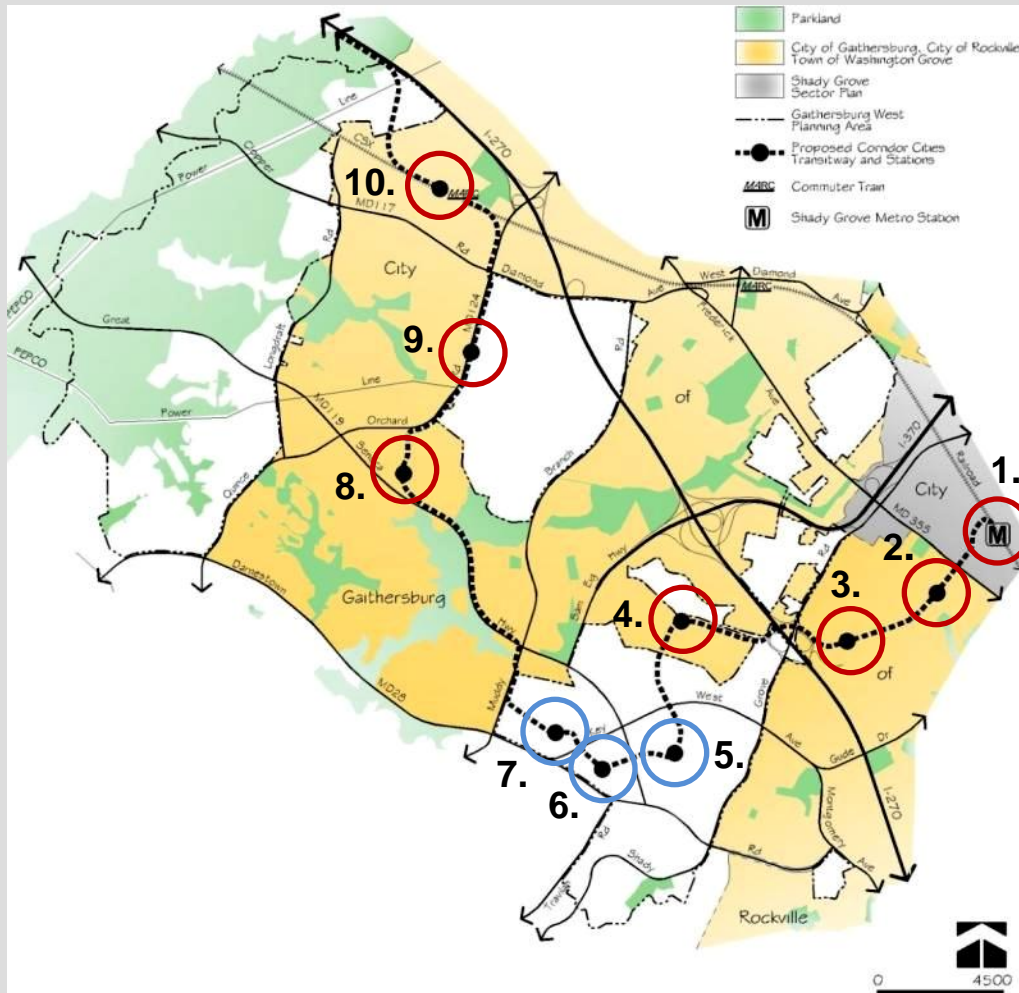
## LSC in the 21<sup>st</sup> Century





# Gaithersburg West Master Plan

## Linking Land Uses/Connecting Communities

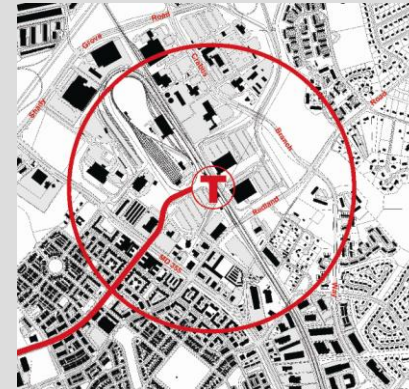
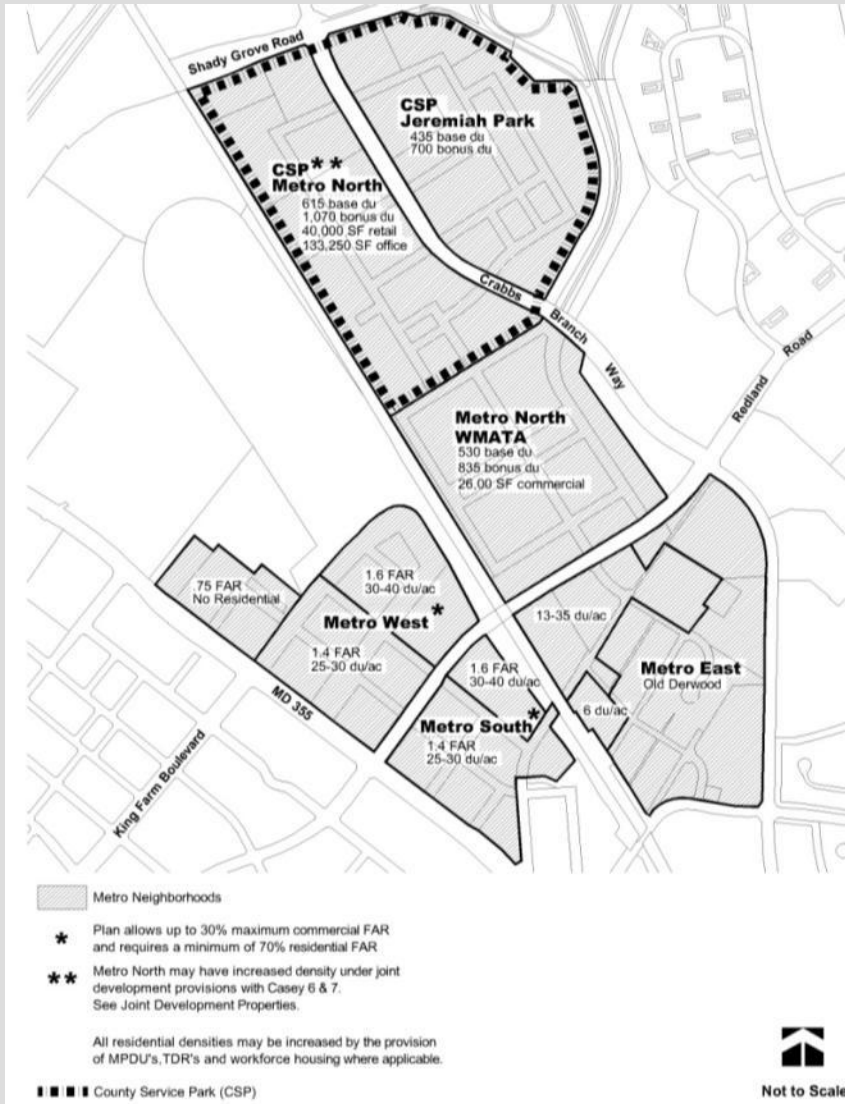


### CCT Transit Stations and FAR:

|                                  |              |
|----------------------------------|--------------|
| 1. Shady Grove                   | 1.5 - 2.0    |
| 2. King Farm East                | 0.4          |
| 3. King Farm West                | 0.4          |
| 4. Crown Farm/<br>Washingtonian/ | 0.5<br>0.75+ |
| 5. LSC Core                      | 1.0 - 1.5    |
| 6. LSC West/PSTA                 | 1.0 - 1.5    |
| 7. LSC/Belward                   | 1.0 - 1.5    |
| 8. Quince Orchard/<br>Kentlands  | .75- 1.5     |
| 9. NIST                          | 0.15         |
| 10. Metropolitan<br>Grove        | 0.5          |

# Shady Grove Metro/CCT Station

1.5 – 2.0 FAR  
6,340 DUs 200,000 SF



Metro Neighborhoods Illustrative Concept



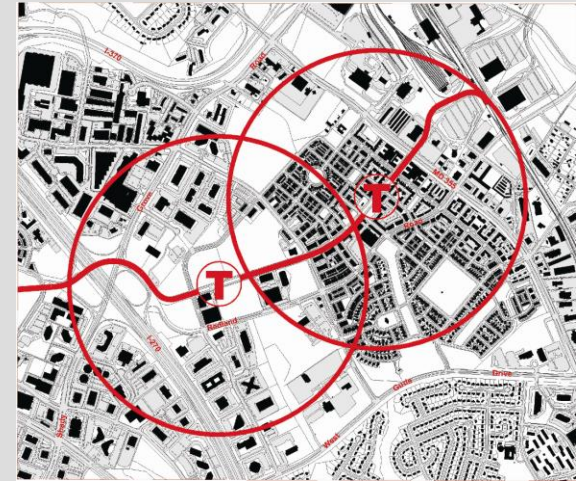


# King Farm CCT Stations

## City of Rockville



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



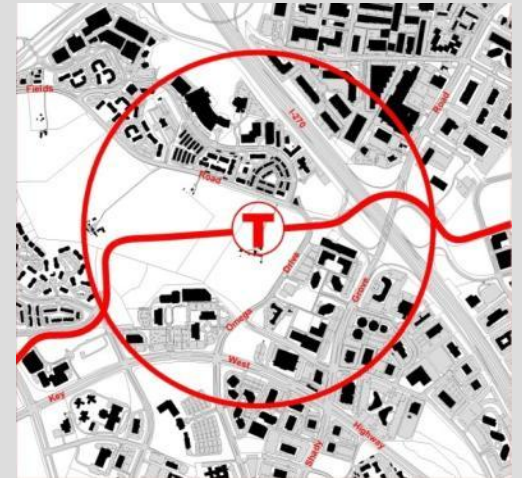


# Crown Farm CCT Station

## 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

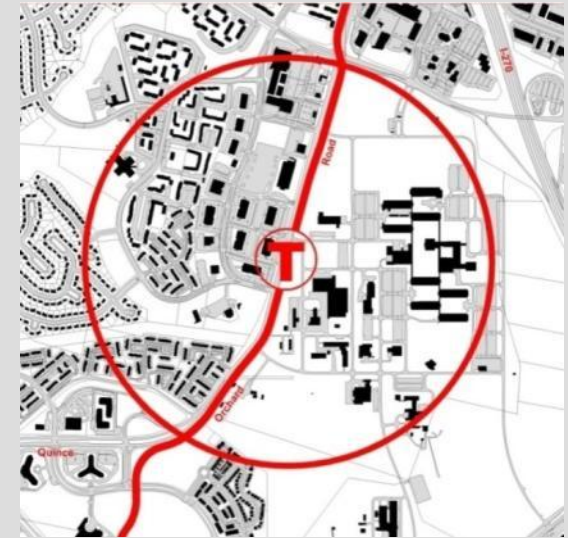




# National Institute of Standards & Technology

## NIST CCT Station

0.15 FAR  
500 Dus 3,400,000 SF

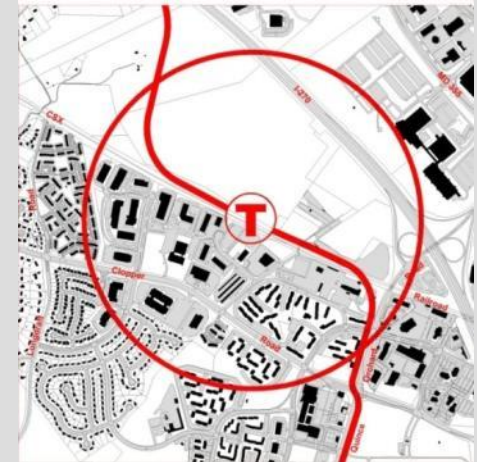




# Metropolitan Grove/Watkins Mill Town Center CCT Station – City of Gaithersburg



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





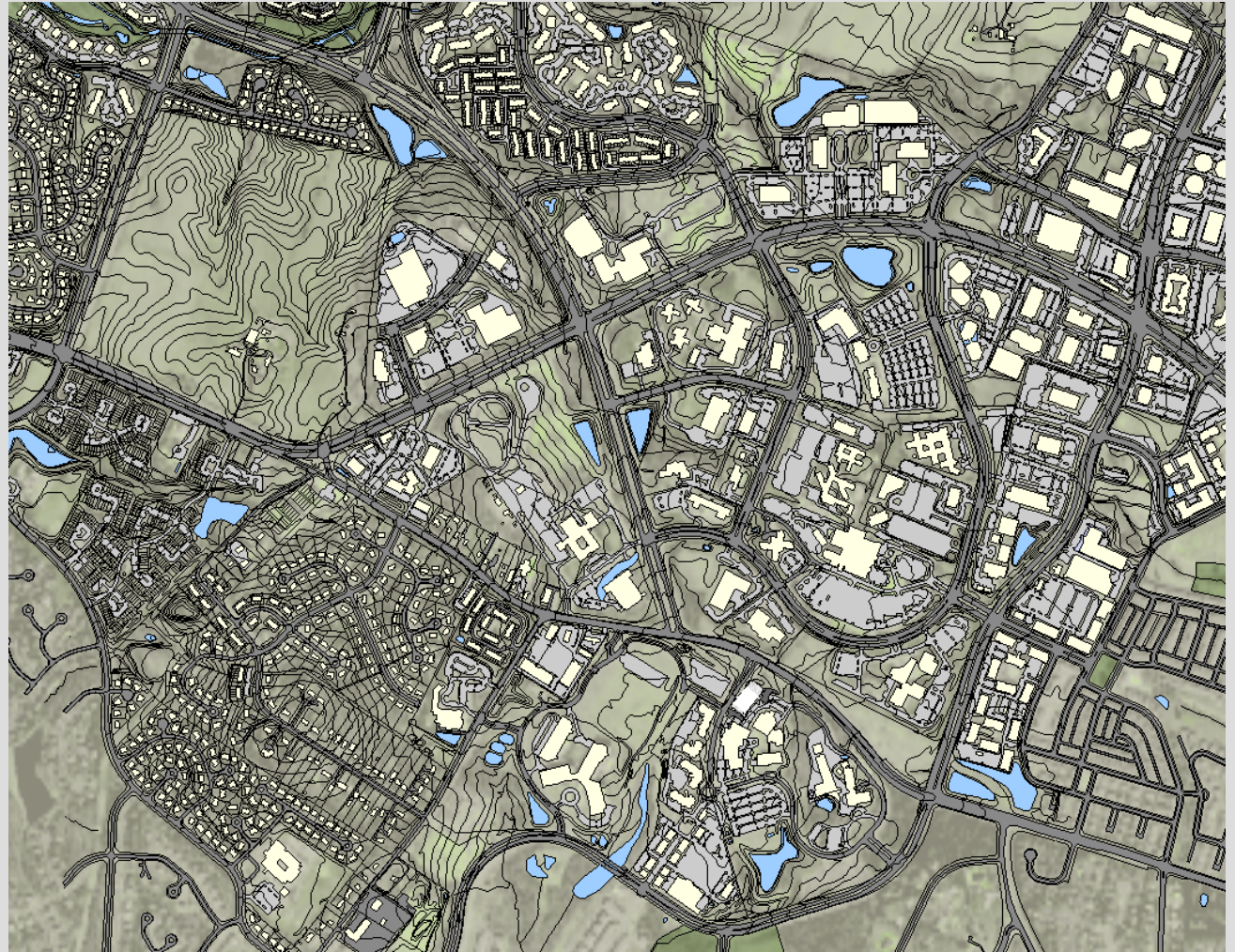
# Gaithersburg West Master Plan Transportation Network

## Objectives

- Mobility
- Accessibility
- Design

## Elements

- CCT
- Feeder transit
- TDM
- Bikes/peds
- Streets/highways





# Gaithersburg West Master Plan Transportation Network

## Mobility

- High Scenario
- Mobility  
“Borderline OK”

## Challenges

- Shifting travel modes
- Local street grid
- Role of State highways
- Bridging needed for CCT and roadways



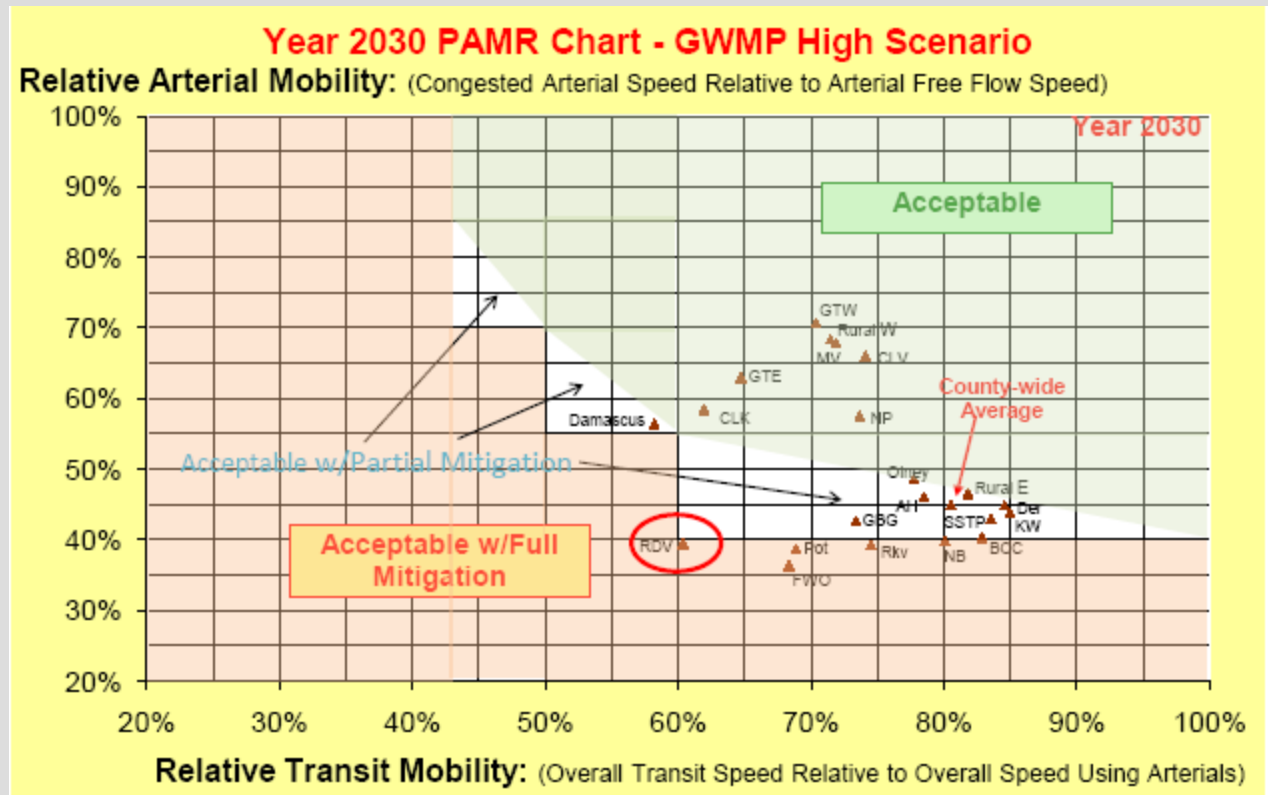
# Gaithersburg West Master Plan Transportation Analysis

## Mobility

- High Scenario
- Mobility “Borderline OK”

## Challenges

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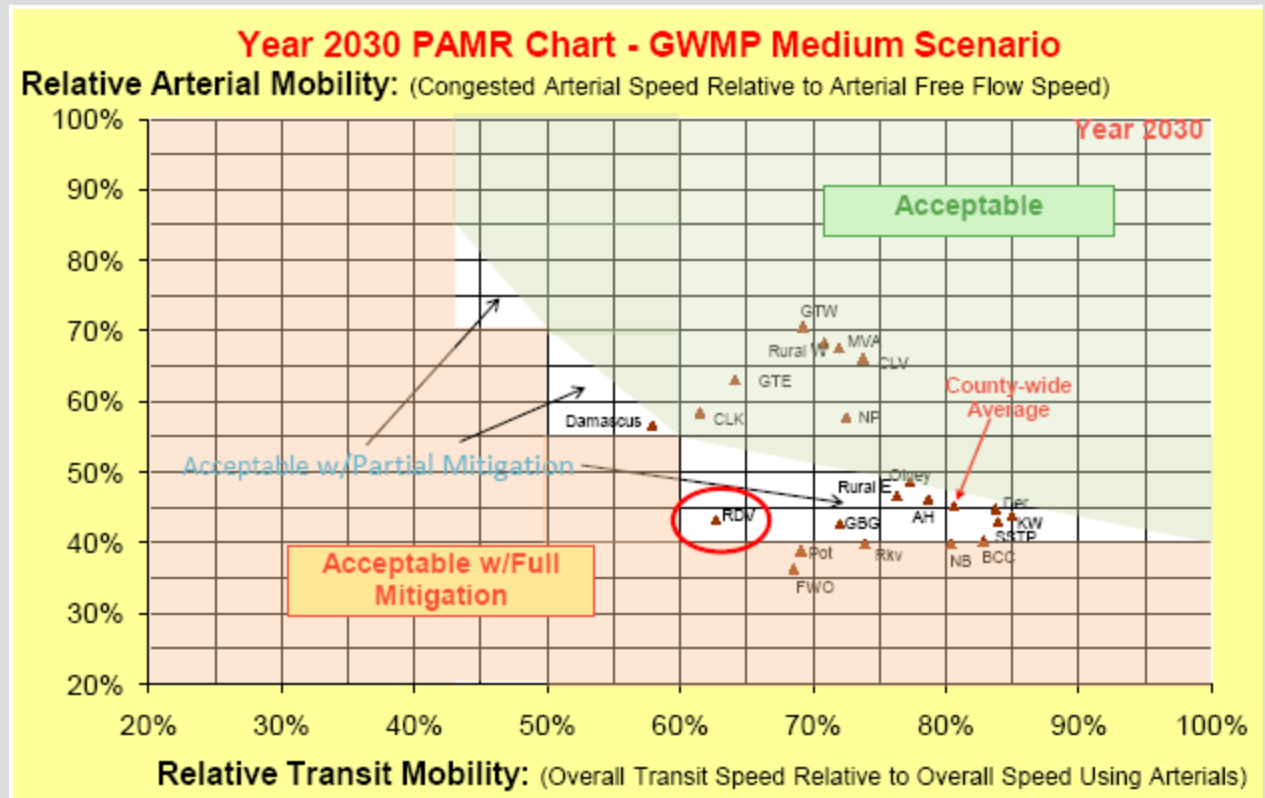
# Gaithersburg West Master Plan Transportation Analysis

## Mobility

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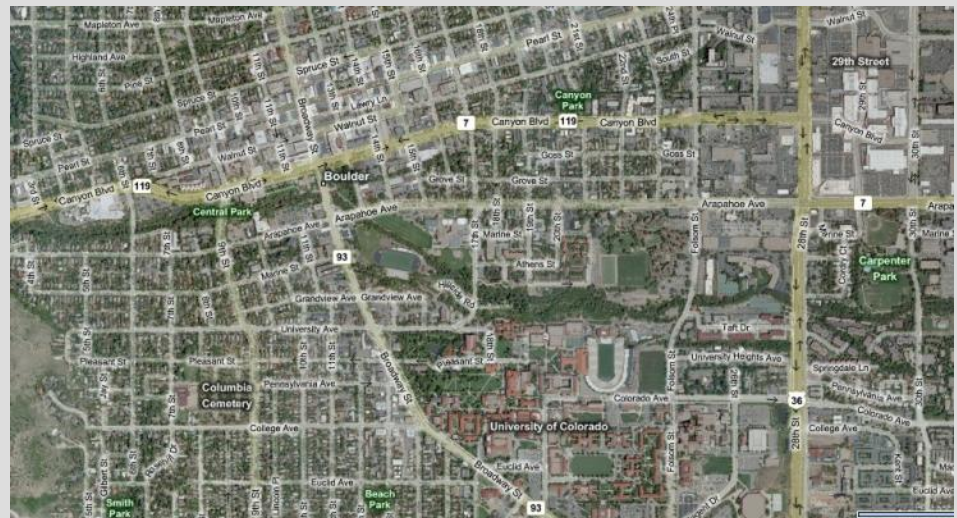
# Gaithersburg West Master Plan Transportation Network

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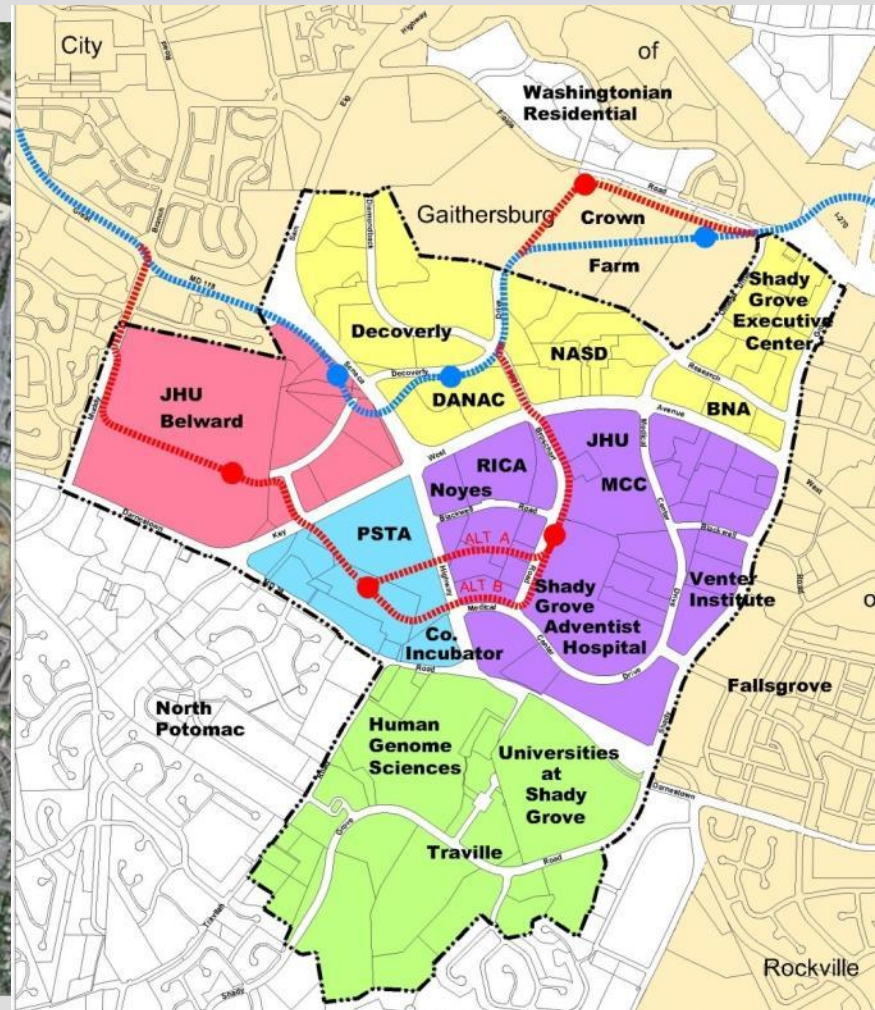
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# Gaithersburg West Master Plan

## LSC in the 21<sup>st</sup> Century



# Gaithersburg West Master Plan

## Next Steps

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- Continue Community Engagement
  - Community-wide Meeting on October 29
- Design and Density Study\Analysis for LSC
- Create Open Space Network in the LSC
- Integrating Environmental Analysis
- Plan recommendations for Enclaves
- Resolving Density and Mix of Uses in LSC
- Coordinating with MTA and City of Gaithersburg
- Developing Zoning Recommendations
- Present Preliminary Recommendations to the Community
- Present Preliminary Recommendations to the Planning Board